

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
SHAWN LOVENGUTH
CHUCK McCLURE
JOHN WILLIAMSON



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

July 20, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for May 18, 2026

Approval of the Findings of Fact for May 18, 2026

Public Hearings

Case No. 13214 – Donald Broderick

seeks a variance from the corner front yard setback requirement for an existing structure (Section 115-42 and 115-182 of the Sussex County Zoning Code). The property is located at the northwest corner of Mississippi Drive and Plantation Park Drive. 911 Address: 37291 Mississippi Drive, Frankford. Zoning District: GR. Tax Map: 134-16.00-260.01.

Case No. 13215 – Conley's United Methodist Church

seeks a special use exception to operate a daycare facility (Section 115-23 and 115-210 of the Sussex County Zoning Code). The property is located to the north side of Jolyn's Way. 911 Address: 33106 Jolyn's Way, Lewes. Zoning District: AR-1. Tax Map: 234-7.00-126.00.

Case No. 13216 – Kevin Jones

seeks variances from the side yard setback requirement for a proposed structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located to the north side of Woodenhawk Road. 911 Address: 4915 Woodenhawk Road, Greenwood. Zoning District: AR-1. Tax Map: 530-8.00-32.02.

Additional Business

Board of Adjustment Annual Reorganization

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 13, 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 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, July 16, 2026.

####

Board of Adjustment Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 13214
Hearing Date 7-20-2026
202607486

Type of Application: (please check all applicable)

Variance ☒
Special Use Exception ☐
Administrative Variance ☐
Appeal ☐

Existing Condition ☐
Proposed ☐
Code Reference (office use only)

Site Address of Variance/Special Use Exception:

37291 Mississippi Dr. Frankford, DE 19945

Variance/Special Use Exception/Appeal Requested:

1.6 ft. variance from 16' corner front yard setback
for an existing dwelling

Tax Map #: 1-34-16.00-260.01

Property Zoning: GR

Applicant Information

Applicant Name: Jason Weisenburg

Applicant Address: 25151 Dupont Blvd.

City Georgetown State DE Zip: 19947

Applicant Phone #: 443-783-6173 Applicant e-mail: Jason.W@superiorhomes.com

Owner Information

Owner Name: Donald Broderick

Owner Address: 25151 Dupont Blvd.

City Georgetown State DE Zip: 19947 Purchase Date: N/A

Owner Phone #: 717-875-2772 Owner e-mail: SRB2244@aol.com

Agent/Attorney Information

Agent/Attorney Name: _____

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

Jason Weisenburg

Date: 6-4-26



Sussex County, DE - BOA Application

Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property: Home is set in Place.
That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

- Home is set Cannot Be Removed to Correct.
2. Cannot otherwise be developed:
That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

- Missplaced Stake Created Issue.
3. Not created by the applicant:
That such exceptional practical difficulty has not been created by the appellant.

- Will not Alter Character of neighborhood. its over 1'6" B.R.L.
4. Will not alter the essential character of the neighborhood:
That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

- Adjust the Corner setback by 1'6" from 15' to 13'6"
5. Minimum variance:
That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Sussex County, DE - BOA Application

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

Check List for Applications

The following shall be submitted with the application

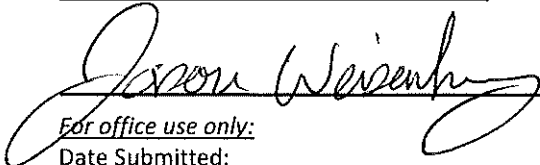
- ☒ • Completed Application
- ☒ • Provide a survey of the property (Variance)
 - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
 - Survey shall show distances from property lines to buildings, stairs, deck, etc.
 - Survey shall be signed and sealed by a Licensed Surveyor.
- ☒ • Provide a Site Plan or survey of the property (Special Use Exception)
- ☒ • Provide relevant Application Fee (please refer to fees effective July 1, 2022)
- ☐ • Provide written response to criteria for Variance or Special Use Exception (may be on a separate document if not enough room on the form)
- ☐ • Copy of Receipt (staff)
- ☐ • Optional - Additional information for the Board to consider (ex. photos, letters from neighbors, etc.)
- ☐ • Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearing for the application.

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The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Board that the standards for granting relief have been met, the appeal / application will be denied.

Signature of Owner/Agent/Attorney

 _____

Date: 6-4-26

For office use only:

Date Submitted: _____ Fee: _____ Check #: _____
 Staff accepting application: _____ Application & Case #: _____
 Location of property: _____

Subdivision: _____ Lot#: _____ Block#: _____
 Date of Hearing: _____ Decision of Board: _____

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

06/04/2026 01:50PM Lindsey S
Receipt Number: 001314852
33031502-0001

PERMITS / INSPECTIONS
2026 202607486|2020 \$500.00

\$500.00

Subtotal	\$500.00
Total	\$500.00

Tenders
CHECK \$500.00
Check Number 03091

Change due	\$0.00
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Paid by: Superior Homes

3001
13-12-63
GALPHEOR HOMAGE
512 DEXA HWY
UNION TRUST CO. 1904-1142
UNION TRUST CO.
NEW SELLER CANTY
FIVE HUNDRED AND 1/200
TRUST
Variance Ackiss
13-12-63
GALPHEOR
512 DEXA HWY
UNION TRUST CO. 1904-1142
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NEW SELLER CANTY
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Variance Ackiss

Thank you for your payment.

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DUPLICATE RECEIPT

SUSSEX COUNTY
DELAWARE

Layers

Q Search

Basemaps

Select Area

Eagleview

Print

Help

Eagleview

Search Results

Selected Features: 1) 134-16.00-260.01

Zoom

BOOK 6406

PAGE 29

FULLNAME BRODERICK DONALD R II

Second_Owner_Name

MAILINGADDRESS 2187 LINCOLN HWY EAST

CITY LANCASTER

STATE PA

a_account 17-01-260.1

DESCRIPTION PLANTATION PARK

DESCRIPTION2 LOT 35

DESCRIPTION3 BLK 3

LUC 103

SCHOOL 1

MUNI 00

CAP 0

APRBLDG 219800

APRLAND 72200

PINWASSEMENTUNIT 134-16.00-260.01

2) 134-16.00-260.01-58028

Zoom

Selected Features (2)

Clear Selected

FLORIDA DR

PLANTATION PARK DR

MISSISSIPPI DR

COMBS MANOR PB 40-100, REV. PB 40-254

BAKER HOUSE RD

37216

37210

37291

37285

37281

37277

37280

37288

0 20 40ft

esri

County of Sussex, DE, Delaware FirstMap-VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Sus...



Eagleview Search Results

Selected Features: [Parcels (2)]

1) 134-16.00-260.01 Zoom

BOOK	6406
PAGE	29
FULLNAME	BRODERICK DONALD R II
Second_Owner_Name	
MAILINGADDRESS	2187 LINCOLN HWY EAST
CITY	LANCASTER
STATE	PA
a_account	17-01-260.1
DESCRIPTION	PLANTATION PARK
DESCRIPTION2	LOT 35
DESCRIPTION3	BLK 3
LUC	103
SCHOOL	1
MUNI	00
CAP	0
APRBLDG	219800
APRLAND	72200
PINWASSEMENTUNIT	134-16.00-260.01

2) 134-16.00-260.01-58028 Zoom

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Sussex County, DE - BOA Application

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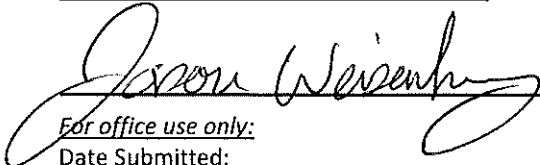
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Signature of Owner/Agent/Attorney

