

## Ann Lepore

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**From:** Todd Shultz <TSHULTZ401@msn.com>  
**Sent:** Wednesday, February 10, 2021 11:34 AM  
**To:** Ann Lepore  
**Subject:** Variance for 40 circle drive west on 2/15/21. For Todd Shultz

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Hello Ann. 2 additions I failed to include in my narrative. On #2 I did indicate that septic system impeach placing garage anywhere else on site but should also include underground propane system. Also on #4 I included that neighbors have supplied letters of approval which are in packet. I also have approval from the homeowners association and that document is already in packet with letters from neighbors but I failed to mention it in written paragraph. Thank you for your help. Todd Shultz. My email is [tshultz401@msn.com](mailto:tshultz401@msn.com)

Sent from my iPad

RECEIVED

FEB 10 2021

SUSSEX COUNTY  
PLANNING & ZONING

**BOARD OF ADJUSTMENT**

**CASE NO. 12529**

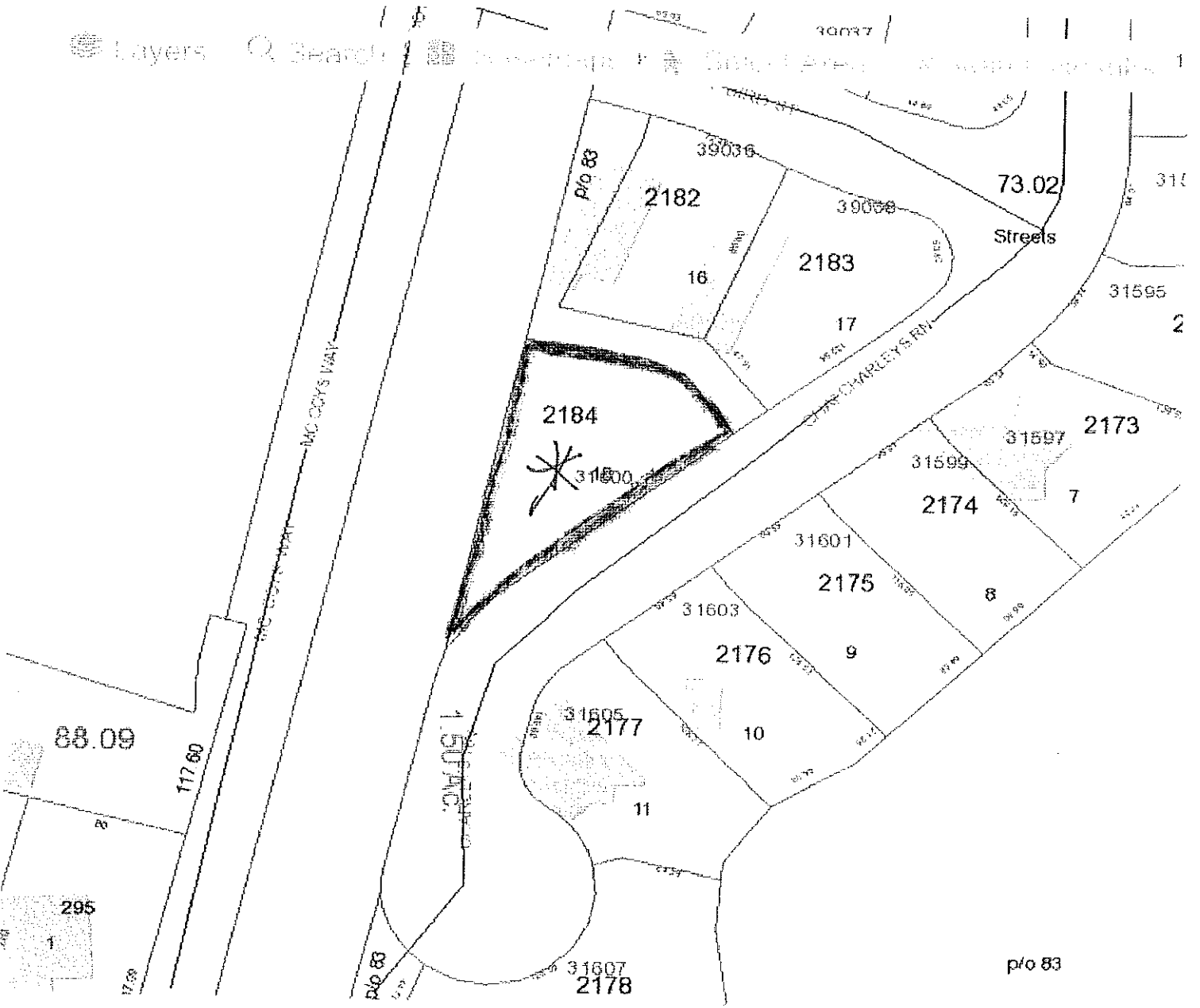
**UMARU BOLARINWA**

**EXHIBITS**

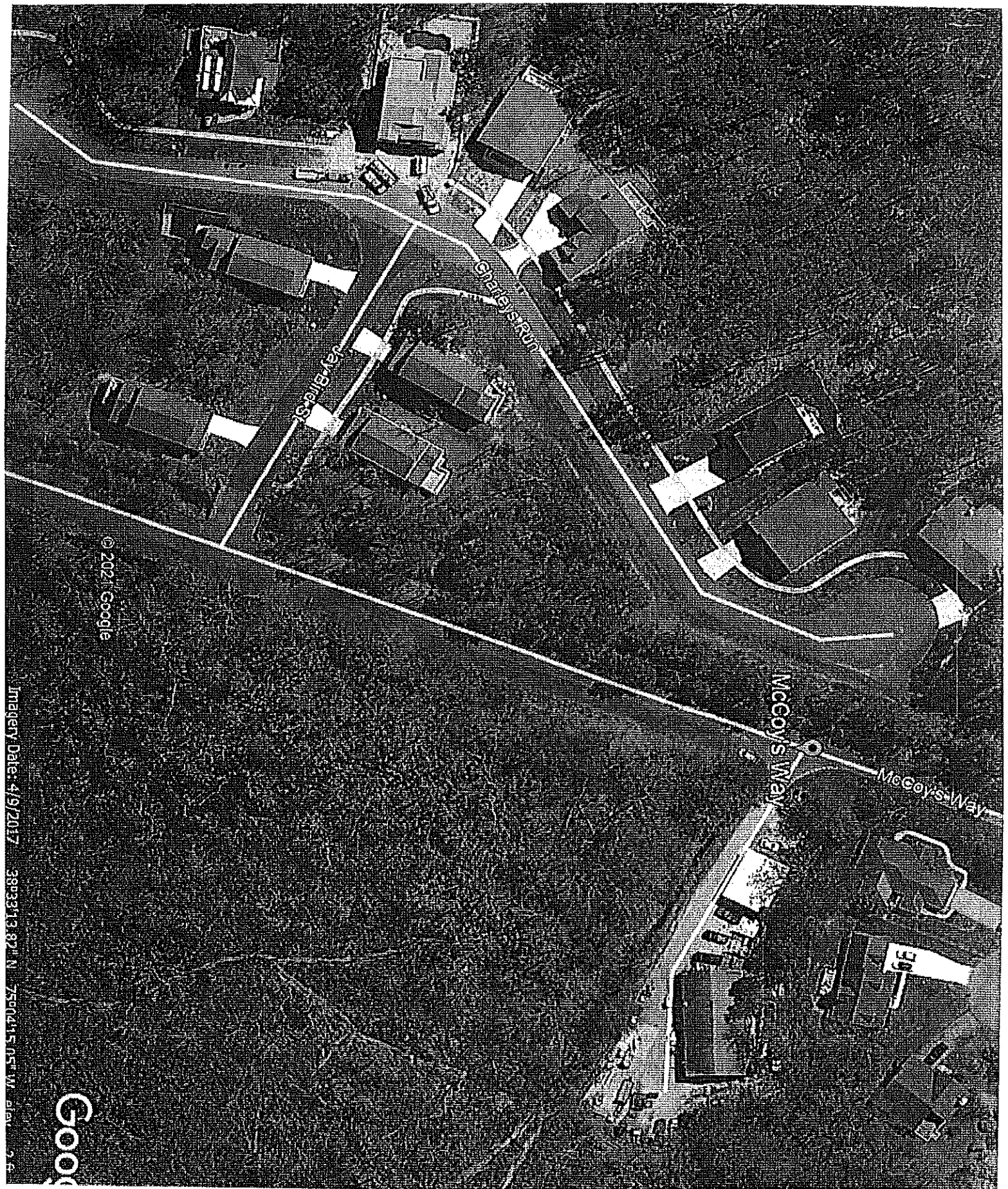
- A. Bethany Woods -- Final Site Plan
- B. County Tax Map
- C. Google Earth Photo
- D. Survey of house placement
- E. Letter from Bethany Woods Property Owners Association
- F. Current Deed



