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Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

BOARD OF ADJUSTMENT

JOHN WILLIAMSON, CHAIRMAN
KEVIN E. CARSON
JEFF CHORMAN
JOHN T. HASTINGS
JORDAN WARFEL



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

April 4, 2022

6:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for February 7, 2022

Approval of Finding of Facts for February 7, 2022

Old Business

Case No. 12644 – Orlando Figueroa seeks a variance from the front yard setback requirement for a proposed garage (Sections 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the north side of Weigelia Drive approximately 340 ft. east of Wilson Hill Road. 911 Address: 15421 Weigelia Drive, Georgetown. Zoning District: GR. Tax Parcel: 231-3.00-24.00

Public Hearings

Case No. 12674 – George Jefferson Jr. seeks a variance from the front yard setback requirement for a proposed shed (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is a through lot located on the north side of Overbrooke Court and the south side of Cannon Road within Clearbrooke Estates Subdivision. 911 Address: 4 Overbrooke Court, Seaford. Zoning District: AR-1. Tax Parcel: 331-1.00-145.00

Case No. 12676 – Herbert Reynolds seek variances from the front yard setback, side yard setback, rear yard setback, maximum lot coverage and separation distance setback requirements for a proposed structure (Sections 115-25, 115-172, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Jasper View Lane within the Masseys Landing manufactured home park. 911 Address: 37269 Jasper View Lane, Millsboro. Zoning District: AR-1. Tax Parcel: 234-25.00-31.00-8874



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Case No. 12673 – Bryan Jones and Maggie Jones seek a variance from the front yard setback for a proposed addition to an existing structure (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the northeast side of River Road approximately .19 miles east of Layton Davis Road. 911 Address: 31614 River Road, Millsboro. Zoning District: MR. Tax Parcel: 234-34.10-80.00

Case No. 12675 – Yong J. Park, et al seeks a variance from the 200 ft. poultry building setback requirement from a residence (Section 115-20 of the Sussex County Zoning Code). The property is located on the southeast side of Mount Pleasant Road at Scala Lane. 911 Address: 31312 Mount Pleasant Road, Laurel. Zoning District: GR. Tax Parcel: 432-7.00-2.00

RECESS

7:00 pm – Public Hearing

Case No. 12668 - Jill Biden seeks variances from the maximum fence height requirement for proposed fences (Sections 115-25, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Far View Road within the North Shores Subdivision. 911 address: 32 Far View Road, Rehoboth Beach. Zoning District: AR-1 Tax Parcel: 334-8.17-55.00

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 28, 2022, 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://sussexcountype.gov/council-chamber-broadcast>

The County is required to provide a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302 394 5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items under public hearings on this agenda.

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

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountype.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, March 31, 2022.

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**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 # 12644
Hearing Date 1/3
2021/6/202

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)
115-42 115-182

Site Address of Variance/Special Use Exception:

15421 Weigelia DR, Georgetown, DE

Variance/Special Use Exception/Appeal Requested:

10 feet from 30' front yard.

Tax Map #: 231-3.00-24.00 Property Zoning: ER

Applicant Information

Applicant Name: Juan Turcios
Applicant Address: 212 1st St
City Bridgeville State DE Zip: 19933
Applicant Phone #: 302-727-2127 Applicant e-mail: Consumi100@gmail.com

Owner Information

Owner Name: Orlando Figueroa
Owner Address: 15421 Weigelia DR
City Georgetown State DE Zip: 19947 Purchase Date: _____
Owner Phone #: 302-381-5734 Owner e-mail: _____

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: 11-4-21



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.

Due to the way the land, the front yard is the only way I can get it done, and I have septic in the back

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.

The garage can't be done by the size given due to being so small (12') that it will only fit a car or probably none.

3. Not created by the applicant:

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

The applicant purchased the property with the house and septic in the existing location.

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

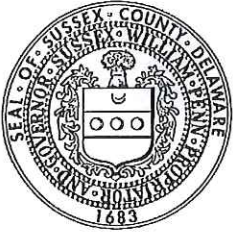
That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

We have spoke to neighbors and they said the garage won't affect them in any way.

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.

This is the smallest garage to accommodate the applicant needs.



**Sussex County
Building Permit**
P.O. Box 589
Georgetown, DE 19947
302-855-7720

Application Number
202114889
Issue Date: 10/21/2021
Expire Date: 10/21/2022

Permit Type: RES. ADDITION OUT OF TOWN

Parcel ID	Address	Zone Code
231-3.00-24.00	15421 WEIGELIA DRIVE	GR

Owner Information	Applicant Information
Name: FIGUEROA ORLANDO Phone:	Name: Phone:

Contractor Information	
Name: FIGUEROA ORLANDO CID: 104619 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: ATTACHED GARAGE Construction Type: Estimated Cost of Construction: \$ 7,290 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

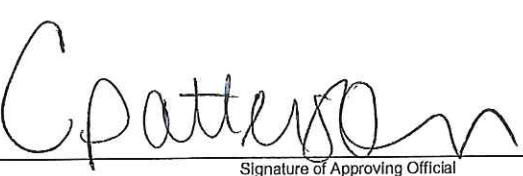
Property Information	
Measurements taken from Property Lines Front Setback: 30.00 / _____ Side Setback: 10.00 / _____ Maximum Building Height: 42' FLOOD ZONE Flood Zone: X280L _____ If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.	Rear Setback: 10.00 / _____ Corner Setback: _____ / _____ Location Description: PINE BLUFF #2 LOT D5 CT#51356


Project Description: RES ADD W/ BC

Scope of Work:
30X27 ATT GARAGE

**TO BE KEPT
ON JOB SITE**

Permit Details:


Signature of Approving Official

 302-727-2107
Signature of Owner/Contractor

I fully understand the Zoning Requirements of this permit.

Building Permit Acknowledgement:

I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction.
I/we further acknowledge, ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property.
THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE. AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

Permit Number	BP-168327	TOTAL FEES:	\$ 46.73
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Building Description

Total Bedrooms:

Full Baths:

Half Baths:

Total Rooms:

Basement:

Interior Walls:

Flooring:

CONC

Heat Type:

Roofing: SHINGLE

Exterior Walls: VINYL

Foundation Type: POST

Fireplace Type:

Air Conditioning: N

Additional Requirement/Restrictions

_____ Accessory Building 900 Square Feet or Greater

No more than four (4) vehicles permitted in structure without a Planning & Zoning Hearing.

_____ Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

_____ Campgrounds

Must conform to the location approved by the park.

_____ Farm-Use Permits

Prior to issuance of the Certificate of Occupancy, it must be confirmed that the building will be used for farm use only. Otherwise, the permit will be voided and plans must be submitted to the Building Code Department.

_____ Fences

Fence may only be 3.5' tall along the front property line and from the road back to the mandated front yard setback. Thereafter, fence may be a maximum of 7' tall. On corner lots, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may be installed on property line.

+ ✓ _____ Parcel Setbacks

All building structures and improvements shall comply with the parcel setback measurement requirements as mandated in the Sussex County Zoning Ordinance. Failure to comply with the parcel setback measurement requirements is a violation.

_____ Pools (Above-Ground)

Must have ladder up and locked at all times when not in use. Pool must be 4' high above grade. If not, a fence is required around perimeter of pool

_____ Pools (In-Ground)

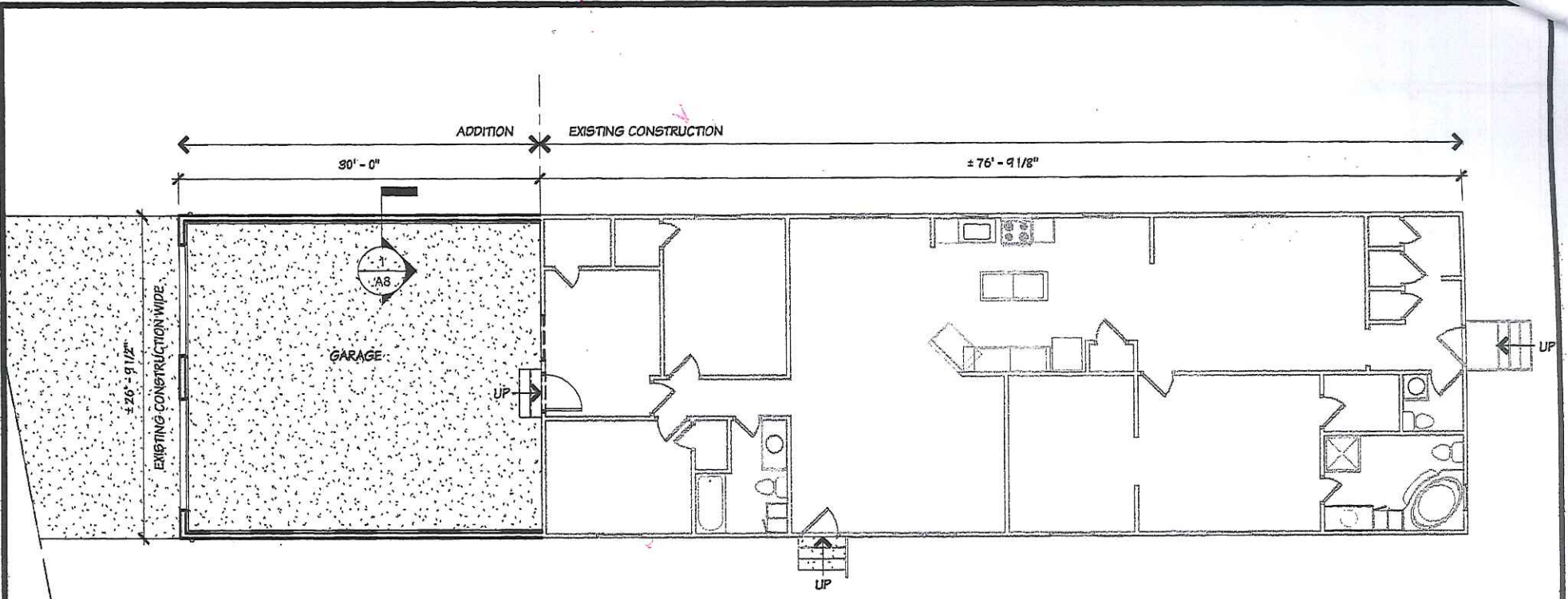
A minimum 4' tall fence must be around the perimeter of the pool. A minimum 3' walkway must be between the pool and fence. Gate must be locked at all times when the pool is not in use.

