

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
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Sussex County

DELAWARE
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AGENDA

December 8, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for October 6, 2025

Approval of the Findings of Fact for October 6, 2025

Public Hearings

Case No. 13138 – Steve Joseph Baird, Jr.

seeks a special use exception to operate a rifle or pistol range (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the southwest side of Staytonville Road, approximately 330 ft. southeast of Gum Branch Lane. 911 Address: 16344 Staytonville Road, Lincoln. Zoning District: AR-1. Tax Parcel: 230-25.00-4.05

Case No. 13139 – Thomas W. Belk, III

seeks a variance from the average front yard setback requirements for a proposed structure (Section 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Seagrass Court. 911 Address: 29748 Seagrass Court, Dagsboro. Zoning District: AR-1. Tax Map: 134-7.00-105.01

Case No. 13140 – Craig Forster

seeks a variance from the maximum fence height within the front yard setback requirement for a proposed structure (Section 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the corner of the southeast side of Andrew Avenue and the east side of Dodd Avenue. 911 Address: 21206 Second Street, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-159.00

Case No. 13141 – MATR, LLC

seeks a special use exception to place a telecommunications tower and a variance from the maximum height requirement for a proposed structure (Section 115-25(D) and 115-210 of the Sussex County Zoning Code). The property is located on the

northwest side of Hastings Farm Road. 911 Address: N/A. Zoning District: AR-1. Tax Parcel: 231-9.00-5.00

Case No. 13142 – Kelly Brady

seeks a variance from the rear yard setback requirement for a proposed structure (Section 115-25 and 115-183(E) of the Sussex County Zoning Code). The property is located on the northwest side of Turtle Dove Drive. 911 Address: 19 Turtle Dove Drive, Rehoboth Beach. Zoning District: AR-1. Tax Map: 334-6.00-1087.00

Case No. 13143 – Schell Brothers, LLC

seeks variances from the landscape buffer requirement in the Combined Highway Corridor Overlay Zone (CHCOZ) and from the fence height requirement for a proposed fence (Sections 115-34, 115-194.1, and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Coastal Highway. 911 Address: 28415, 28423, 28431, 28439, 28447 & 28455 Coastal Highway, Bethany Beach. Zoning District: MR. Tax Map: 134-5.00-4.00

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 1, 2025. 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 additional 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/>.

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, December 4, 2025.