Layers Search [Map Tools] [Print Area] [Map Legend] [Scale] [1]



B

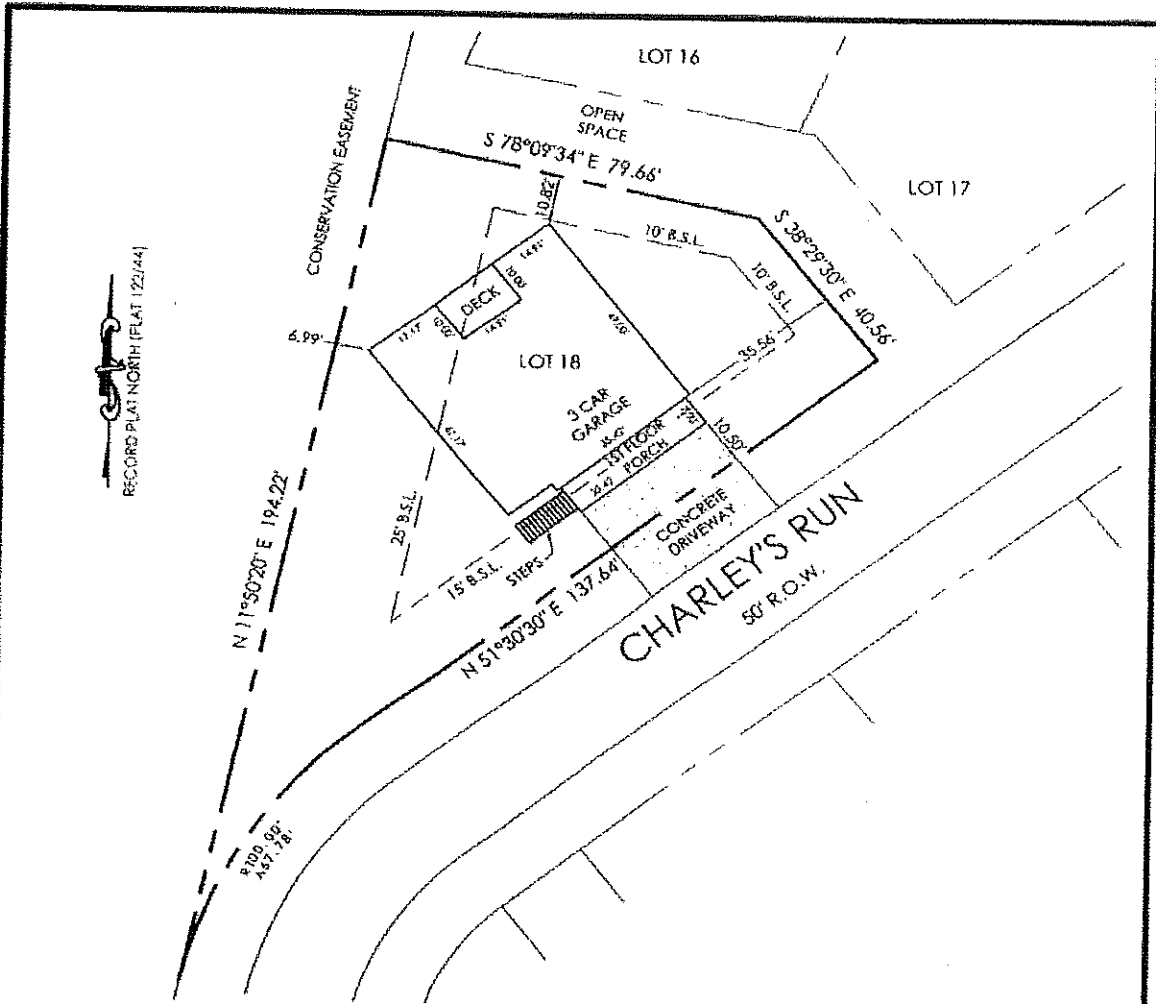


© 2021 Google

Imagery Date: 4/9/2017 38°33'13.82" N 75°04'15.05" W elev: 26

Goog

C



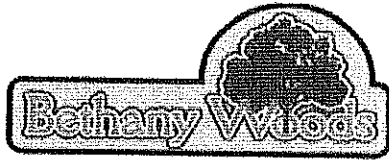
**GENERAL NOTES**

1. CURRENT OWNER: BOLARINWA UMARU  
14117 PLEASANT VIEW DR.  
BOWIE, MD 12900
2. TAX REFERENCE: 134-13.00-2184.00
3. DEED REFERENCE: 5327/23
4. PLAT REFERENCE: 122/44
5. AREA OF LOT: 10,023 ± SQ. FT.
6. BASED UPON F.F.M.A. FLOOD INSURANCE RATE MAP NUMBER 10005C0512K, PANEL 512 OF 660, WITH AN EFFECTIVE DATE OF MARCH 16, 2015, THIS SITE IS LOCATED WITHIN FLOOD ZONE AE (ELEV. @ BASE ELEVATIONS DETERMINED).
- SEIBACKS PER APPROVED PLAT  
FRONT = 15'  
SIDE = 10'  
REAR = 25'
7. ELEVATION DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988 DATUM.
8. OTHER THAN SHOWN, THIS PLAN DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS ON THIS PROPERTY.



STEVEN W. FULLER  
REGISTERED PROFESSIONAL ENGINEER  
No. 823  
DELAWARE  
12/23/2020

<p>Integrated Planning Engineering &amp; Management, LLC</p>	<p>3003 Meritt Mill Road Salisbury, MD 21804 T. 401.572.0833 www.sofuller.com</p>	<p>VARIANCE EXHIBIT LOT 18, BETHANY WOODS 31600 CHARLEY'S RUN BALTIMORE HUNDRED BETHANY BEACH, SUSSEX COUNTY, DELAWARE</p>		
	<p>Copyright © 2020</p>	<p>Drawn by: RAM</p>	<p>Scale: 1" = 30'</p>	<p>Date: 12/23/2020</p>
<p>Fuller Hall A SERVICE COMPANY</p>	<p>Job No.: 52006B</p>	<p>Date: 12/23/2020</p>	<p>Sheet 1 of 1</p>	D



**Property Owners Association**

February 7, 2021

Tim Naughton, President  
Evergreene Homes  
701 Bethany Loop, Suite 2  
Bethany Beach, DE. 19930

RE: Sussex County Variance Application of Umaru Bolarinwa, Case #12529  
31600 Charley's Run (Lot 18), Bethany Beach, DE. 19930

Dear Mr. Naughton,

I am writing today in support of the referenced variance application, on behalf of the Bethany Woods Property Owners Association (BWPOA) Board of Directors.

We have reviewed the plot plan submitted with the application, showing the rear and front setback variation requests. The requests are within reason, given the unusual dimensions of the parcel. We therefore approve of the proposed setbacks in the plot plan.