 _____

Date: 6-4-26

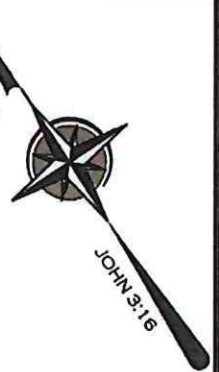
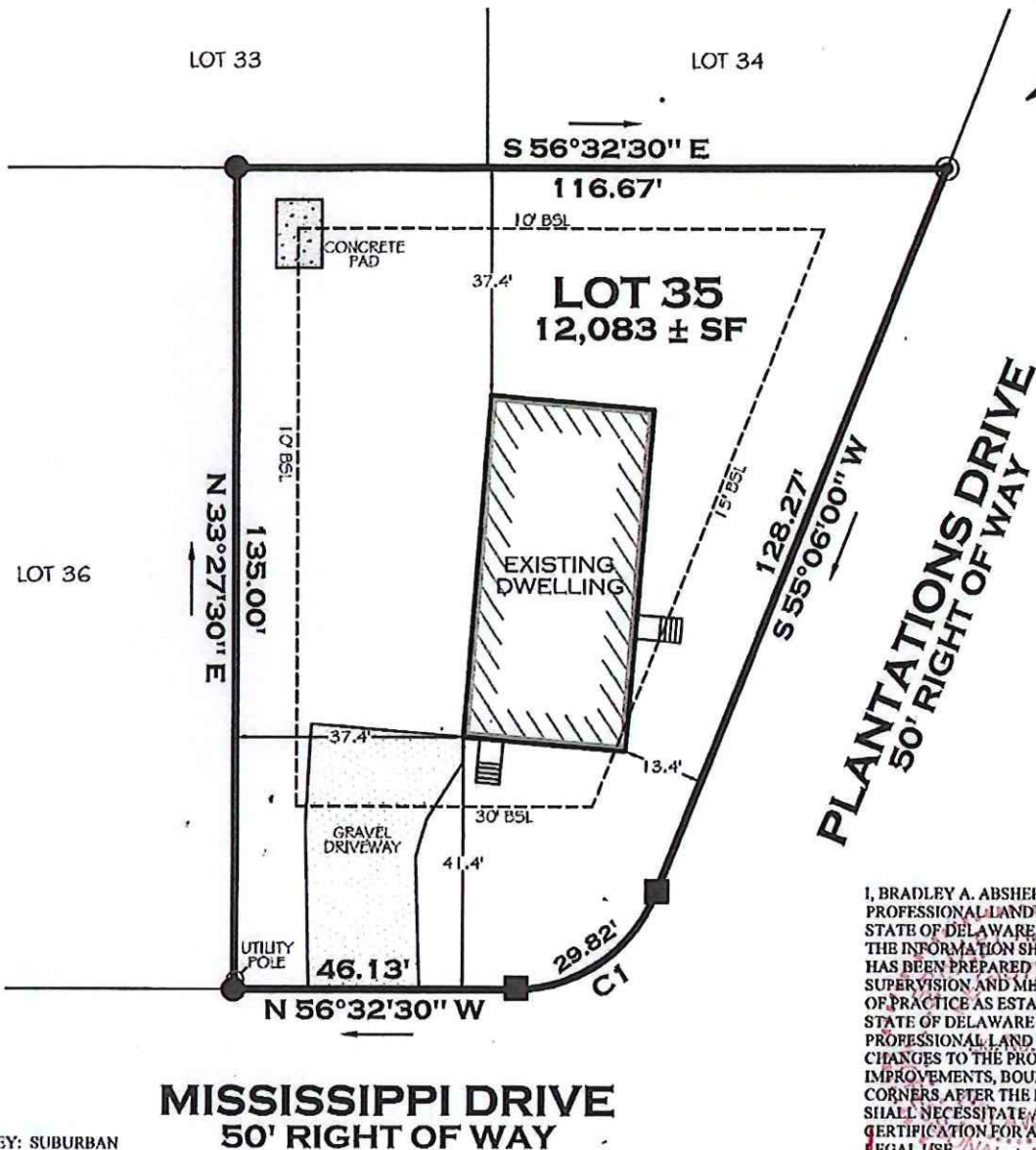
For office use only:

Date Submitted: _____ Fee: _____ Check #: _____
 Staff accepting application: _____ Application & Case #: _____
 Location of property: _____

Subdivision: _____ Lot#: _____ Block#: _____
 Date of Hearing: _____ Decision of Board: _____

ONLY PLANS INCORPORATING ORIGINAL, EMBOSSSED / RED SEAL & SIGNATURE ARE CONSIDERED TO BE OFFICIAL AND FILED UPON BY THE USER

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	29.82'	S 89°17'18" W	28.08'



NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN

2. ZONE: GR

3. BUILDING SETBACK LINES (BSL)

FRONT 30' (MISSISSIPPI DRIVE)
CORNER 15' (PLANTATIONS DRIVE)
SIDE 10'
REAR 10'

ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.

4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

I, BRADLEY A. ABSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

BRADLEY A. ABSHER, DE PLS # 735
DATE 6.2.26

LEGEND

- IRON ROD W/ CAP FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD W/ CAP SET

TAX MAP	1-34 - 16.00 - 260.01
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	12,083 ± SQ. FT.
DEED REF.	6406 / 29
PLAT REF.	8 / 176
DRAWN BY	JMH
DATE	06 / 02 / 2026
SCALE	1" = 30'
SURVEY #	DE - 11714

BOUNDARY SURVEY PLAN

LOT 35, BLOCK 3 PLANTATION PARK

FOR
WILLIAM J. & DEANA M. ACKISS

37291 MISSISSIPPI DRIVE, FRANKFORD, DE 19945

TRUE NORTH



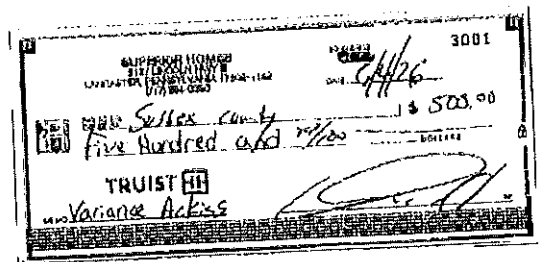
LAND SURVEYING

35322 BAYARD ROAD
FRANKFORD, DE 19945
302 - 539 - 2488

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

06/04/2026 01:50PM Lindsey S
Receipt Number: 001314852
33031502-0001

PERMITS / INSPECTIONS	
2026 202607486 2020	\$500.00
	\$500.00
Subtotal	\$500.00
Total	\$500.00
Tenders	
CHECK	\$500.00
Check Number 03091	
Change due	\$0.00
Paid by: Superior Homes	



Thank you for your payment.

CUSTOMER COPY
DUPLICATE RECEIPT

SUSSEX COUNTY
DELAWARE

Layers

Q Search

Basemaps

Select Area

Eagleview

Print

Help

Eagleview

Search Results

Selected Features: 134-16.00-260.01

Zoom

BOOK 6406

PAGE 29

FULLNAME BRODERICK DONALD R II

Second_Owner_Name

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CITY LANCASTER

STATE PA

a_account 17-01-260.1

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DESCRIPTION2 LOT 35

DESCRIPTION3 BLK 3

LUC 103

SCHOOL 1

MUNI 00

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APRLAND 72200

PINWASSEMBLUNIT 134-16.00-260.01

134-16.00-260.01-58028

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FLORIDA DR

PLANTATION PARK DR

MISSISSIPPI DR

COMBS MANOR PB 40-100, REV. PB 40-254

37216

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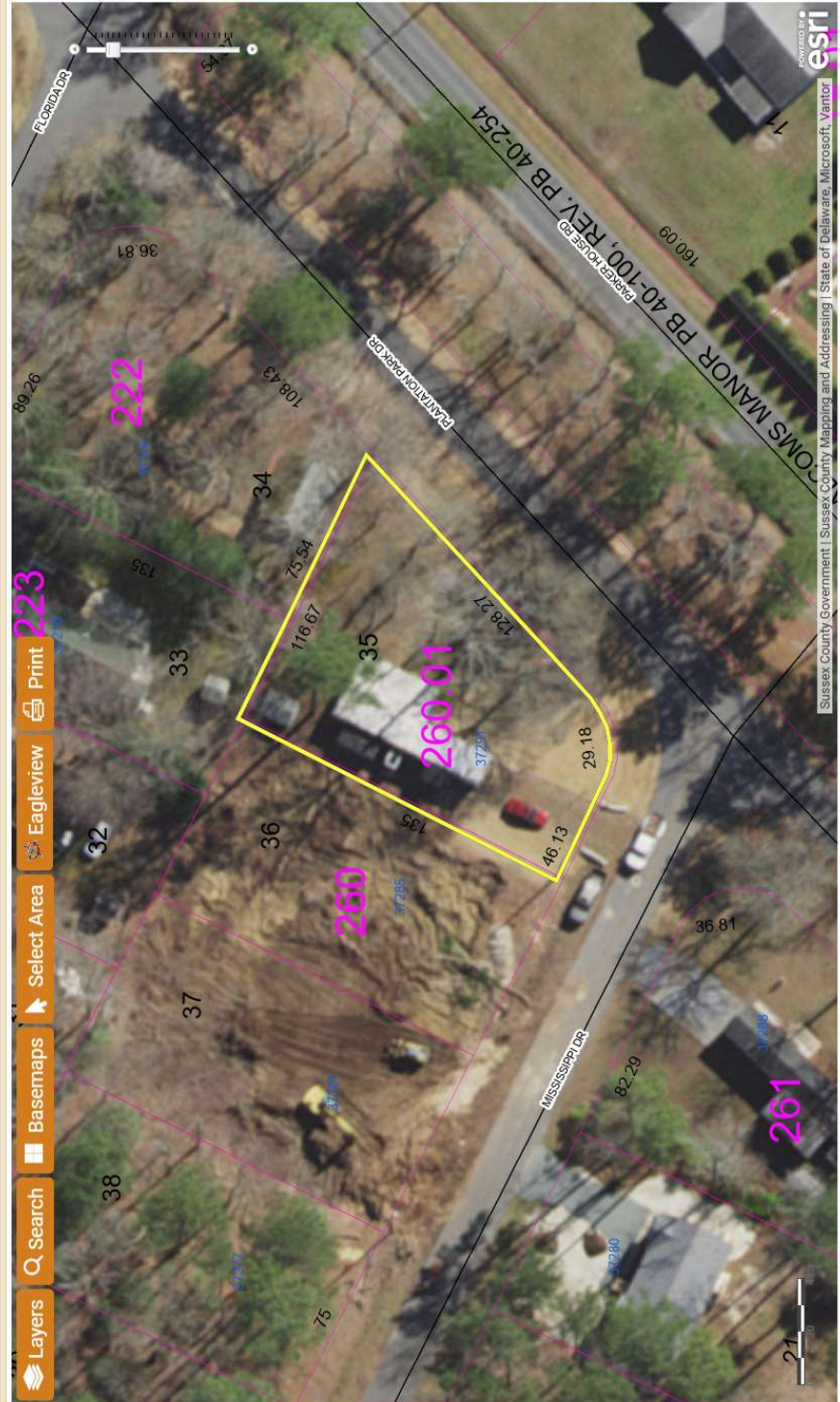
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esri

County of Sussex, DE, Delaware FirstMap-VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Sus...