_____ Pools or Guest Homes

No Cooking facilities of any kind are permitted in the structure. No separate electrical meters are permitted.

_____ Tax Ditch

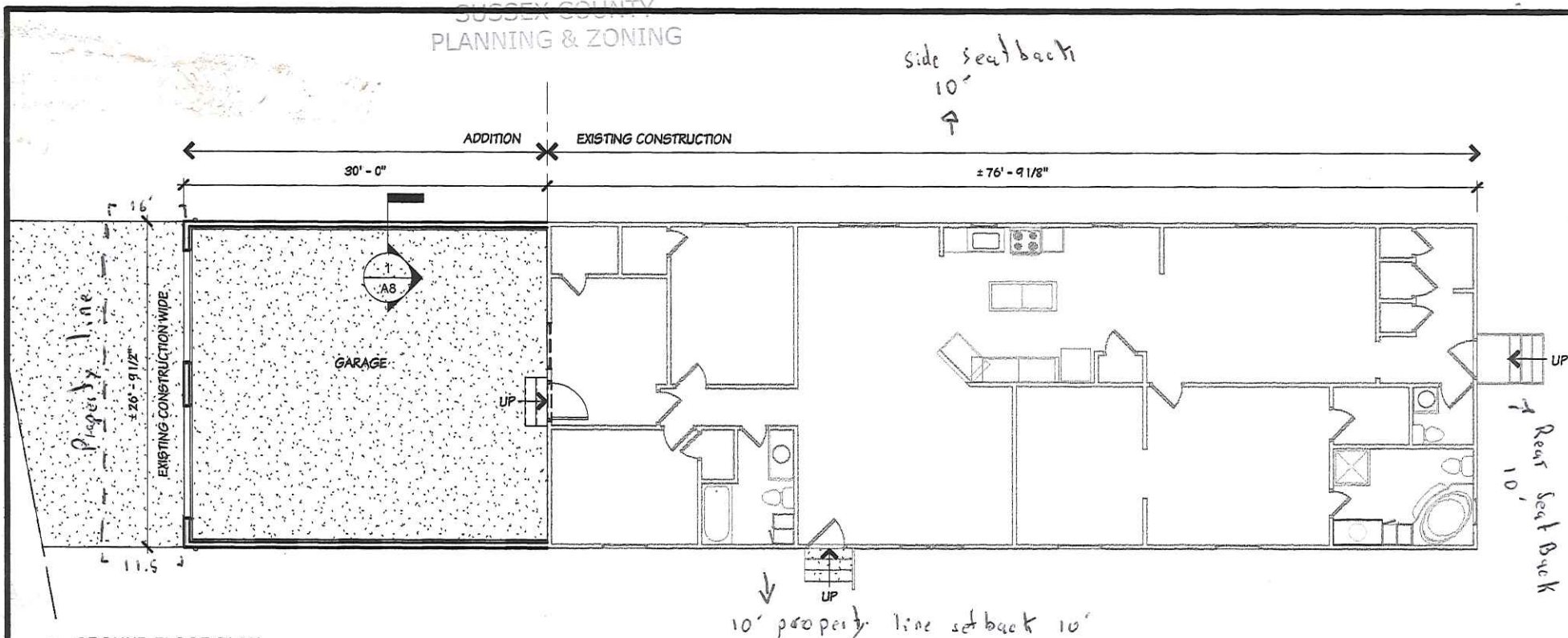
Property records indicate a State regulated tax ditch appears on this property. All building activity shall comply with the rules and requirements related to State regulated tax ditches and the respective tax ditch easements.



① GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

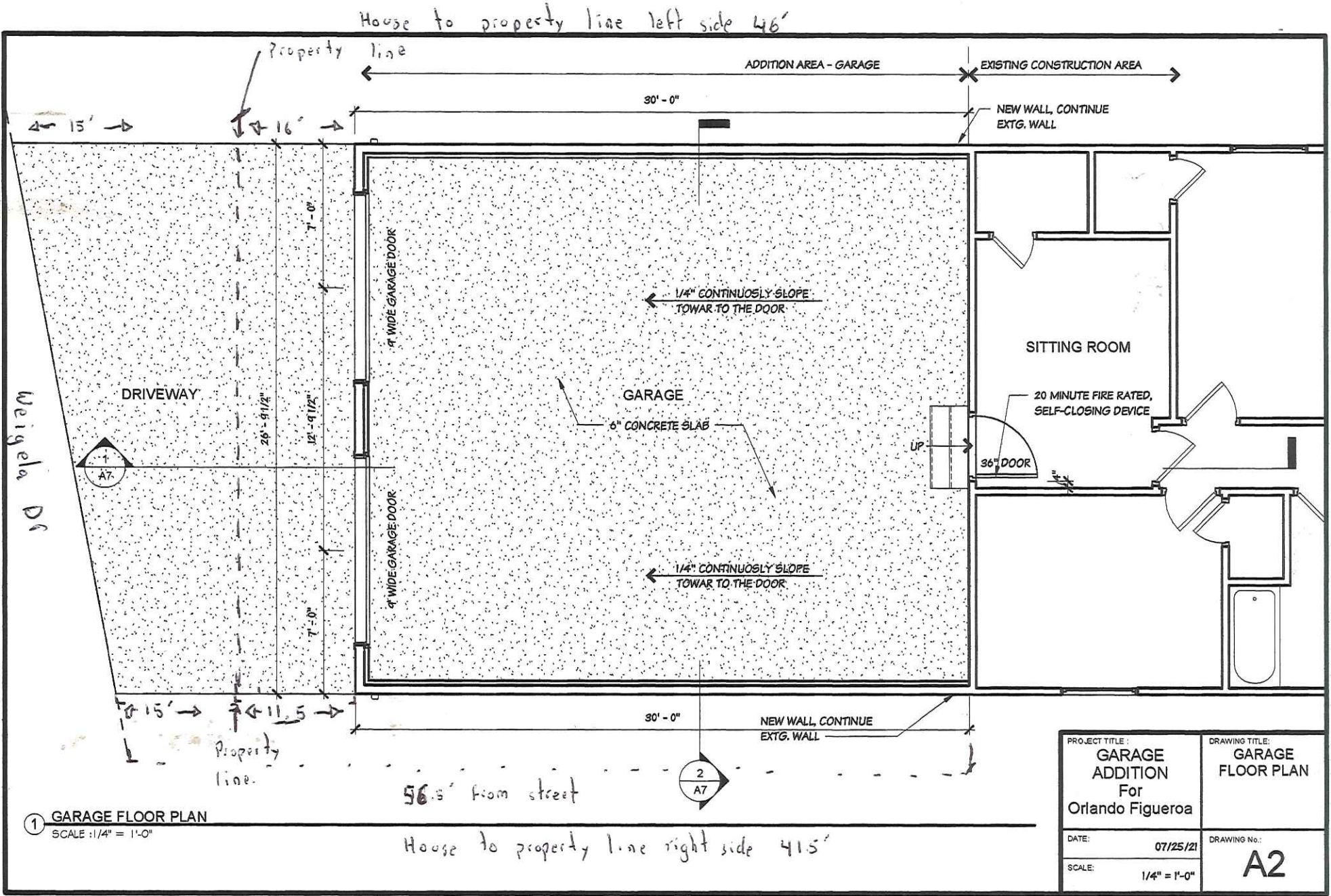
PROJECT TITLE: GARAGE ADDITION For Orlando Figueroa	DRAWING TITLE: GROUND FLOOR PLAN
DATE: 07/25/21	DRAWING No.:
SCALE: 1/8" = 1'-0"	A1

SUSSEX COUNTY
PLANNING & ZONING



① GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT TITLE: GARAGE ADDITION For Orlando Figueroa	DRAWING TITLE: GROUND FLOOR PLAN
DATE: 07/25/21	DRAWING No.:
SCALE: 1/8" = 1'-0"	A1



① GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT TITLE: GARAGE ADDITION For Orlando Figueroa	DRAWING TITLE: GARAGE FLOOR PLAN
DATE: 07/25/21	DRAWING No.:
SCALE: 1/4" = 1'-0"	A2

SEE ADDITIONAL
CODE REQUIREMENTS

GARAGE ADITION FOR ORLANDO FIGUEROA

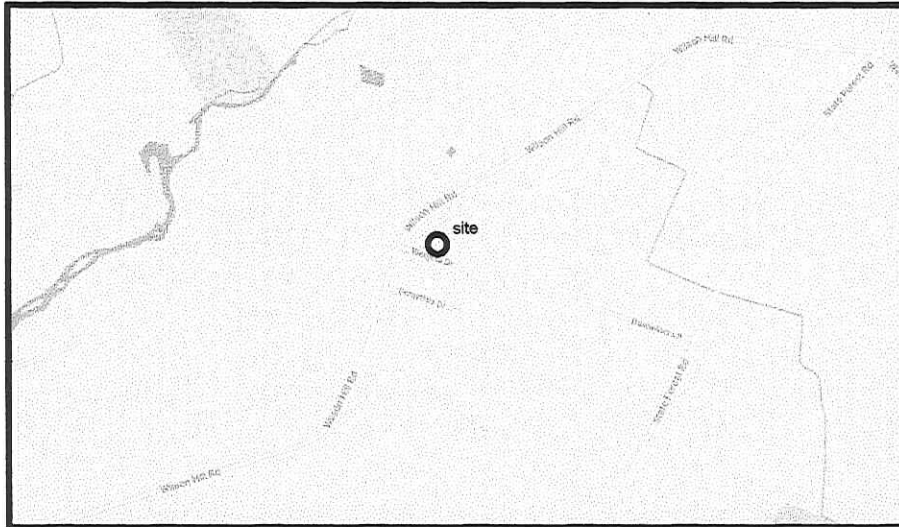
15421 WEIGELA DRIVE,
GEORGETOWN, DELAWARE, 19947