We would like to confirm that you are aware of, and have access to, the BWPOA Covenants, Conditions and Restrictions (CCRs), as your company proceeds with the development of Lot 18. The CCRs may be found on our website, [bethanywoodspoa.com](http://bethanywoodspoa.com).

Please do not hesitate to contact the BWPOA Board and/or Architectural Review Committee should you have questions. We appreciate advance notice of any major community disruptions during the construction process.

Thank you in advance for your consideration,

A handwritten signature in cursive script, appearing to read "Patti Spackman".

Patti Spackman, Interim President  
Bethany Woods POA

Cc: Bethany Woods POA

E

TAX MAP AND PARCEL #: 1-34 13.00

2184.00

PREPARED BY & RETURN TO:

Haller & Hudson

101 S. Bedford St.

P.O. Box 533

Georgetown, DE 19947

File No. 10964-HWH/

THIS DEED, made this 3 day of OCTOBER, 2020,

- BETWEEN -

PATRICIA LYNN HEGLIN, of 733 Beauclair Place, The Villages, FL 32163, party of the first part,

- AND -

BOLARINWA UMARU, of 14117 Pleasant View Drive, Bowie, MD 20720, as sole owner, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One and 00/100 Dollar (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and his heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece and parcel of land, situate, lying and being known and designated as Lot Number Eighteen (18) on a Final Site Plan for Bethany Woods prepared by Engineering Consultants International, LLC, as recorded in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware, in Plot Book 122, Page 44, and as revised in Plot Book 141, Page 89.

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BBING the same land conveyed unto Patricia Lynn Heglin by deed of Belhany Woods, LLC dated October 28, 2010, of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 3840 at Page 120.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

\_\_\_\_\_  
*Patricia Lynn Heglin* (SEAL)  
Patricia Lynn Heglin

STATE OF Florida, COUNTY OF Santer : to-wit

BE IT REMEMBERED, that on 10-3-20, personally came before me, the subscriber, Patricia Lynn Heglin, party of the first part to this indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

*James Polts Jr*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 1-10-21