Eagleview Search Results

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MUNI	00
CAP	0
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APRLAND	72200
PINWASSEMMENTUNIT	134-16.00-260.01
	2) 134-16.00-260.01-58028

Zoom

Selected Features (2)

Clear Selected

Board of Adjustment Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 13215
Hearing Date 07-20-2026
202607632

Type of Application: (please check all applicable)

Variance ☐

Special Use Exception ☒

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☐

Code Reference (office use only)

Site Address of Variance/Special Use Exception:

33106 Jolyn's Way Lewes, DE 19958

Variance/Special Use Exception/Appeal Requested:

We are requesting a Special Use Exception to operate a Preschool / Day Care facility within a wing of the existing church building.

Tax Map #: 2-34 7.00 126.00

Property Zoning: AR-1

Applicant Information

Applicant Name: Mary Bradford

Applicant Address: 35604 Pine Drive

City Millsboro State DE Zip: 19966

Applicant Phone #: 484-667-1982 Applicant e-mail: mawallett@gmail.com

Owner Information

Owner Name: Conley's United Methodist Church

Owner Address: 33106 Jolyn's Way

City Lewes State DE Zip: 19958 Purchase Date: _____

Owner Phone #: 302-945-1881 Owner e-mail: conleysumc@gmail.com

Agent/Attorney Information

Agent/Attorney Name: William Davis

Agent/Attorney Address: 33104 Jolyn's Way Lewes DE 19958

City Lewes State DE Zip: 19958

Agent/Attorney Phone #: (443) 477-0870 Agent/Attorney e-mail: conleys.pastor@gmail.com

Signature of Owner/Agent/Attorney

[Signature]

Date: 5-26-26



Sussex County, DE - BOA Application

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

See next page.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

See next page.

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

Criteria for a Special Use Exception

1. *Such exception will not substantially affect adversely the uses of adjacent and neighboring property.*

Conley's United Methodist Church is a local Christian congregation in the Lewes community that hosts various local groups (like Quilters and AA) and has plenty of parking across its 21 acre property to accommodate weekly worship services and special events.

The church is planning to add **Conley's Preschool**. The operation of the preschool will have minimal impact on neighbors.

- *Hours & Traffic:* It will operate Monday through Friday from 7AM to 5PM, adding about a dozen vehicles during standard business hours, which will not affect the three neighboring properties
- *Parking & Play:* Vehicles will use the parking area directly outside the Preschool's entrance. Outdoor playtime in the fenced area will have limited noise.
- *Supervision:* All outdoor activities will be supervised by an authorized adult, meeting the requirements of the Office of Child Care Licensing.

2. *Any other requirements which apply to a specific type of special use exception as required by the Sussex County code.*

Conley's Preschool meets all Delaware licensing and safety rules, and is officially working with a state specialist to keep everything up to code.

- *Compliance:* The preschool satisfies all of DELACARE (Regulations for Early Care and Education and School-Age Centers) requirements as instructed in their handbook.
- *Safety Inspections:* Conley's Preschool has met all specific requirements for location, water/well testing, radon testing, Fire Marshall approval, and staff requirements.
- *Oversight:* The program is overseen by the Department of Education and the Office of Child Care Licensing. There is a dedicated licensing specialist from the Office of Child Care Licensing working directly with the Administrator to ensure all requirements and deadlines are kept current.

Sussex County, DE - BOA Application

Check List for Applications

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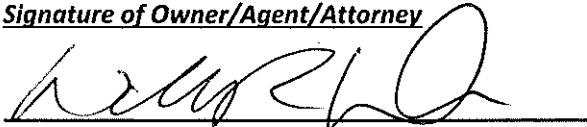
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Signature of Owner/Agent/Attorney



Date: 6-7-20

For office use only:

