BOARD OF ADJUSTMENT

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AGENDA

November 16, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for September 14, 2026

Approval of the Findings of Facts for September 14, 2026

Approval of the Minutes for September 28, 2026

Public Hearings

Case No. 13235 – Allen Handy
Case No. 13235 – Allen Handy seeks a special use exception to operate a daycare facility (Section 115-80(C) of the Sussex County Zoning Code). The property is located to the east side of Sussex Highway (SCR 13). 911 Address: 9437 Ginger Lane, Seaford. Zoning District: C-1. Tax Map: 331-2.00-17.03.

Case No. 13236 – Philip G. Thompson
Case No. 13236 – Philip G. Thompson seeks a special use exception to place a telecommunications tower (Section 115-194.2 of the Sussex County Zoning Code). The property is located to the northwest side of Peppers Landing Lane. 911 Address: 38381 Peppers Landing Lane, Selbyville. Zoning District: AR-1. Tax Parcel: 533-13.00-5.00.

Case No. 13237 – Scott Shea
Case No. 13237 – Scott Shea seeks a variance for an accessory dwelling unit with a floor area greater than 1,000 sq ft or 50% of the floor area of the single-family dwelling located on the same lot. (Sections 115-20 A(15)(c) and 115-25 of the Sussex County Zoning Code). The property is located to the south side of Baker Road. 911 Address: 6194 Baker Road, Seaford. Zoning District: AR-1. Tax Map: 531-3.00-69.00.

Case No. 13238 – State of Delaware, DNREC
Case No. 13238 – State of Delaware, DNREC seeks a special use exception to place a telecommunications tower (Section 115-194.2 of the Sussex County Zoning Code). The

property is located to the east side of Dune Road. 911 Address: 37468 Dune Road, Lewes. Zoning District: AR-1. Tax Parcel: 335-9.00-23.00.

Case No. 13239 – John and Linda Conaway

Case No. 13239 – John and Linda Conaway seek a variance from the rear yard setback for a proposed structure (Section 115-34 and 115-183 of the Sussex County Zoning Code). The property is located to the southeast side of Canal Way within the Salt Pond Residential Planned Community. 911 Address: 420 Canal Way, Bethany Beach. Zoning District: MR-RPC. Tax Parcel: 134-13.00-1373.00.

Additional Business

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-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 9, 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, November 12, 2026.

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