REVIEWED FOR
CODE COMPLIANCE

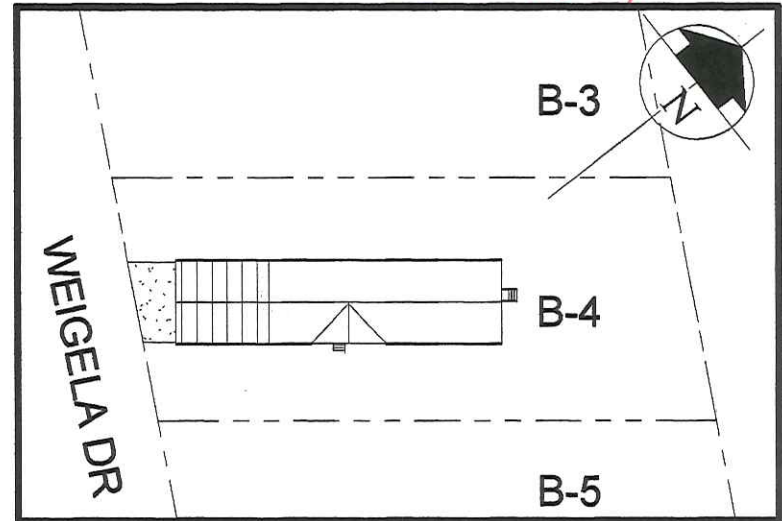
DATE 10/18/21

SIGNED ALS

202114889



① LOCATION PLAN
NOT TO SCALE



② SITE PLAN
SCALE: 1" = 40'-0"

SHEET INDEX

No.	SHEET TITLE
A0	COVER SHEET
A1	GROUND FLOOR
A1D1	DEMOLITION PLAN
A2	GARAGE FLOOR PLAN
A3	FOUNDATIONS PLAN
A4	FOUNDATIONS DETAILS
A5	ROOF PLAN
A6	ELEVATIONS
A7	SECTIONS
A8	WALL SECTIONS

AREAS

1ST FLOOR EXISTING LIVING AREA:	2,057 S.F.
ADDITION GARAGE AREA:	803 S.F.
TOTAL CONSTRUCTION AREA:	2,057 S.F.
HEIGHT AREA	12'-10"
TOTAL VOLUME	31,460 C.F.

TO BE KEPT
ON JOB SITE

PROJECT TITLE: GARAGE ADDITION For Orlando Figueroa	DRAWING TITLE: COVER SHEET
DATE: 07/25/21	DRAWING No.:
SCALE: As indicated	A0

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 # 12674
Hearing Date 4-4-22
202202489

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)
115-25 115-182

Site Address of Variance/Special Use Exception:

4 OVERBROOK CT SEAFORD, DE 19973
Variance/Special Use Exception/Appeal Requested:

Tax Map #: 3-31-1,00-145,00 Property Zoning: AR-1

Applicant Information

Applicant Name: GEORGE JEFFERSON JR
Applicant Address: 13908 MILE STRETCH RD
City GREENWOOD State DE Zip: 19950
Applicant Phone # (302) 542-7501 Applicant e-mail: jeff5366@yahoo.com

Owner Information

Owner Name: GEORGE JEFFERSON JR
Owner Address: 4 OverBrooke CT
City SeaFord State De Zip: 19973 Purchase Date: July 26 2021
Owner Phone #: 302-542-7501 Owner e-mail: jeffs366@yahoo.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: 2-22-22



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.

I AM ASKING FOR A 20FT. VARIANCE FOR A 16X24, 384 SQ.FT. SHED THAT BACKS UP TO (CANNON RD) STATE RD 18

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.

WE WOULD LIKE TO PUT A PATIO FOR BBQ'S + POSSIBLY A POOL FOR FAMILY GATHERINGS W/ GRANDCHILDREN. DUE TO THE ODD SHAPE OF OUR PROPERTY, WE WOULD BE ABLE TO DO THESE THINGS PUTTING THE SHED AT THE 20 FT. VARIANCE ON OUR PROPERTY. I HAVE SPOKE TO

3. Not created by the applicant:

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

THE ODD SIZE OF THE LOT PREVENTS US FROM UTILIZING OUR 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.

THERE ARE OTHER SHEDS ON CANNON RD, IN OUR NEIGHBORHOOD, THAT ARE INSIDE THE 40FT CRITERIA. THE SHED WILL MEET HOA RULES INCLUDING MATCH THE HOUSE

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.

THE SHED WILL BE OFF MY PROPERTY LINE ^{20 FT.} AND 39 FEET OFF OF CANNON RD. MY NEIGHBORS HAVE LEVLAND CYPRESS TREES AS WIND BLOCKS THAT 20-25FT. TALL AND 15-20 FEET OFF CANNON RD SO I FEEL OUR SHED SHOULD NOT BE AN ISSUE.

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)

Sussex County

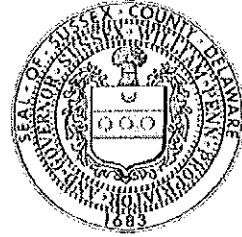
DELAWARE
PLANNING & ZONING DEPARTMENT

sussexcountyde.gov

302-855-7878 T

302-854-5079 F

JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR



SETBACK INFORMATION REQUEST

Date of Request 11/12/2021 Zoning District AR-1
Customer Name Nicole
Customer Contact nicole@tymebuilderinc.com
Tax Parcel ID 331-1.00-145.00 Lot/Unit Number 129
Parcel Address 4 Overbrooke Court
Front Yard Setback 30-ft - from property line on Overbrooke Court
Side Yard Setback 15-ft
Rear Yard Setback 40-ft - from property line on Cannon Road
Corner Front Yard Setback n/a
Maximum Height 42-ft

The Customer was provided general zoning setbacks, as a specific parcel was not identified. Therefore, the setbacks provided may not be for a specific parcel. The setbacks could be different based on the specific nature of the property.

Additional Notes:

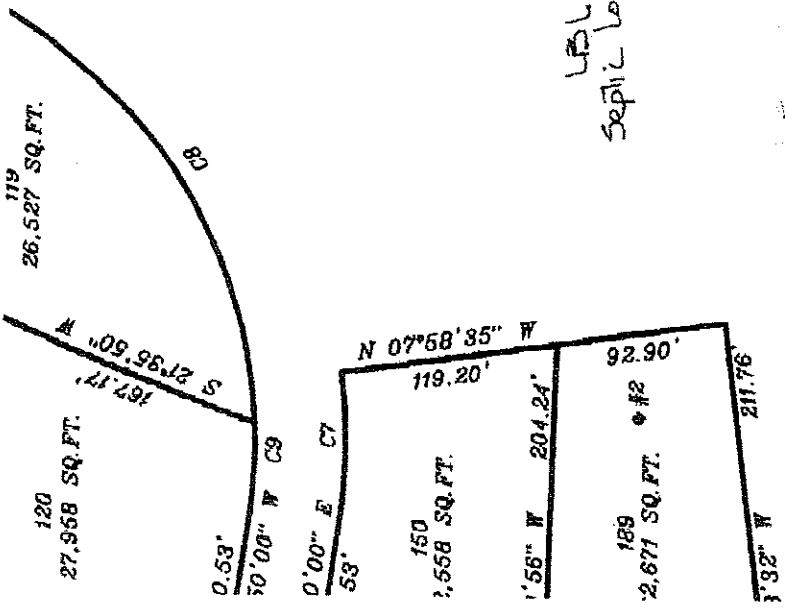
Sussex County Code 115-185(F)

Accessory buildings which are not a part of the main building may be constructed in a rear yard, provided that such accessory building does not contain more than 600 square feet of area, and may be located five feet from a side lot line and five feet from a rear lot line.