Date Submitted: _____

Fee: _____ Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

Subdivision: _____

Lot#: _____ Block#: _____

Date of Hearing: _____

Decision of Board: _____

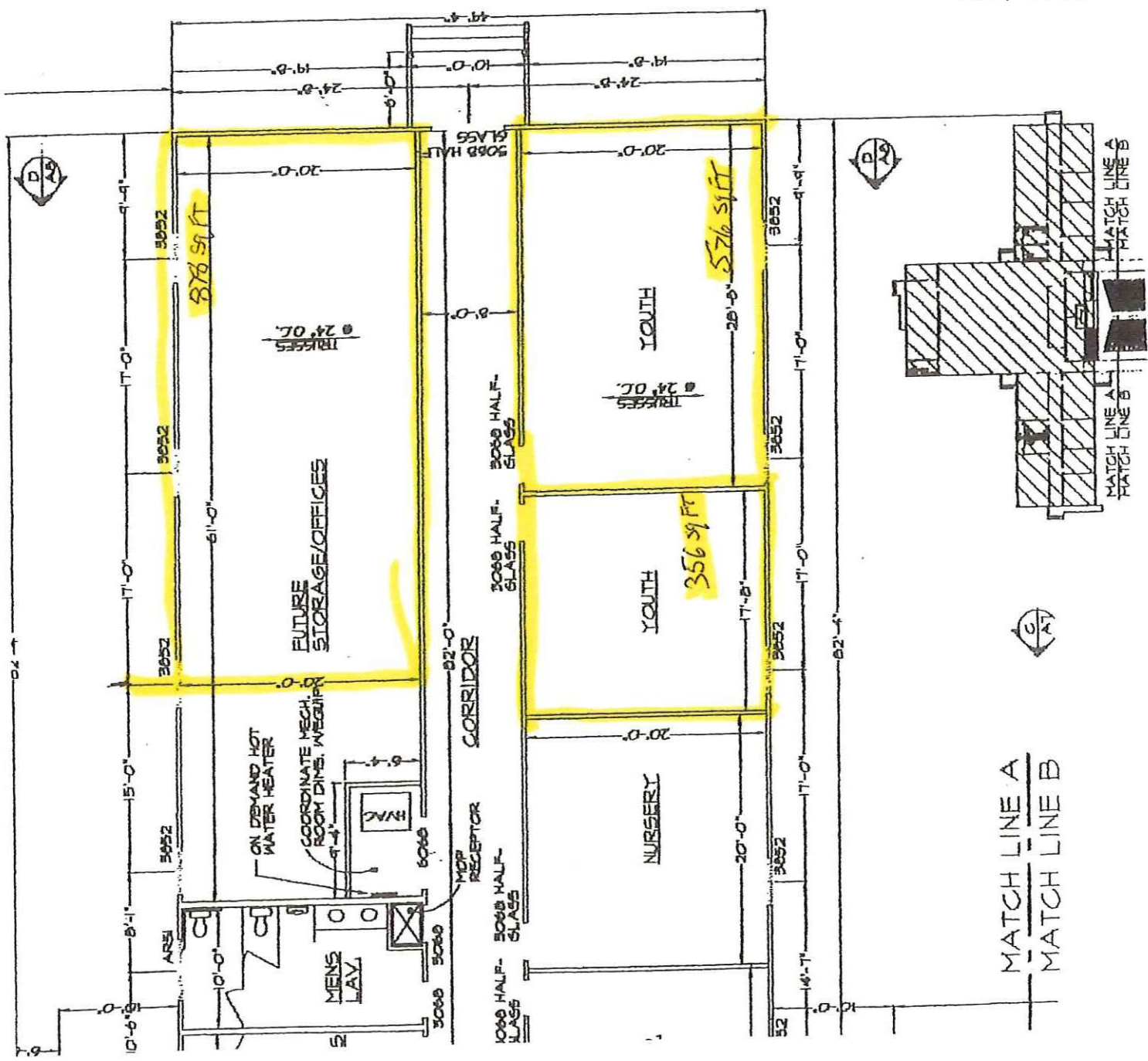
CONLYES
METHODIST

PROJECT

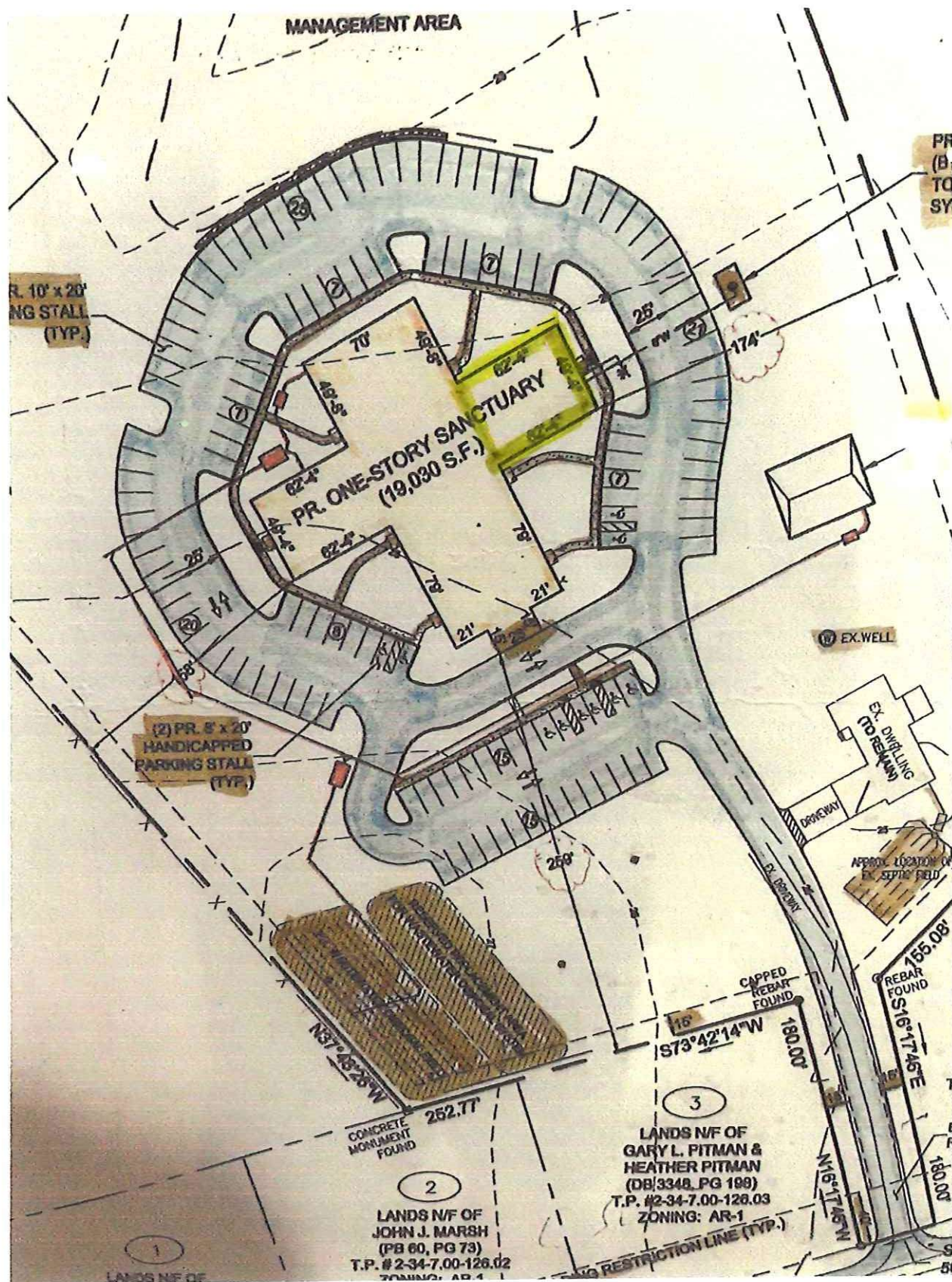
SCALE: AS NOTED
DRAWN BY: BCO
DATE: 8/15/08
REVISIONS:
9/27/07

FLOOR PLAN
MATCH LINE A-A

9/27/07



* Highlighted rooms are to be used for Preschool.



LANCH GREEN COUNTY
DE 19908
2553

#289
VARIES)

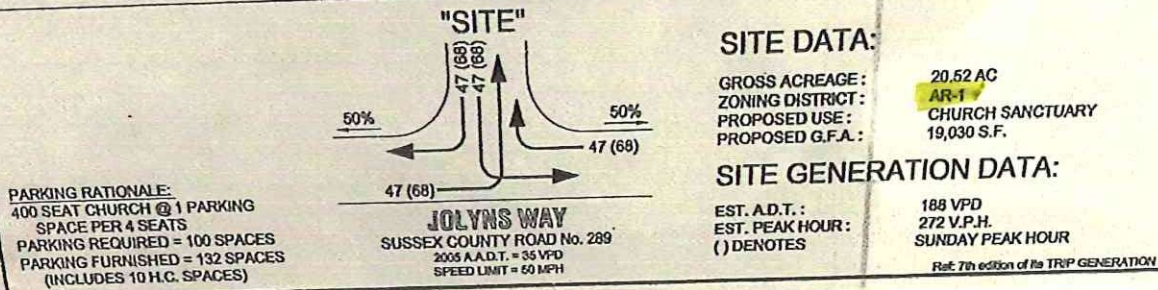
ENGINEER'S CERTIFICATION

ROGER A. GROSS, P.E. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, AND THAT THE PLAN SHOWN AND DESCRIBED HEREON, CONSISTING OF ONE SHEET, WITH THE EXCEPTION OF THE PERIMETER BOUNDARY TOPOGRAPHIC INFORMATION, HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY ENGINEERING REGULATIONS.

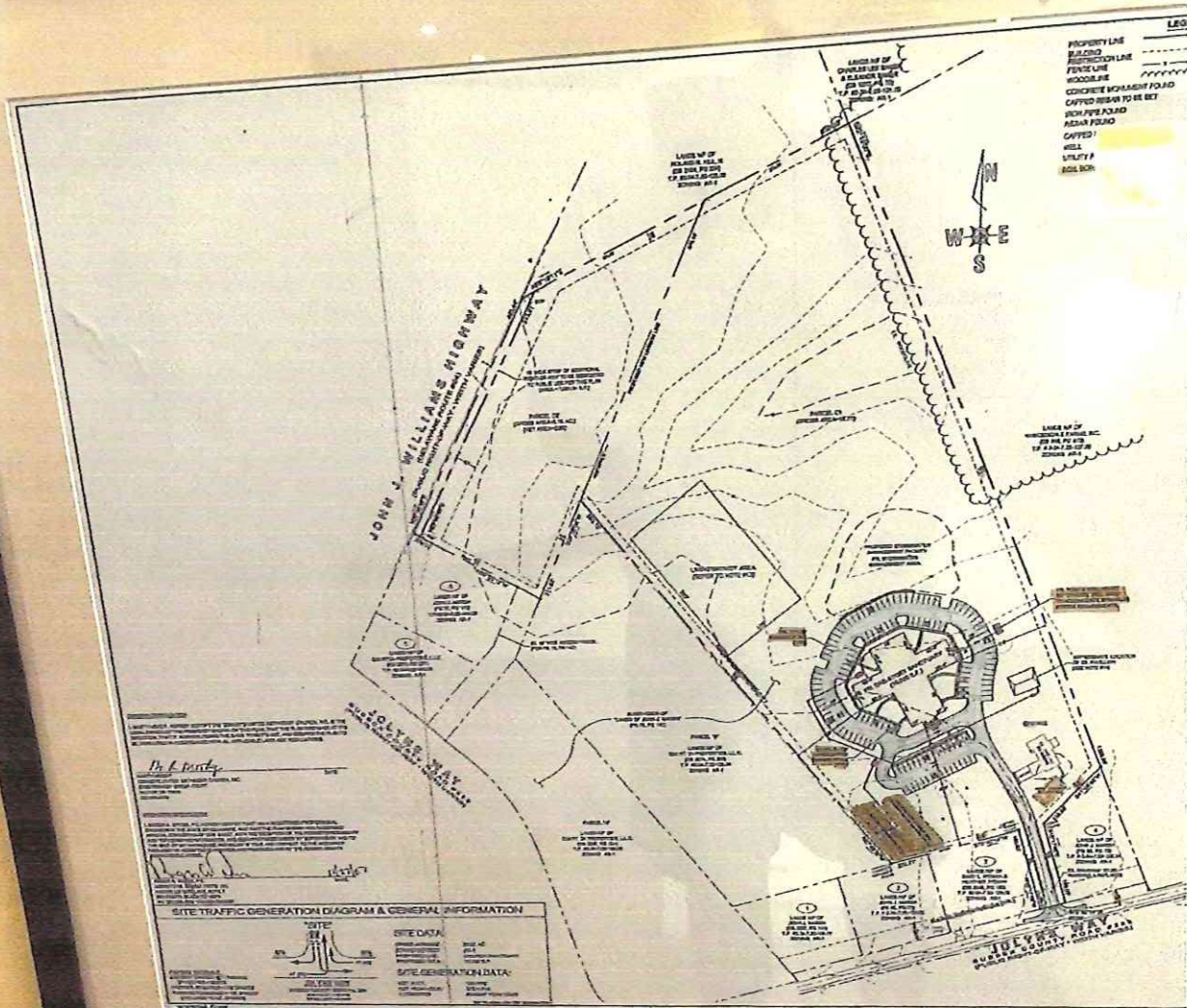
11/27/07
DATE:

ROGER A. GROSS, P.E.
HERESTONE CONSULTANTS, INC.
19633 BLUE BIRD LANE, SUITE 7
REHOBOTH BEACH, DE 19971
PH: 302-228-5880 FAX: 302-228-5883

