

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
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Sussex County

DELAWARE
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AGENDA

October 19, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for August 17, 2026

Approval of the Findings of Fact for August 17, 2026

Public Hearings

Case No. 13231 – Dawn P. Walsh

seeks variances from the rear yard setback for an existing structure, the maximum fence height requirement within the front and corner front yard setback for an existing structure and the front and corner front yard setback requirement for an existing structure (Section 115-25, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located to the south of 5th Street and to the east of Bald Eagle Road. 911 Address: 37380 5th Street, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-19.16-72.00.

Case No. 13232 – Kathleen Simon

seeks a special use exception for an accessory dwelling unit to be placed on lot less than 10,000 square feet (Section 115-25 and 115-20(A)(15) (f) of the Sussex County Zoning Code). The property is located to the south side of Creek Drive. 911 Address: 34888 Creek Drive, Lewes. Zoning District: AR-1. Tax Map: 334-18.00-63.00.

Case No. 13233 – State of Delaware

seeks a special use exception, a special height exception, and a variance from the maximum height requirement for proposed antennae with supporting tower and equipment (Sections 115-23(c), 115-179, 115-210, 115-211 of the Sussex County Zoning Code). The property is located to the north side of Armory Road. 911 Address: 32285 Pops Way, Dagsboro. Zoning District: AR-1. Tax Parcel: 233-11.00-207.01.

Case No. 13234 – Paul Cselovszky

seeks a variance for the minimum aggregate front yard and rear yard requirements for a proposed structure (Section 115-34 and 115-188 of the Sussex County Zoning Code). The property is located to the south side of Providence Circle. 911 Address: 25 John Hall Drive, Unit 40, Ocean View. Zoning District: MR. Tax Map: 134-16.00-385.01-40.

Additional Business

BOA 2027 Meeting Calendar

MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 12, 2026, at 4:30 p.m. and at least seven (7) days in advance of the meeting.

The Agenda was prepared by the Director of Planning and Zoning and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>

The Board of Adjustment meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/agendas-minutes/board-of-adjustment>

Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to pandz@sussexcountyde.gov or delivered by hand to County Administration, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, October 15, 2026.