Name of Staff Member Ann Lepore

Checked By

Lauren Decker, Planner III



LSL 10.29.10
Septic Location Only

SEPTIC LOCATION PLAN FOR CLEARBROOKE ESTATES

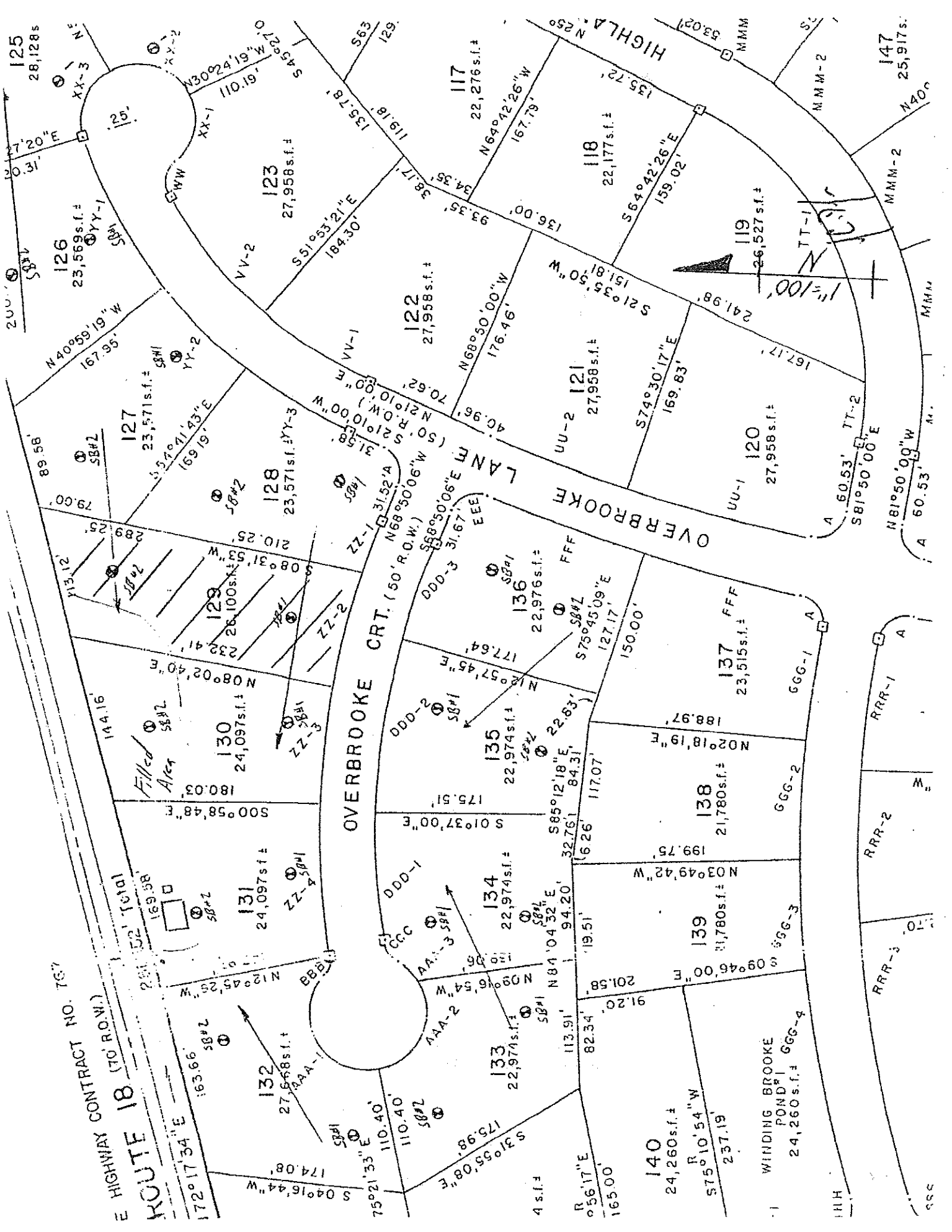
OWNER: WHEATLEY VENTURES, INC.
19115 FREELAND LANE
BRIDGEVILLE, DE. 19933

MILLER LEWIS, INC. LAND SURVEYING 1560 MIDDLEFORD RD. SEAFORD, DELAWARE 19973 PH: 302-629-9895 FAX: 302-629-2391	<i>Robert V. Sigler</i> OCTOBER 27, 2010	HUNDRED	SEAFORD	COUNTY	SUSSEX
		STATE	DELAWARE	DRAWN BY	D. A. MORRIS
		REF.	P. B. 43-353	DWG. NO.	3-31-1-161



C25	647.73	U471.52	46.02	10.01
C24	647.73	08°49'48"	99.82'	99.72'
C25	647.73	09°01'29"	102.03'	101.92'
C26	647.73	11°46'38"	133.14'	132.91'
C27	25.00	45°47'24"	19.98'	19.45'
C28	50.00	137°39'21"	120.13'	93.25'
C29	50.00	110°25'06"	96.36'	82.12'
C30	50.00	28°11'54"	24.61'	24.36'
C31	25.00	48°55'44"	21.35'	20.71'
C32	597.73	10°48'34"	112.77'	112.60'
C33	597.73	13°55'32"	145.45'	145.09'
C34	597.73	08°12'17"	85.59'	85.52'
C35	25.00	89°21'49"	38.99'	35.76'
C36	1341.53	06°04'45"	142.34'	142.27'
C37	1341.53	06°03'30"	141.85'	141.78'
C38	25.00	89°34'58"	39.09'	35.23'
C39	952.86	06°12'06"	103.14'	103.09'
C40	952.86	06°08'10"	102.04'	102.00'
C41	952.86	05°56'19"	98.76'	98.72'
C42	952.86	12°04'44"	200.88'	200.51'
C43	25.00	97°29'53"	42.54'	37.59'
C44	4607.12	02°21'46"	189.99'	189.97'
C44	4607.12	01°06'14"	88.76'	88.75'
C45	4607.12	01°14'37"	100.00'	100.00'
C46	4607.12	01°41'54"	136.57'	136.57'
C47	25.00	89°29'29"	39.05'	35.20'

213 157 176 13



E HIGHWAY CONTRACT NO. 767
 ROUTE 18 (70' R.O.W.)

125
 28,128 s.
 200' 31'
 207' 20" E
 126
 23,569 s.f.
 YY-1
 58#2
 N40°59'19" W
 167.95'
 89.58'
 79.00'
 127
 23,571 s.f.
 58#1
 5.57° 11' 43" E
 169.19'
 128
 23,571 s.f.
 YY-3
 31.58'
 50' R.O.W.
 (50' R.O.W.)
 N21°10'00" W
 70.62'
 40.96'
 129
 26,100 s.f.
 58#1
 58° 08' 31" W
 210.25'
 130
 24,097 s.f.
 58#2
 144.16'
 180.03'
 500° 58' 48" E
 131
 24,097 s.f.
 58#2
 169.58'
 281' 52' 10" 101'
 132
 27,668 s.f.
 58#1
 163.66'
 172° 17' 34" E
 174.08'
 S 04° 16' 44" W
 110.40'
 110.40'
 75° 21' 33" E
 133
 22,974 s.f.
 58#1
 175.98'
 S 31° 55' 08" E
 4 s.f.
 134
 22,974 s.f.
 58#1
 175.51'
 S 01° 37' 00" E
 175.51'
 135
 22,974 s.f.
 58#1
 177.64'
 N 2° 57' 45" E
 136
 22,976 s.f.
 58#1
 177.64'
 N 2° 57' 45" E
 137
 23,515 s.f.
 58#1
 188.97'
 N 08° 18' 19" E
 138
 21,780 s.f.
 58#1
 189.75'
 N 03° 49' 42" W
 139
 21,780 s.f.
 58#1
 199.75'
 N 03° 49' 42" W
 140
 24,260 s.f.
 58#1
 165.00'
 R 56° 17" E
 165.00'
 91.20'
 20.58'
 19.51'
 82.34'
 113.91'
 82.34'
 141
 24,260 s.f.
 58#1
 175.98'
 S 31° 55' 08" E
 4 s.f.
 142
 27,958 s.f.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 143
 27,958 s.f.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 144
 27,958 s.f.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 145
 27,958 s.f.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 146
 27,958 s.f.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 147
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 148
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
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 149
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
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 150
 25,917 s.
 58#1
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 N 68° 50' 00" W
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 N 68° 50' 00" W
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 N 68° 50' 00" W
 40.96'
 159
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 58#1
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 N 68° 50' 00" W
 40.96'
 160
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 N 68° 50' 00" W
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 161
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 162
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 N 68° 50' 00" W
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 N 68° 50' 00" W
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 58#1
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 N 68° 50' 00" W
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 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 182
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 183
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 184
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 185
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 186
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 187
 25,917 s.
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 N 68° 50' 00" W
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 188
 25,917 s.
 58#1
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 N 68° 50' 00" W
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 189
 25,917 s.
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 190
 25,917 s.
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 176.46'
 N 68° 50' 00" W
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 25,917 s.
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 193
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 N 68° 50' 00" W
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 194
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 58#1
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 N 68° 50' 00" W
 40.96'
 195
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 196
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 58#1
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 N 68° 50' 00" W
 40.96'
 197
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 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 198
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 199
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'
 200
 25,917 s.
 58#1
 176.46'
 N 68° 50' 00" W
 40.96'

WINDING BROOKE
 PONDS
 24,260 s.f.
 GGG-4

RRR-1
 RRR-2
 RRR-3
 GGG-1
 GGG-2
 GGG-3
 GGG-4

OVERBROOKE CRT. (50' R.O.W.)
 LANE



1" = 100'
 N



TYME BUILDER, INC.

1 year workmanship warranty

1540 Middleford Rd
Seaford, DE 19973

Phone: (302) 245 6143

Brian@tymebuilderinc.com

Additional Work Invoice

Proposal submitted to: GL Jefferson	Phone: 302-542-7501	Date: 01/07/2022
Street: 4 Overbrooke Ct	Job Name: Shed 12' x 20'	
City, State, Zip Code: Seaford, DE 19973	Job Location: Same	
Architect: T.B.I.	Date of Plans: 10/2/2021	Contact Email:

Enlarge Shed 16' x 24'—Original shed size 12' x 20'

The cost to build this shed 12' x 20' \$3,600.00.
All of the materials are already on the job.

Prices are subject to change after 15 days.

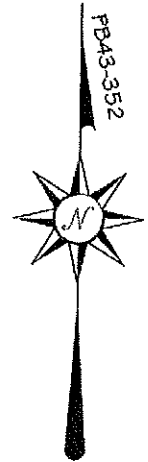
All material is guaranteed to be as specified. All work to be completed in a timely manner according to standard practices. Any alteration or deviation from above specification involving extra cost will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents, or delays that are beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workmen's compensation insurance.
TERMS: 1 1/2% Net/30% After 30 days

Authorized Signature: _____ Date: _____

Signature: _____ Date: _____

T.M. #3-31-1.00-145.00

ROUTE 18 - CANNON ROAD



LOT 130

LOT 127

LOT 128

OVERBROOKE COURT (50' R/W)

LEGEND

● IRON PIPE (FOUND)

CURVE DATA
R = 647.73'
Δ = 8°49'48"
A = 99.82'
CD = 99.72'
Brg. = N 77°32'15" W

FOUNDATION LOCATION PLAN FOR
TYME BUILDERS

4 OVERBROOKE CT., SEAFORD, DE 19973
LOT #129 OF "CLEARBROOKE ESTATES" SUBDIV.
SEAFORD HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
SCALE 1" = 40' JUNE 24, 2021

SEE PLOT BOOK AS PAGE 352 FOR EASEMENT
RESERVATIONS. THIS SURVEY AND PEAT DOES NOT
VERIFY THE EXISTENCE OR NON-EXISTENCE OF
RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS
PROPERTY OTHER THAN THOSE SHOWN.
NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

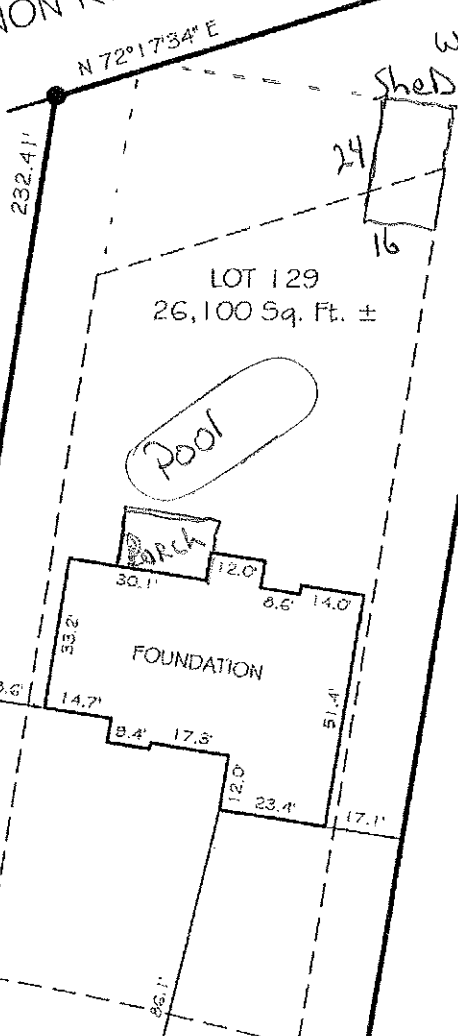
PREPARED BY:

MILNER LAND SURVEYING
LEWIS, INC.