SITE TRAFFIC GENERATION DIAGRAM & GENERAL INFORMATION



HERESTONE © 2007



Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

06/08/2026 12:31PM Lindsay B
Receipt Number: 001315109
33031512-0012

PERMITS / INSPECTIONS	
2026 202607632 2020	\$500.00

\$500.00

Subtotal	\$500.00
Total	\$500.00

Tenders
CHECK \$500.00
Check Number 015630

Change due	\$0.00
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Paid by: Conley's UM Church INC

[illegible]



Sussex County Government | Esri Community Maps Contributors, Delaware FirstMap, VGIN, © OpenStreetMap contributors

Eaglevue Search Results

Selected Features: 1) 234-7.00-126.00

Zoom

BOOK	2606
PAGE	135
FULLNAME	CHURCH CONLEY'S UNITED METHODIST
Second_Owner_Name	INC
MAILINGADDRESS	22150 ROBINSONVILLE RD
CITY	LEWES
STATE	DE
a_account	
DESCRIPTION	NW/RT 289
DESCRIPTION2	755SW/RT 279
DESCRIPTION3	PARCEL C1
LUC	812
SCHOOL	6
MUNI	00
CAP	0
APRBLDG	3.256e+006
APRLAND	367100
PINWASSEMENTUNIT	234-7.00-126.00

Selected Features (1)
Clear Selected

SUSSEX COUNTY
DELAWARE

Layers

Q Search

Basemaps

Select Area

Eagleview

Print

Help

Eagleview

Search Results

Selected Features:

▼ 1) 234-7.00-126.00

Zoom

BOOK

2606

PAGE

135

FULLNAME

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MAILINGADDRESS

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MUNI

00

CAP

0

APRBLDG

3.296e+006

APRLAND

367100

PINWASSEMENTUNIT

234-7.00-126.00

Selected Features (1)

Clear Selected

CONNECTEXPLORER

map Auto (Oblique) Mar 2025 - Mar 2025 Image 1 of 6 03/10/2025

© 2025 Eagleview

Search by SUSSEXPARGELS

234-7 00-126.00

Search results (1)

234-7 00-126.00

150 ft 50 m

Sussex County, DE - BOA Application

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

See next page.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

See next page.

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

Criteria for a Special Use Exception

1. *Such exception will not substantially affect adversely the uses of adjacent and neighboring property.*

Conley's United Methodist Church is a local Christian congregation in the Lewes community that hosts various local groups (like Quilters and AA) and has plenty of parking across its 21 acre property to accommodate weekly worship services and special events.

The church is planning to add **Conley's Preschool**. The operation of the preschool will have minimal impact on neighbors.

- *Hours & Traffic:* It will operate Monday through Friday from 7AM to 5PM, adding about a dozen vehicles during standard business hours, which will not affect the three neighboring properties
- *Parking & Play:* Vehicles will use the parking area directly outside the Preschool's entrance. Outdoor playtime in the fenced area will have limited noise.
- *Supervision:* All outdoor activities will be supervised by an authorized adult, meeting the requirements of the Office of Child Care Licensing.

2. *Any other requirements which apply to a specific type of special use exception as required by the Sussex County code.*

Conley's Preschool meets all Delaware licensing and safety rules, and is officially working with a state specialist to keep everything up to code.

- *Compliance:* The preschool satisfies all of DELACARE (Regulations for Early Care and Education and School-Age Centers) requirements as instructed in their handbook.
- *Safety Inspections:* Conley's Preschool has met all specific requirements for location, water/well testing, radon testing, Fire Marshall approval, and staff requirements.
- *Oversight:* The program is overseen by the Department of Education and the Office of Child Care Licensing. There is a dedicated licensing specialist from the Office of Child Care Licensing working directly with the Administrator to ensure all requirements and deadlines are kept current.

Sussex County, DE - BOA Application

Check List for Applications

The following shall be submitted with the application

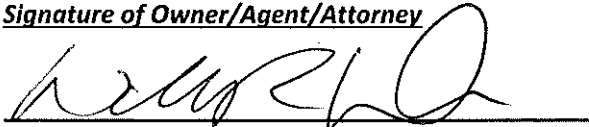
- ☒ • Completed Application
- ☐ • Provide a survey of the property (Variance)
 - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
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 - Survey shall be signed and sealed by a Licensed Surveyor.
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- ☒ • Provide relevant Application Fee (please refer to fees effective July 1, 2022)
- ☒ • Provide written response to criteria for Variance or Special Use Exception (may be on a separate document if not enough room on the form)
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- ☐ • Optional - Additional information for the Board to consider (ex. photos, letters from neighbors, etc.)
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Date: 6-7-20

For office use only:

Date Submitted: _____

Fee: _____ Check #: _____

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Subdivision: _____

Lot#: _____ Block#: _____

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Decision of Board: _____

CONLYES
METHODIST

PROJECT

SCALE: AS NOTED

DRAWN BY: BCO

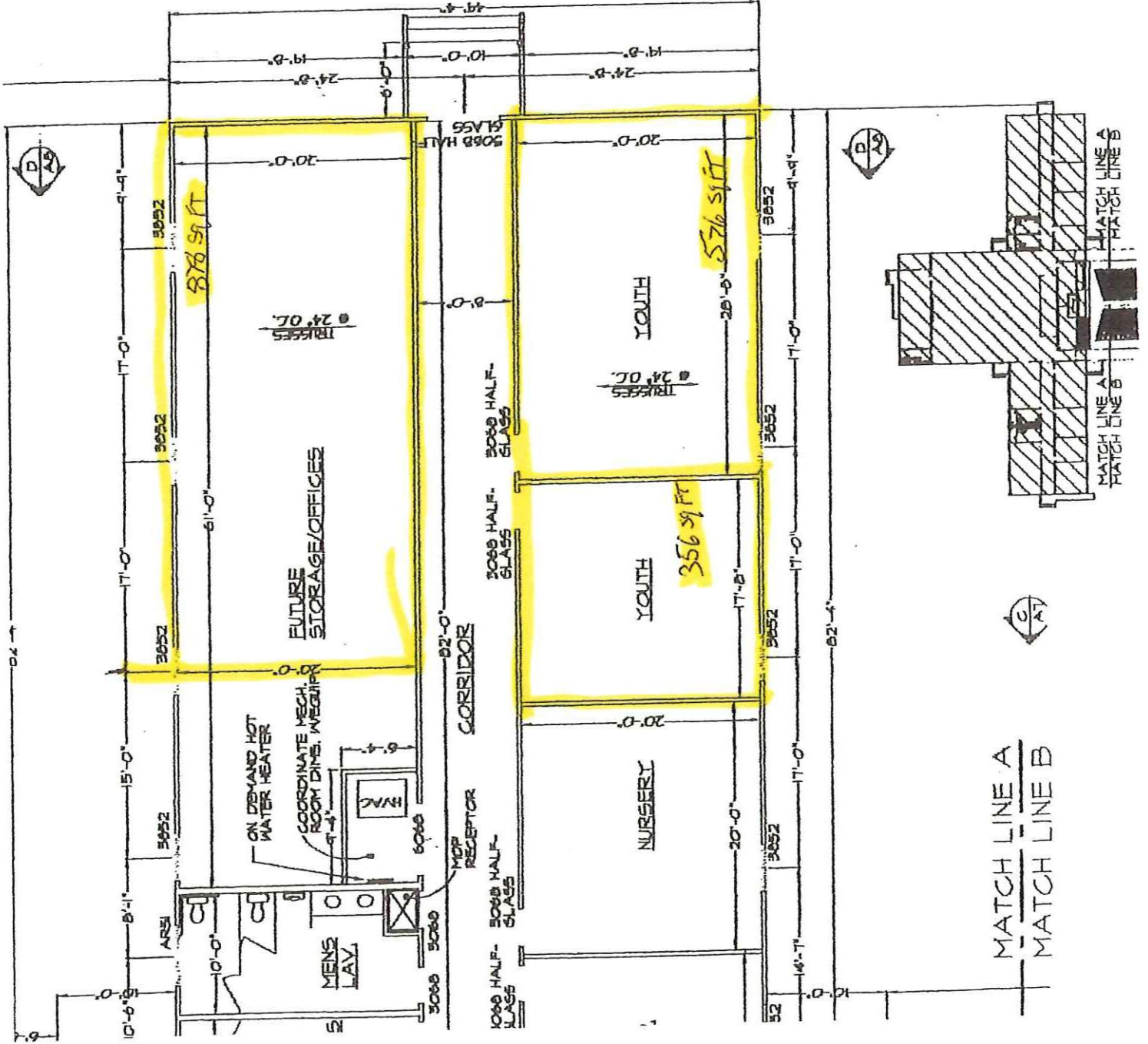
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REVISIONS:

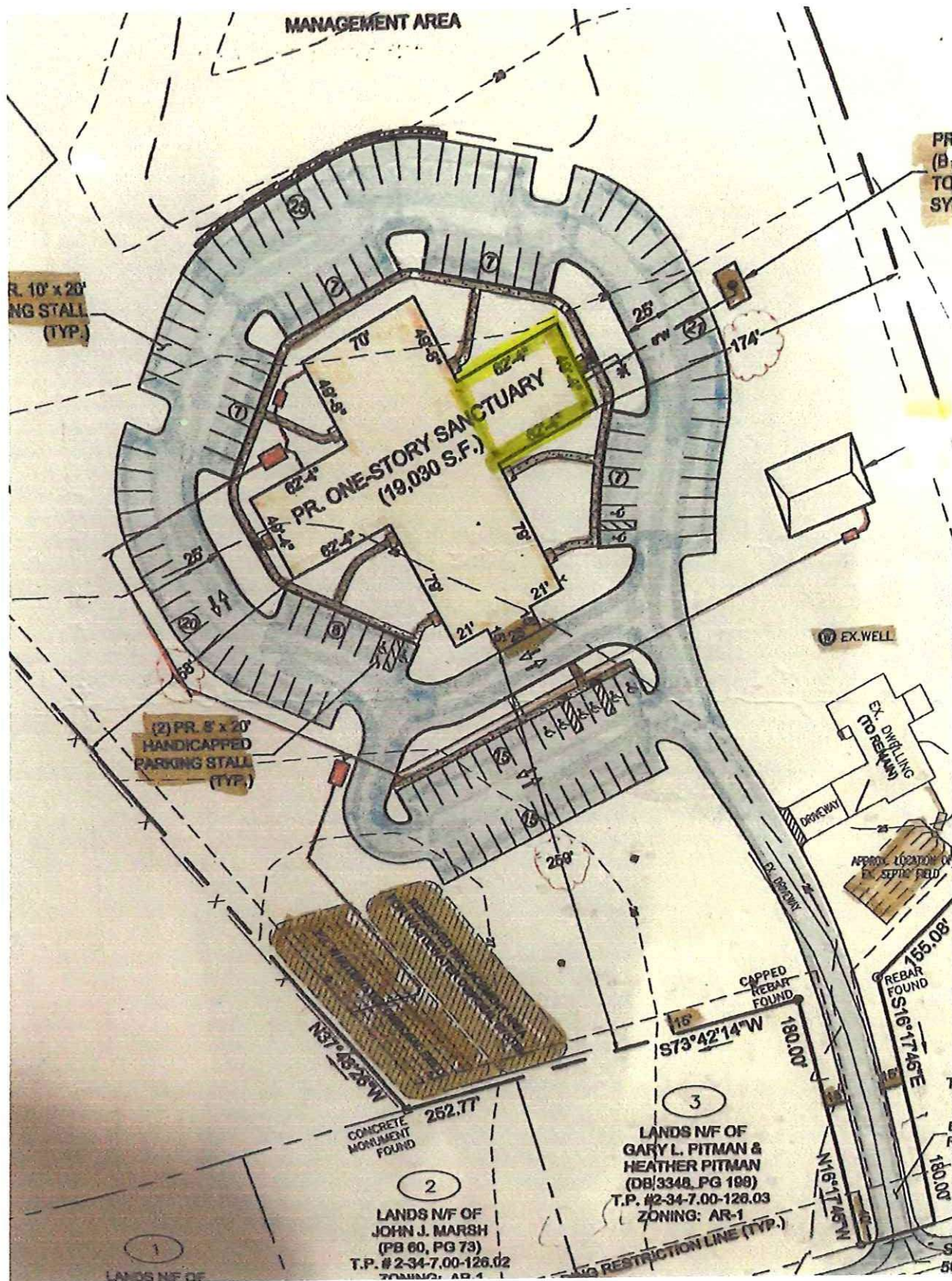
9/27/07

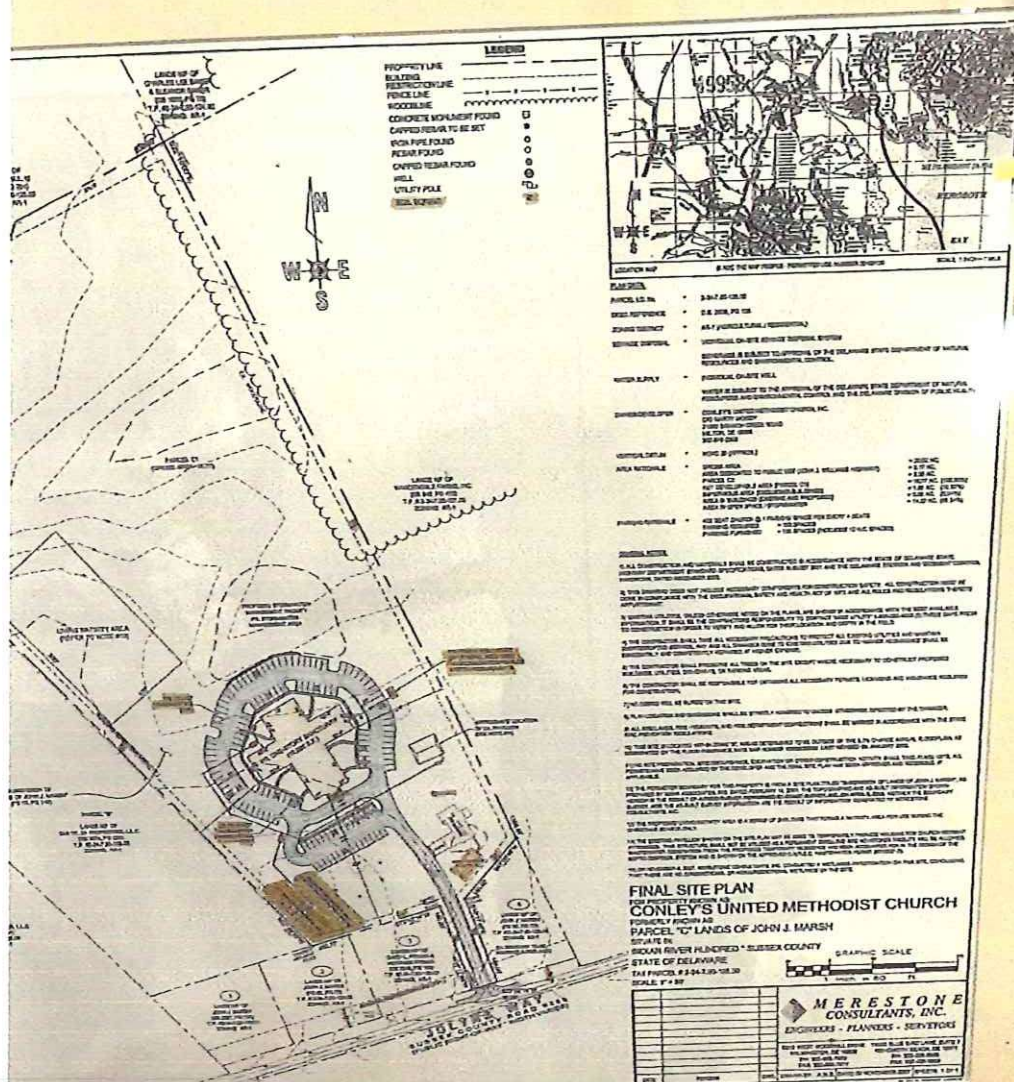
FLOOR PLAN
MATCH LINE A-A

9/27/07



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LANCH GREEN COUNTY
DE 19908
2553

#289
VARIES)

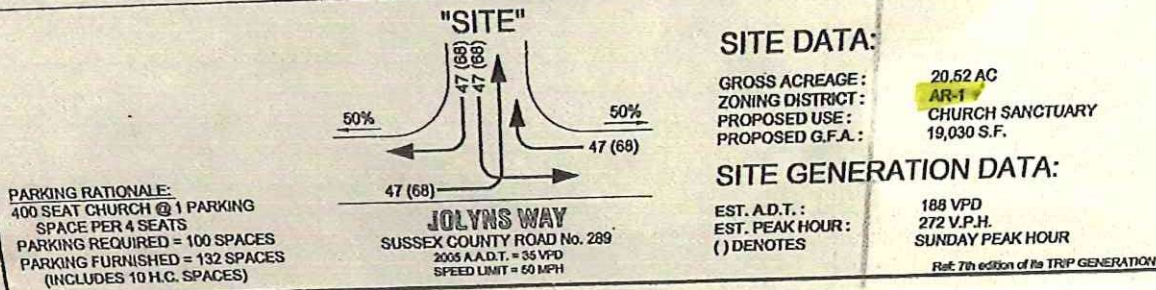
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DATE:

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19633 BLUE BIRD LANE, SUITE 7
REHOBOTH BEACH, DE 19971
PH: 302-228-5880 FAX: 302-228-5883

SITE TRAFFIC GENERATION DIAGRAM & GENERAL INFORMATION



MERESTONE © 2007



Sussex County Government
 Treasury
 2 The Circle, PO Box 601
 Georgetown, DE 19947

06/08/2026 12:31PM Lindsay B
 Receipt Number: 001315109
 33031512-0012

PERMITS / INSPECTIONS	
2026 202607632 2020	\$500.00

	\$500.00
Subtotal	\$500.00
Total	\$500.00
Tenders	
CHECK	\$500.00
Check Number 015630	

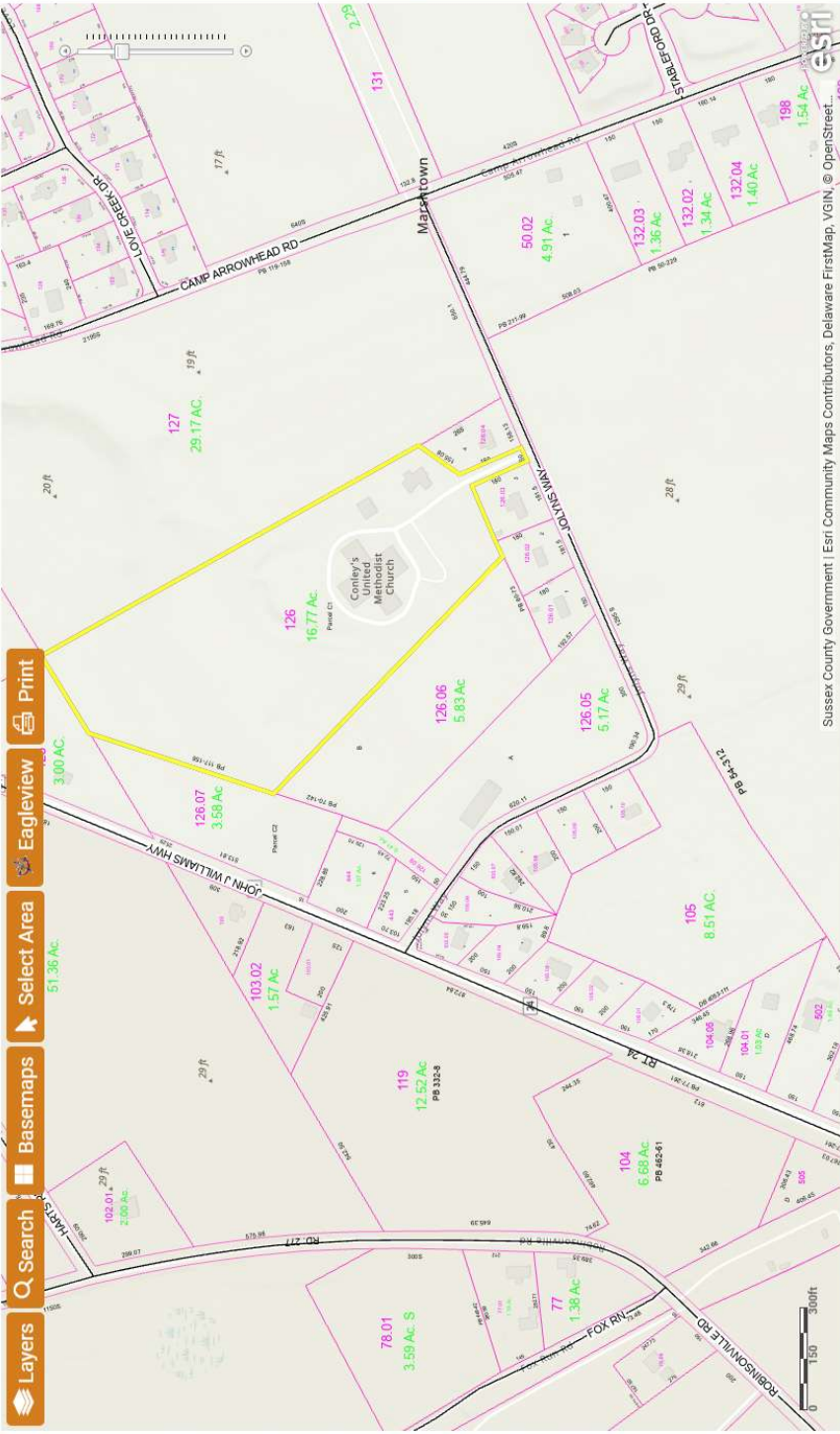
Change due	\$0.00

Paid by: Conley's UM Church INC

CONLEY'S UM CHURCH INC		06/08/2026	
PO BOX 601		16543	
GEORGETOWN, DE 19947		06/08/2026	
PAY TO THE ORDER OF	Sussex County	\$	500.00
The official use of funds		ENDING	
SUSSEX COUNTY		ENDING	
PO BOX 601		ENDING	
GEORGETOWN, DE 19947		ENDING	
MEMO: Conley's UM Church Inc		ENDING	

Thank you for your payment.

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Sussex County Government | Esri Community Maps Contributors, Delaware FirstMap, VGIN, © OpenStreet...

Eaglevue Search Results

Selected Features:

▼ 1) 234-7.00-126.00

Parcels (1)

Zoom

BOOK	2606
PAGE	135
FULLNAME	CHURCH CONLEY'S UNITED METHODIST
Second_Owner_Name	INC
MAILINGADDRESS	22150 ROBINSONVILLE RD
CITY	LEWES
STATE	DE
a_account	
DESCRIPTION	NW/RT 289
DESCRIPTION2	755SW/RT 279
DESCRIPTION3	PARCEL C1
LUC	812
SCHOOL	6
MUNI	00
CAP	0
APRBLDG	3.256e+006
APRLAND	367100
PINWASSEMENTUNIT	234-7.00-126.00

Selected Features (1)

Clear Selected



Board of Adjustment Application
Sussex County, Delaware
 Sussex County Planning & Zoning Department
 2 The Circle (P.O. Box 417) Georgetown, DE 19947
 302-855-7878 ph. 302-854-5079 fax

Case # 13216
 Hearing Date 07-20-2026
202607678

Type of Application: (please check all applicable)

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☐

Code Reference (office use only)

Site Address of Variance/Special Use Exception:

4915 Woodenhawk Rd, Greenwood, DE 19950

Variance/Special Use Exception/Appeal Requested:

A 2.9' variance from 15' side yard setback requirement for proposed addition
A 5.9' variance from 15' side yard setback requirement for proposed addition

Request for variance on right side property line to be 10ft

Tax Map #: 530-08.00-32.02 Lot #2

Property Zoning: Residential
AR-1

Applicant Information

Applicant Name: Caleb Gehman

Applicant Address: 15236 Blanchard Rd

City Bridgetown State DE Zip: 19933

Applicant Phone #: (302)542-4248 Applicant e-mail: deerhavenventures@gmail.com

Owner Information

Owner Name: Kevin Jones

Owner Address: 4915 Woodenhawk Rd, Greenwood DE 19950

City Greenwood State DE Zip: 19933 Purchase Date: 6/13/25

Owner Phone #: (302)396-4341 Owner e-mail: Kevin96dana@outlook.com

Agent/Attorney Information

Agent/Attorney Name: _____

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

[Signature]

Date: 6/8/26



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The location of the house on the property in combination with the septic layout, only allows an addition to be added on the right side of the house.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

For the same reasons states in 1). The septic is located on the left side of property limiting any development to the right side of the property.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

The house was built when the ~~g~~ appellant purchased the property.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The variance we are requesting is for an addition that will not impair the use of the surrounding properties in anyway, we only request to build an addition that is suitable for the ~~appellants~~ appellants' needs.

5. Minimum variance:

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9ft
We are requesting ~~10ft~~ 9ft from property line.

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Basis for Appeal: (Please provide a written statement regarding reason for appeal)

Check List for Applications

The following shall be submitted with the application

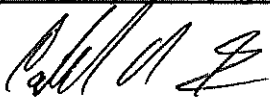
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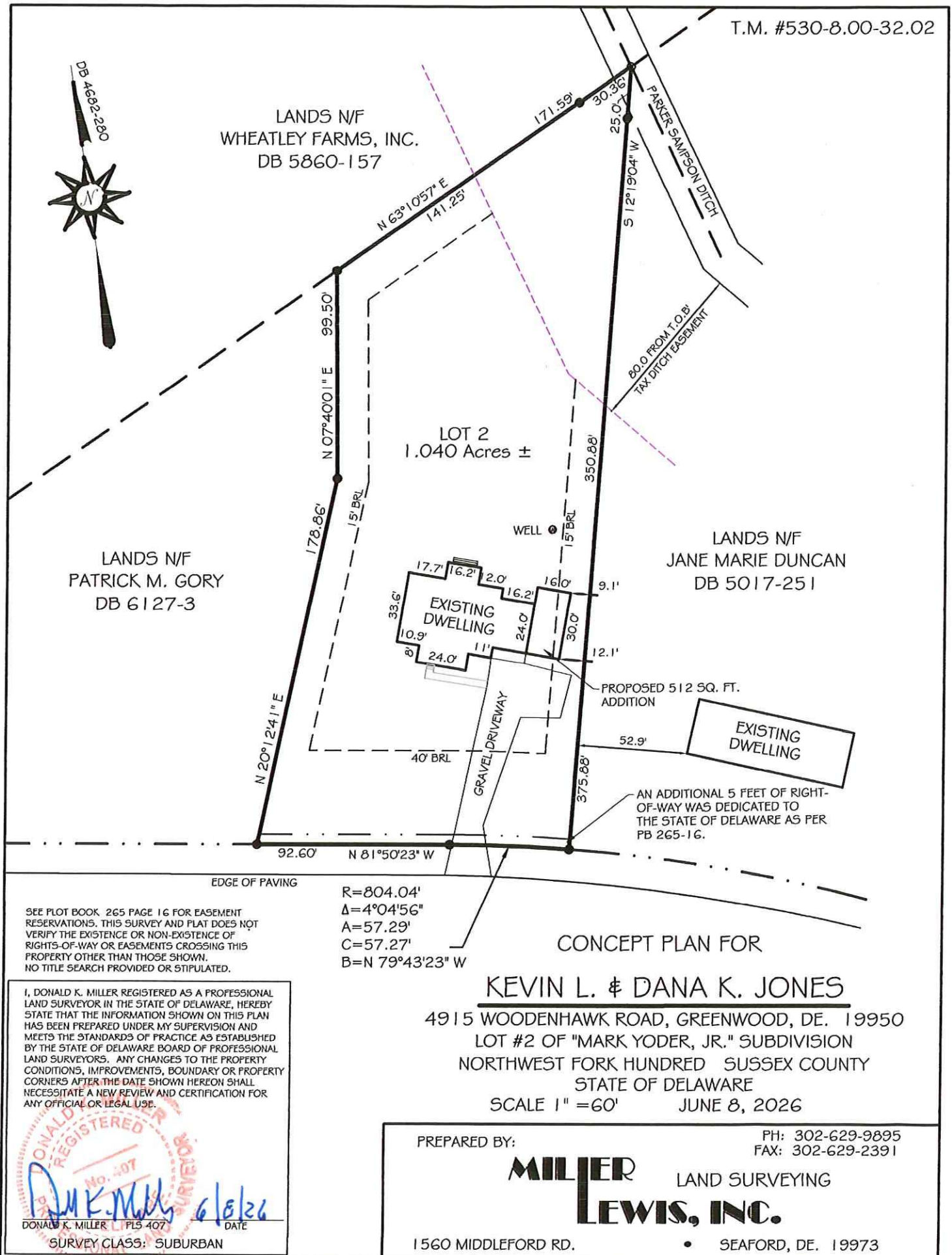