PH: 302-629-9895
FAX: 302-629-2391

1560 MIDDLEFORD RD.

• SEAFORD, DE. 19973



ROUTE 18 - CANNON ROAD

N 72°17'34" E

113.12'

S 08°31'53" W

232.41'

40.0'

20.0'

16.0'

10.2'

24.0'

PROPOSED SHED

10.2'

LOT 127

LOT 129
26,100 Sq. Ft. ±

LOT 130

DWELLING

30.1'

12.0'

8.6'

14.0'

33.2'

18.6'

14.7'

9.4'

17.3'

51.4'

12.0'

23.4'

17.1'

LOT 128

N 08°02'40" E

289.25'

OVERBROOKE COURT
(50' R/W)

LEGEND

● IRON PIPE (FOUND)

CURVE DATA
R = 647.73'
Δ = 8°49'48"
A = 99.82'
CD = 99.72'
Brg. = N 77°32'15" W

REQUEST FOR VARIANCE FOR SHED
GEORGE L. JEFFERSON, JR.

4 OVERBROOKE CT., SEAFORD, DE 19973
LOT #129 OF "CLEARBROOKE ESTATES" SUBDIV.
SEAFORD HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
SCALE 1" = 40' JANUARY 14, 2022

PREPARED BY:

MILLER
LEWIS, INC. LAND SURVEYING

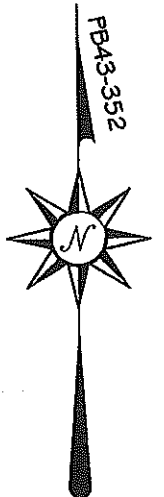
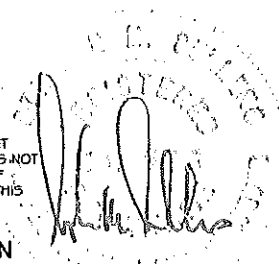
PH: 302-629-9895
FAX: 302-629-2391

1560 MIDDLEFORD RD.

● SEAFORD, DE. 19973

SEE PLOT BOOK 43 PAGE 352 FOR EASEMENT RESERVATIONS. THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY OTHER THAN THOSE SHOWN. NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN



T.M. #3-31-1.00-145.00

ROUTE 18 - CANNON ROAD

N 72°17'34" E

113.12'

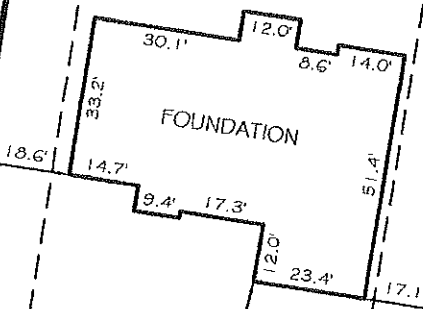
S 08°31'53" W

LOT 127



LOT 129
26,100 Sq. Ft. ±

LOT 130



LOT 128

N 08°02'40" E

289.25'

OVERBROOKE COURT (50' R/W)

LEGEND

● IRON PIPE (FOUND)

CURVE DATA
R = 647.73'
Δ = 8°49'48"
A = 99.82'
CD = 99.72'
Brg. = N 77°32'15" W

FOUNDATION LOCATION PLAN FOR
TYME BUILDERS

4 OVERBROOKE CT., SEAFORD, DE 19973
LOT #129 OF "CLEARBROOKE ESTATES" SUBDIV.
SEAFORD HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
SCALE 1" = 40' JUNE 24, 2021

PREPARED BY:

MILLER
LAND SURVEYING
LEWIS, INC.

PH: 302-629-9895
FAX: 302-629-2391

1560 MIDDLEFORD RD.

• SEAFORD, DE. 19973

SEE PLOT BOOK 43 PAGE 352 FOR EASEMENT RESERVATIONS. THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY OTHER THAN THOSE SHOWN. NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

Case # 12676
Hearing Date 4-4-22
202201463

**Board of Adjustment Application
Sussex County, Delaware**

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
902-855-7878 ph, 902-854-5079 fax

Type of Application: (please check all applicable)

Variance
Special Use Exception _____
Administrative Variance _____
Appeal _____

Existing Condition _____
Proposed _____
Code Reference (office use only)
115-25 115-103
115-185 115-172

Site Address of Variance/Special Use Exception: 37269 Jasper View Ln.
Millsboro, DE 19966

Variance/Special Use Exception/Appeal Requested: Variance requested
for a Bldg involving front, side & rear yard
5' - rear 5' - side 3' - front

Tax Map #: 234-25.00-31.00-8874 Property Zoning: AR-1

Applicant Information

Applicant Name: Herbert Reynolds
Applicant Address: 3 Chase Ln.
City, State, Zip: Middletown DE 19709
Applicant Phone #: 302-997-5663 Applicant e-mail: herbsparts777@gmail.com

Owner Information

Owner Name: Same as Above
Owner Address: _____
City, State, Zip: _____ Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Information

Agent/Attorney Name: N/A
Agent/Attorney Address: _____
City, State, Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

[Signature]

Date: 1-31-22



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.

We wish to build a structure to which would enable me to continue working on my hobbies at retirement, such as classic cars. The only space available to do this is on the westerly side of our site. This is in preparation of retiring & moving to this location.

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.

If we were to build within conformity of the code, I would have less than an oversized 1 car garage

3. Not created by the applicant:

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

NONE. This is due to the lot size

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.

In step, with some of our neighbors in the community, this will not offer a distraction or impede public safety

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.

Anything less than the variance requested would be a non functional Bldg in my case

Planning & Zoning Project Contact List

Applicant Information

Applicant Name: Herbert Reynolds
 Applicant Address: 3 Chase Ln.
 City: Millsboro State: DE Zip: 19709
 Phone #: 302-897-5663 E-mail: herbsparts777@gmail.com

Owner Information

Owner Name: Same
 Owner Address: _____
 City: _____ State: _____ Zip: _____
 Phone #: _____ E-mail: _____

Engineer/Surveyor Information

Engineer/Surveyor Name: Clifton L. Bakhsh, Jr. Inc
 Engineer/Surveyor Address: 445D Summit Bridge Rd.
 City: Middletown State: DE Zip: 19709
 Phone #: 302-378-8009 E-mail: info@cbakhsh.com

Agent/Attorney Information

Agent/Attorney Name: N/A
 Agent/Attorney Address: _____
 City: _____ State: _____ Zip: _____
 Phone #: _____ E-mail: _____

Other

Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone #: _____ E-mail: _____



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 Fee \$400.00
- 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.

**Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application or appeal. Please include the case number when calling about the decision.*

**Please be advised that any action taken in reliance of the Board's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.*

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: _____

For office use only:

Date Submitted: _____

Fee: \$400.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Lot#: _____

Block#: _____

Date of Hearing: _____

Decision of Board: _____



Ruth Reynolds <herbsparts777@gmail.com>

Massey's Variance

1 message

Connie Kapoor <brickrx@gmail.com>

Tue, Feb 15, 2022 at 5:03 PM

To: herbsparts777@gmail.com

Please disregard the previous message...I entered the incorrect lot number for you. Below is corrected:

Herb and Ruth Reynolds,

We have reviewed the plans for improvement on lots 37/38 Massey's Landing, 37269 Jasper View Ln. We have no problems with the proposed garage plan and request for a variance for this structure to overlap the setback along, and up to the property line of the adjoining lot. The lessor of the neighboring affected lot is agreeable to the variance as well. We approve the plan as submitted, pending Sussex County agreement.

If you need anything else, please let us know.

Connie Kapoor, Secretary
Massey's Landing Park, Inc.