Date: 6/8/26

For office use only:

Date Submitted: _____ Fee: _____ Check #: _____
 Staff accepting application: _____ Application & Case #: _____
 Location of property: _____

Subdivision: _____ Lot#: _____ Block#: _____
 Date of Hearing: _____ Decision of Board: _____



Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

06/08/2026 03:30PM Megan D.
Receipt Number: 001315268
33031508-0056

PERMITS / INSPECTIONS
2026 202607678/2020

\$500.00

\$500.00

Subtotal
Total

\$500.00

\$500.00

Tenders

CHECK

Check Number 1042

\$500.00

Change due

\$0.00

Paid by: DEER HAVEN VENTURES LLC

Thank you for your payment.

CUSTOMER COPY

Eagleview Search Results

Selected Features: 1) 530-8.00-32.02

Zoom

BOOK	6317
PAGE	290
FULLNAME	JONES KEVIN L
Second_Owner_Name	DANA K JONES
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CITY	GREENWOOD
STATE	DE
a_account	
DESCRIPTION	N/WOODENHAWK RD
DESCRIPTION2	W/BLANCHARD RD
DESCRIPTION3	LOT 2
LUC	101
SCHOOL	5
MUNI	00
CAP	2
APRBLDG	309400
APRLAND	58800
PINWASSEMENTUNIT	530-8.00-32.02
PIN	530-8.00-32.02

Selected Features (1)

Clear Selected

SUSSEX COUNTY
DELAWARE

Layers

Q Search

Basemaps

Select Area

Eagleview

Print

Help

Eagleview

Search Results

Selected Features: 1) 530-8.00-32.02

Parcels (1)

Zoom

BOOK6317

PAGE290

FULLNAMEJONES KEVIN L

Second_Owner_NameDANA K JONES

MAILINGADDRESS4915 WOODENHAWK RD

CITYGREENWOOD

STATEDE

a_account

DESCRIPTIONN/WOODENHAWK RD

DESCRIPTION2W/BLANCHARD RD

DESCRIPTION3LOT 2

LUC101

SCHOOL5

MUNI00

CAP2

APRBLDG309400

APRLAND59800

PINWASSEMMENTUNIT 530-8.00-32.02

PIN530-8.00-32.02

Selected Features (1)

Clear Selected

31.01

4.46 Ac.

32.02

1.04 Ac.

32.01

1.03 Ac.

32

1.81 Ac.

556.45

377.50

149.87

259.50

90.23

328.43

276.82

186.14

975.88

56.44

WOODENHAWK RD

BLANCHARD RD

800 S

esri

Sussex County Government | Delaware Department of Natural Resources and Environmental Control | Sussex



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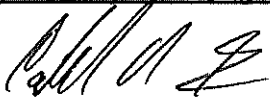
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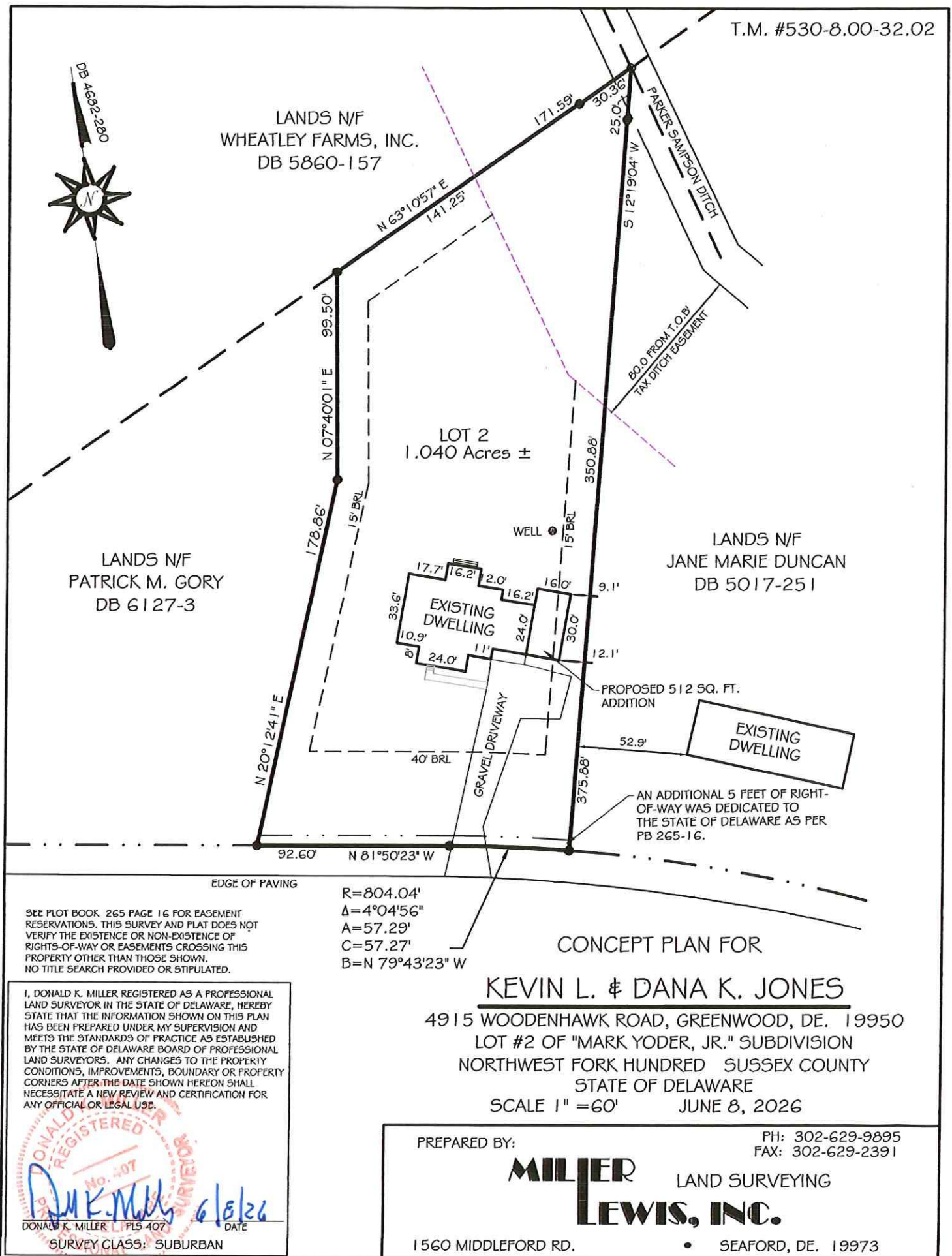


Date: 6/8/26

For office use only:

Date Submitted: _____ Fee: _____ Check #: _____
 Staff accepting application: _____ Application & Case #: _____
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Subdivision: _____ Lot#: _____ Block#: _____
 Date of Hearing: _____ Decision of Board: _____



Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

06/08/2026 03:30PM Megan D.
Receipt Number: 001315268
33031508-0056

PERMITS / INSPECTIONS
2026 202607678/2020

\$500.00

\$500.00

Subtotal
Total

\$500.00

\$500.00

Tenders

CHECK

Check Number 1042

\$500.00

Change due

\$0.00

Paid by: DEER HAVEN VENTURES LLC

Thank you for your payment.

CUSTOMER COPY