Ruth Reynolds <herbsparts777@gmail.com>

Property

1 message

Becka Fissel <becka.fissel@gmail.com>
To: herbsparts777@gmail.com

Sun, Jan 30, 2022 at 12:33 PM

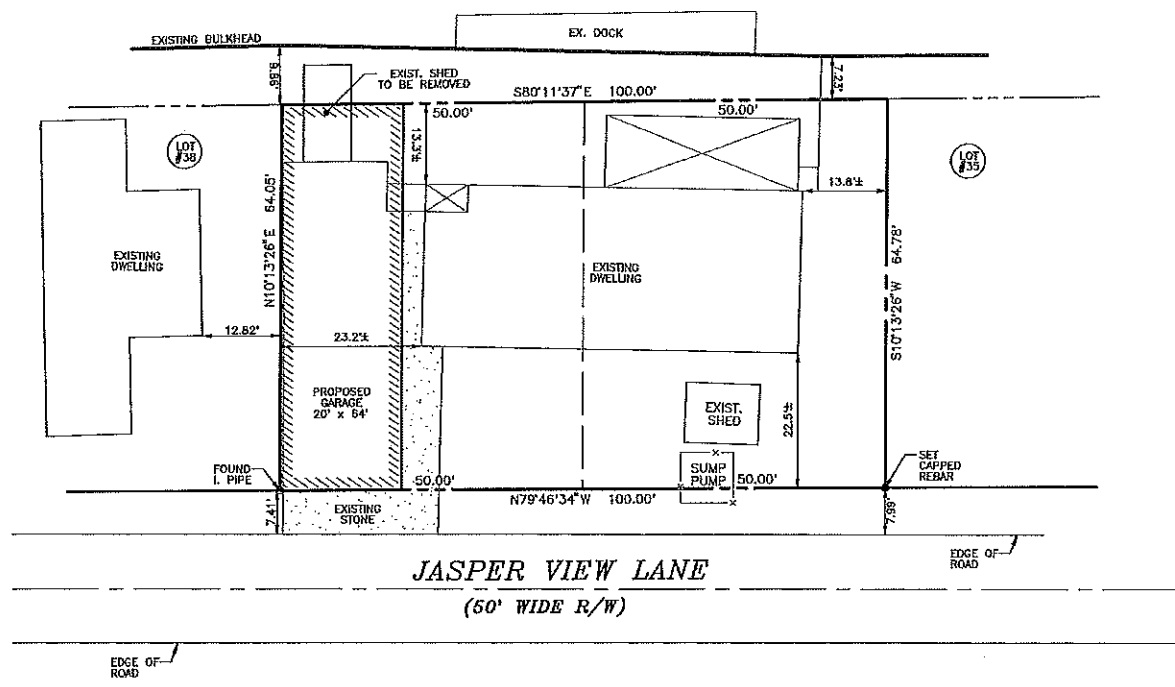
I have no Problems or concerns with Herb and Ruth placing a building on the property line that is beside my property at 37263 Jasper View Lane.

Rebecca Fissel
7174200737
Sent from my iPhone

_____●



NORTH LAGOON MARINA



LOT SIZE--
6441.50 sq ft
EXISTING IMPERVIOUS--
1845.81 sq ft = 28%
PROPOSED IMPERVIOUS--
1280.00 sq ft
TOTAL IMPERVIOUS--
3125.81 sq ft = 48%

FRONT SETBACKS:5
REAR SETBACKS:5
SIDE SETBACKS:5

SITE DATA:

- 1.) TAX PARCEL NUMBER 234--25.00--31.00--8874
- 2.) ZONING AR--1
- 3.) RECDRD PLAT BOOK 297, PAGE 037
- 4.) OWNER/APPLICANT HERBERT & RUTH REYNOLDS
3 CHASE LANE
MIDDLETOWN, DE 19709
- 5.) SITE ADDRESS 37269 JASPER VIEW LANE
MILLSBORO, DE 19966
- 6.) LOTS #36 & 37 PER PLOT BOOK 297, PAGE 037

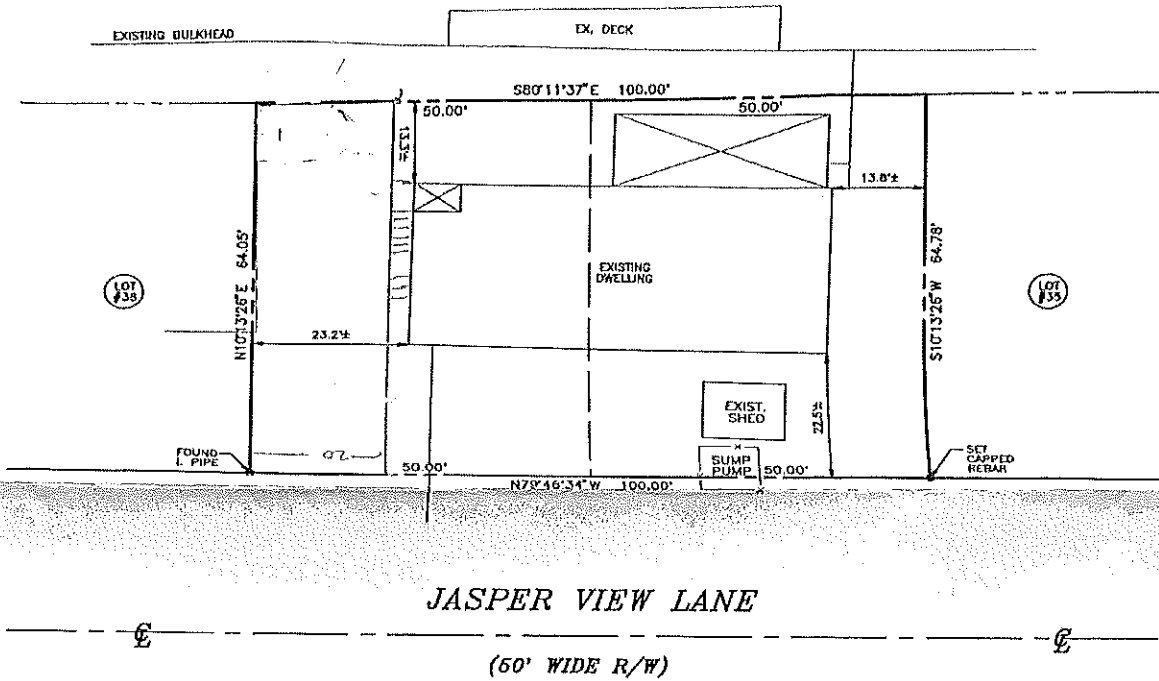
THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES, CONSTRUCTION OF FENCES, PLACEMENT OF TREES OR SHRUBS, OR TO OBTAIN BUILDING PERMITS OF ANY KIND, AS THIS IS NOT A SURVEY BUT A LOCATION SURVEY PREPARED FOR THE USE OF THE APPROPRIATE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY.

LOCATION SURVEY FOR LANDS OF 37269 JASPER VIEW LANE T.P. #234--25.00--31.00--8874 PREPARED FOR HERBERT & RUTH REYNOLDS TOWN OF MILLSBORO SUSSEX COUNTY DELAWARE	REV. per Sussex Co. P&Z	3/1/22	Clifton L. Bakhsh, Jr., Inc. Land Surveyors & Planners 4450 Summit Bridge Road, Middletown DE 19709 (302) 378-8009 Date : October 18, 2021 Drawn By : F.R. Perno Scale : 1" = 20' Checked By : Job No. 720 BJ 27356 APPROVED BY <i>[Signature]</i>
Revision	Date	Sheet No. 1 of 1	

proposed Garage 20' x 64'



NORTH LAGOON MARINA



SITE DATA:

- 1.) TAX PARCEL NUMBER 234-25.00-31.00-8874
- 2.) ZONING AR-1
- 3.) RECORD PLAY BOOK 297, PAGE 037
- 4.) OWNER/APPLICANT HERBERT & RUTH REYNOLDS
3 CHASE LANE
MIDDLETOWN, DE 19709
- 5.) SITE ADDRESS 37269 JASPER VIEW LANE
MILLSBORO, DE 19966
- 6.) LOTS #36 & 37 PER PLOT BOOK 297, PAGE 037

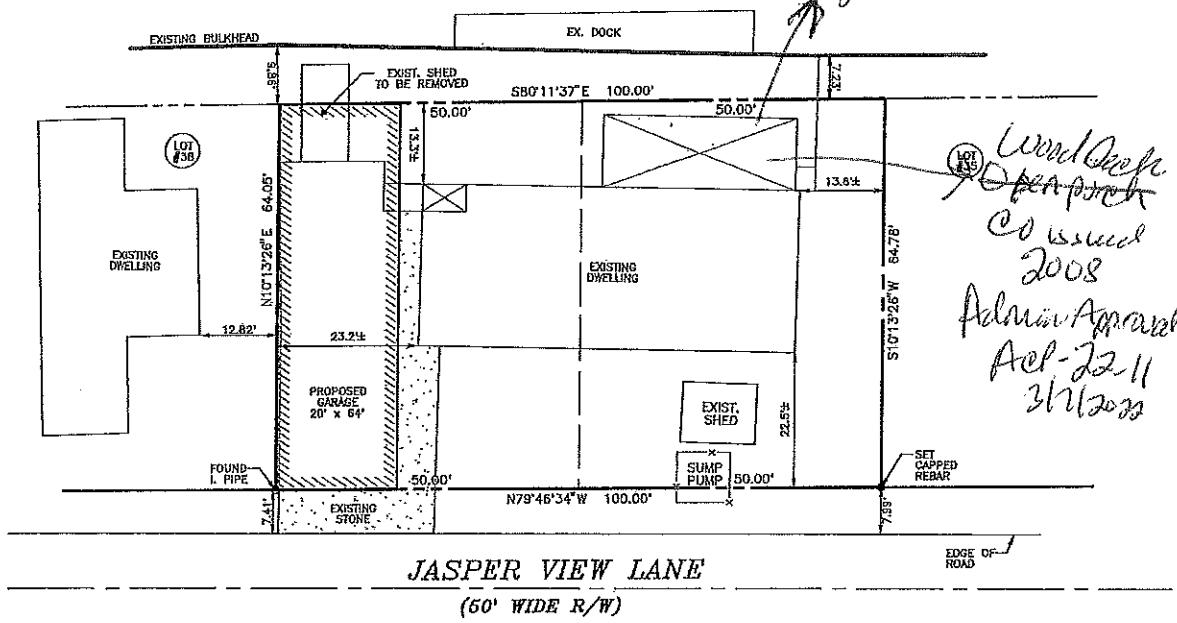
THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES, CONSTRUCTION OF FENCES, PLACEMENT OF TREES OR SHRUBS, OR TO OBTAIN BUILDING PERMITS OF ANY KIND, AS THIS IS NOT A SURVEY BUT A LOCATION SURVEY PREPARED FOR THE USE OF THE APPROPRIATE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY.

<p>LOCATION SURVEY FOR LANDS OF 37269 JASPER VIEW LANE T.P. #234-25.00-31.00-8874 PREPARED FOR HERBERT & RUTH REYNOLDS TOWN OF MILLSBORO SUSSEX COUNTY DELAWARE</p>			<p>Clifton L. Bakhsh, Jr., Inc. Land Surveyors & Planners 4450 Summit Bridge Road, Middletown, DE 19709 (302) 378-0009</p>
	<p>Date : October 18, 2021</p> <p>Scale : 1" = 20'</p>	<p>Drawn By: F.R. Perno</p> <p>Checked By: S.R.C.</p> <p>Job No. 27338</p>	
<p>Revision</p>	<p>Date</p>	<p>APPROVED BY: [Signature]</p>	

D. Z. Review



NORTH LAGOON MARINA



Wood Creek Open Park Co issued 2008 Admin Approval April-22-11 3/1/2012

JASPER VIEW LANE
(60' WIDE R/W)

*① 5' van from 5' Front, side, + rear
 ② 17.18' van from 20' sep. rear, between units
 ③ 13% van from 35% lot coverage OR 870 SF over the 35% allowable Max lot coverage*

LOT SIZE-- 6441.50 sq ft
EXISTING IMPERVIOUS-- 1845.81 sq ft = 28%
PROPOSED IMPERVIOUS-- 1280.00 sq ft
TOTAL IMPERVIOUS-- 3125.81 sq ft = 48%

FRONT SETBACKS: 5
REAR SETBACKS: 5
SIDE SETBACKS: 5

SITE DATA:

- 1.) TAX PARCEL NUMBER 234--25.00--31.00--8874
- 2.) ZONING AR-1
- 3.) RECORD PLAT BOOK 297, PAGE 037
- 4.) OWNER/APPLICANT HERBERT & RUTH REYNOLDS
3 CHASE LANE
MIDDLETOWN, DE 19709
- 5.) SITE ADDRESS 37269 JASPER VIEW LANE
MILLSBORO, DE 19968
- 6.) LOTS #36 & 37 PER PLOT BOOK 297, PAGE 037

THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES, CONSTRUCTION OF FENCES, PLACEMENT OF TREES OR SHRUBS, OR TO OBTAIN BUILDING PERMITS OF ANY KIND, AS THIS IS NOT A SURVEY BUT A LOCATION SURVEY PREPARED FOR THE USE OF THE APPROPRIATE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY.

<p>LOCATION SURVEY FOR LANDS OF 37269 JASPER VIEW LANE T.P. #234--25.00--31.00--8874 PREPARED FOR HERBERT & RUTH REYNOLDS TOWN OF MILLSBORO SUSSEX COUNTY DELAWARE</p>	REV. per Sussex Co. P&Z	3/1/22	<p>Clifton L. Bakhsh, Jr., Inc. Land Surveyors & Planners 4460 Summit Bridge Road, Middletown DE 19709 (302) 378-8009</p> <p>Date : October 18, 2023 Drawn By: J.R. Perno Scale : 1" = 20' Checked By: [Signature] Job No.: 720 BJ CT 27358</p> <p>APPROVED BY [Signature]</p>
Revision	Date	Sheet No. 1 of 1	

**Administrative Correction Process
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

Type of Application:

Permit/CO issued in Error

Site Address of Variance: 37269 Jasper View Lane

Variance/Special Use Exception/Appeal Requested: CO issued for open deck on rear of MH -
2.75-ft var from 5-ft rear yard

Tax Map #: 234-25.00-31.00-8874 **Property Zoning:** AR-1

Owner Information

Owner Name: Herbert Reynolds
Owner Address: 37269 Jasper View Lane
City, State, Zip: Millsboro, DE 19966 Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Alternate Reference Information

Agent/Attorney Name: _____
Agent/Attorney Address: _____
City, State, Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Director/Director Designee

Jennifer Norwood

Date: 3/7/2022



Check List for Applications

The following shall be submitted with the application

- Completed Application
- Provide Building Permit for Structure
- 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.
- Optional - Additional information for the Board to consider (ex. photos, letters from neighbors, etc.)

**Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board’s secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board’s vote on the application or appeal. Please include the case number when calling about the decision.*

**Please be advised that any action taken in reliance of the Board’s decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner’s Risk.*

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 Applicant/Staff Member

Jennifer Norwood _____

Date: _____

For office use only:

Date Submitted: _____ Fee: \$400.00 Check #: _____
 Staff accepting application: _____ Application & Case #: _____
 Location of property: _____

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

**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 # 12073
Hearing Date 4-4-22

Type of Application: (please check all applicable)

Variance

Special Use Exception

Administrative Variance

Appeal

Existing Condition

Proposed

Code Reference: (office use only)

115-34 115-182
115-185

Site Address of Variance/Special Use Exception:

31614 River Road Millsboro, DE 19966

Variance/Special Use Exception/Appeal Requested:

Tax Map #: 234-34.10-80.00

Property Zoning: MR

Applicant Information

Applicant Name: Phyllis Saunders / John Tana - Tana Contractor Services

Applicant Address: 31614 River Rd 2-141 Heather Dr. Lewes DE 19958

City Millsboro State DE Zip: 19966

Applicant Phone #: 302-228-2931 Applicant e-mail: psaunders1003@gmail.com

302-236-8852

john.tana.67@yahoo.com
Brenda.Tana@aol.com

Owner Information

Owner Name: Bryan Jones & Maggie Jones

Owner Address: 31614 River Road

City Millsboro State DE Zip: 19966 Purchase Date: _____

Owner Phone #: 302-228-2931 Owner e-mail: psaunders1003@gmail.com

302-542-9344

Magwhite46@gmail.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

Brenda Tana

Date: 2/23/22



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 lot is small, on waterfront and shallow lot. Home placement is forward on lot.

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.

Conforming to the standard setbacks would place the addition too far rearward, and for an addition to be accessible from the desired room. Addition is a Bath attached to Bedroom.

3. Not created by the applicant:

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

new owner purchased in 12/2020

The home was built in 1940 on 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.

No, the addition will be placed on side of home and will not encroach on the side set back of 10 feet. and will not affect any of the adjacent properties - ~~because they are~~ because they are along a waterway.

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.

The addition will be placed as far back as it can go because the addition will be attached to the bedroom on the existing home and the roof line is T-shaped, so the roof went in correctly.

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 Fee \$400.00**
- **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.**

***Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application or appeal. Please include the case number when calling about the decision.**

***Please be advised that any action taken in reliance of the Board's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.**

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

Brunda Yana

Date: 2/23/22

For office use only:

Date Submitted: _____ Fee: \$400.00 Check #: _____
 Staff accepting application: _____ Application & Case #: _____
 Location of property: _____

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

Application Entry [Sussex County, DE]



Back Search Browse Add Output Print Display PDF Save Excel Word Email Schedule Attach (0) Map

Application

Department	BA - Board of Adjustments	Owner	5983
Project/Activity *	PZ20 VARIANCE *	Contractor	SAUNDERS, WILLIA
Application *	201401924	Business	
Status	C COMPLETE	Status code	O - OPEN
Description 1	FRONT YARD VARIANCE	Status memo	
Description 2		Assigned to	
Applicant	O - OWNER	Permit	
Estimated cost	0 Fees effective 03/10/2014		

PROPERTY/USE	LEGAL DESC	DATES/MISC	PROJECT TRACKING	PERMITS	GENERAL USER DEFINED
Parcel	234-34.10-80.00		Seq	0	
Location	31614 RIVER ROAD MILLSBORO DE 19966				E
Municipality	UK UNKNOWN				
Subdivision					
Lot/Section/Phase					P
Between and					
Location desc	STATE HWY TO OAK ORCHARD W 1/2 OF LOT 13 14				li

BDA 7497 App. 12/23/2011

A variance from the east corner side yard setback requirement.

Mr. Rickard presented the case. Fred Goldberg was sworn in and testified requesting a .04-foot variance from the required 15-foot east corner side yard setback requirement for a dwelling; that the error was not intentional; that he has owned the home for 5 years; that Gary Hoffman was the builder; that he received a violation letter from Franklin Bunting, Planning and Zoning Inspector III; and that the Homeowner's Association is in favor of the application.

Mr. Rickard stated to the Board that the Mr. Goldberg is located in a flood zone and was in violation, but it has been corrected.

David Best was sworn in and testified that he is in favor of the application.

The Board found that no parties appeared in opposition to the application.

Motion by Mr. Mills, seconded by Mr. McCabe, and carried unanimously that he case be taken under advisement. Vote carried 5 – 0.

At the conclusion of the public hearing the Chairman referred back to this case. Motion by Mr. McCabe, seconded by Mr. Hudson, and carried unanimously that the variance be **granted**. Vote carried 5 – 0.

Case No. 7497 – William J. and Phyllis S. Saunders – 1,016 feet east of the Intersection of Road 312 and Road 312-A, Lot 13 and ½ Lot 14.

A variance from the front yard setback requirement.

Mr. Rickard presented the case. William and Phyllis Saunders were sworn in and testified requesting a 20-foot variance from the required 40-foot front yard setback requirement for an above ground pool; that the rear of their property slopes down to the water; that they have seasonal neighbors; that they are planning to install a fence; that the dwelling and garage were built in the 1950's and are non-conforming; and that they have remodeled the home.

George Turner, neighbor, was sworn in and testified that he is in favor of the application.

The Board found that no parties appeared in opposition to the application.

Motion by Mr. Wheatley, seconded by Mr. McCabe, and carried unanimously that the variance be granted. Vote carried 4 – 0 – 1, with Mr. Mills not voting.

Case No. 7498 – Cheryl D. Meyer – north of Road 331-B, northeast of Road 331, Lot 5, within Arthur Hudson's Lots Possum Point Subdivision.

A variance from the front yard, southwest side yard, and northeast side yard setback requirements.

Mr. Rickard presented the case. Dawn Heffelfinger, Planning and Zoning Inspector I, and Cheryl Meyer were sworn in with David Rutt, Attorney, on behalf of the application, requesting a 15-foot variance from the required 40-foot front yard setback requirement, a 4.9-foot variance from the required 10-foot southwest side yard setback requirement, and a 5.3-foot variance from the required 10-foot northeast side yard setback requirement. Dawn Heffelfinger stated that she had received a complaint over the telephone; that she went to the site and found that the framing had been taken down; that she had talked to the builder and stated to him that he needed to go to the Planning and Zoning Office to apply for a Board of Adjustment Hearing; that she had also spoken with Mrs. Meyer's over the telephone and explained to her what she needed to do; and that Mrs. Meyer's came in the same week and applied for the variance hearing. David Rutt, Attorney, and Mrs. Meyer's stated that she purchased the property in August 2000; that she is planning on retiring to Sussex County in June 2002; that she is in the process of renovating the home; that the shed and carport have been removed; that she did not change the structure of the home; that she replaced the wiring and the insulation of the home; that her contractor, Chester Wright, obtained the permit to construct a family room and a bedroom extension; that when she bought the home it sat on cement blocks; that she is planning on raising the home and set it on a block foundation; that the framing of the home had to be taken down due to the bad shape of the flooring; that she was not aware of needing a variance when you remove the framing of a home; that the framing of the home was put in the same footprint; that many other structures in the neighborhood are in violation; that the width of the lot is 30-foot wide; that the home does not alter the character of the neighborhood; and that they submitted a packet containing the original permit that was obtained, a copy of the deed, a survey, plans of the construction, a plot plan of the property, and pictures.

Chester Wright, Contractor, was sworn in and testified the he lives in Possum Point; that he has been a contractor for 5 years; that he considers the job he is doing as remodeling; that when he had put the new framing up it was put back in the same footprint; and that the original wood frame of the home was badly damaged and it needed to be replaced.

Sussex County

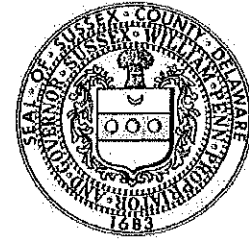
DELAWARE
PLANNING & ZONING DEPARTMENT

sussexcountyde.gov

302-855-7878 T

302-854-5079 F

JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR



SETBACK INFORMATION REQUEST

Date of Request 2/10/2022 Zoning District MR

Customer Name _____

Customer Contact JTtana@gmail.com

Tax Parcel ID 234-34.10-80.00 Lot/Unit Number 13-15

Parcel Address 31614 River Rd.

Front Yard Setback 40'

Side Yard Setback 10'

Rear Yard Setback 10'

Corner Front Yard Setback NA

Maximum Height 42'

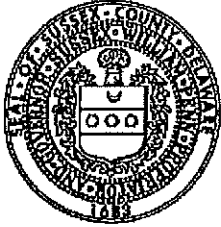
The Customer was provided general zoning setbacks, as a specific parcel was not identified. Therefore, the setbacks provided may not be for a specific parcel. The setbacks could be different based on the specific nature of the property.

Additional Notes:

VE flood zone
AE flood zone

Name of Staff Member Elliott Young

Checked By _____



**Sussex County
Building Permit**
P.O. Box 589
Georgetown, DE 19947
302-855-7720

Application Number
202200262
Issue Date: 02/07/2022
Expire Date: 02/07/2023

Permit Type: **RES. ADDITION OUT OF TOWN**

Parcel ID	Address	Zone Code
234-34.10-80.00	31614 RIVER ROAD	MR

Owner Information	Applicant Information
Name: JONES BRYAN K Phone:	Name: TANA CONTRACTOR SERVICES Phone:

Contractor Information	
Name: JONES BRYAN K CID: 286211 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: ADDITIONAL ROOMS Construction Type: Estimated Cost of Construction: \$ 9,916 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

Property Information
Measurements taken from Property Lines Front Setback: 30.00 / _____ Side Setback: 10.00 / _____ Rear Setback: 10.00 / _____ Corner Setback: _____ / _____ Maximum Building Height: 42 FT Location Description: STATE HWY TO OAK ORCHARD W 1/2 OF LOT 13 14 FLOOD ZONE Flood Zone: XP479K/XP477K _____ If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.

Project Description: RES ADD W/ BC
Scope of Work:
12X16 ADDITION (FULL BATHROOM)

Permit Details:

**TO BE KEPT
ON JOB SITE**

Signature of Approving Official

Signature of Owner/Contractor

Building Permit Acknowledgement:
I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction. I/we further acknowledge, ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property. THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE, AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

Permit Number	BP-174844	TOTAL FEES:	\$ 59.29
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Building Description

Total Bedrooms:

Full Baths:

Half Baths:

Total Rooms:

Basement:

Interior Walls:

Flooring:

Heat Type:

Roofing:

Exterior Walls:

Foundation Type:

Fireplace Type:

Air Conditioning: N

Additional Requirement/Restrictions

_____ Accessory Building 900 Square Feet or Greater

No more than four (4) vehicles permitted in structure without a Planning & Zoning Hearing.

_____ Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

_____ Campgrounds

Must conform to the location approved by the park.

_____ Farm-Use Permits

Prior to issuance of the Certificate of Occupancy, it must be confirmed that the building will be used for farm use only. Otherwise, the permit will be voided and plans must be submitted to the Building Code Department.

_____ Fences

Fence may only be 3.5' tall along the front property line and from the road back to the mandated front yard setback. Thereafter, fence may be a maximum of 7' tall. On corner lots, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may be installed on property line.

X 3.7 _____ Parcel Setbacks

All building structures and improvements shall comply with the parcel setback measurement requirements as mandated in the Sussex County Zoning Ordinance. Failure to comply with the parcel setback measurement requirements is a violation.

_____ Pools (Above-Ground)

Must have ladder up and locked at all times when not in use. Pool must be 4' high above grade. If not, a fence is required around perimeter of pool

_____ Pools (In-Ground)

A minimum 4' tall fence must be around the perimeter of the pool. A minimum 3' walkway must be between the pool and fence. Gate must be locked at all times when the pool is not in use.

_____ Pools or Guest Homes

No Cooking facilities of any kind are permitted in the structure. No separate electrical meters are permitted.

_____ Tax Ditch

Property records indicate a State regulated tax ditch appears on this property. All building activity shall comply with the rules and requirements related to State regulated tax ditches and the respective tax ditch easements.

BUILDING CODE

MAIN OFFICE (302) 855-7860
MAIN OFFICE (FAX) (302) 855-7824

INSPECTION SCHEDULING (302) 858-5500
INSPECTIONS (FAX) (302) 855-7824

PLAN REVIEW (302) 855-7860
PLAN REVIEW (FAX) (302) 855-7860



Sussex County

DELAWARE
sussexcountyde.gov

ANDY WRIGHT
CHIEF OF BUILDING CODE

SINGLE FAMILY INSPECTION REQUIREMENTS

Application # 202200262

FOOTING INSPECTION-

- Prior to pouring concrete
- Minimum of 24" inches below finished grade
- Pole buildings must be a minimum 36" inches below grade
- Re-bar and reinforcement tied and in place (when required)
- Footings free of debris, organic material, and water
- Concrete shall not be placed on frozen soil

*Building Code automatically checks the building setbacks when we perform a footing inspection. However, in some cases, a third-party engineering company may perform a footing inspection. When a third party does the footing inspection you must request a separate "Setback Inspection" from us OR you may provide a sealed foundation as-built survey to the Building Inspection Office before a framing inspection can be scheduled.

PRE-SLAB INSPECTION-

- Required for conditioned areas built on slab on grade
- Perimeter insulation installed prior to pouring slab
- Proof of DE State plumbing inspection MUST be on site

TRACK INSPECTION-

- Required for pre-engineered sunrooms
- Track installed for floor and/or roof panels

HOUSEWRAP/FRAMING INSPECTION-

- Housewrap inspection may be scheduled before the framing inspection as a separate inspection.
- Building is weather tight (roof covering, housewrap, flashing, windows & doors must be installed)
- Electrical and plumbing inspected with stickers on site
- Mechanical ducts and boots installed and sealed
- Draft stopping and fire blocking completed
- Basement waterproofing complete and certification provided
- Certifications for pre-engineered products on site
- Framing inspection before exterior covering is installed
- No insulation is to be installed before framing inspection

- Pole buildings require a header inspection prior to any exterior or interior wall covering is installed
- Plant built portions of modular homes do not require framing inspection but are required a "Close-In" inspection after the units are set and before mating wall have exterior covering installed.
- Site built portions of a modular home project are still required a framing inspection.

ENERGY INSPECTION (DWELLINGS, CONDITIONED ADDITIONS & ACCESSORY STRUCTURES)-

- 2018 Energy compliance ("Res-Check") must be on site.
- Building envelope sealed from all air drafts
- All insulation properly installed.
- Thermal stickers for doors and windows must be in place.
- Modular homes to have all air gaps in mating walls sealed and site-built portion such as: finished cape cods, rooms over garages, additional living spaces...etc.) certification and a permanent certificate must be completed and posted in or around the electric box before final inspection.

FINAL INSPECTION-

- The following items must be on file with Building Inspections BEFORE scheduling final inspection:
 - On-site wastewater/septic completion report (with red stamp) from DNREC
 - DeIDOT entrance permit when required on new construction
 - Final elevation certificate (when in flood zone)
- Work is completed
- Electrical and plumbing have been inspected with stickers on site.
- Blower door/energy certification posted in, or around electric panel
- Duct blaster certification ONLY if any of duct work is in unconditioned space
- Rough grade for proper drainage away from structure
- Gutters and downspouts installed
- 911 addresses must be posted
- Attic and crawlspace insulation installed
- Must provide access to attic areas



SETBACK INSPECTION-

- Automatically generated when you pass final inspection
- Not required if a Final Survey is provided

CERTIFICATE OF OCCUPANCY-

- Issued when the above documents are received, and Sussex County field inspections are completed. It may take up to 48 hours to process. Please take this into consideration when scheduling your closings.

County approved plans must be kept on job site for inspectors' review to receive an inspection.

Additional inspections after 5 inspections (Except Modular Home Projects without site-built additions) shall be charged \$40.00 per trip and to be paid before the issuance of the certificate of occupancy. Modular Home projects will be charged \$40.00 per trip after 4 inspections.

Before requesting any inspection, all "third party" reports such as; engineered footing reports, piling blow counts, water proofing certificates, stamped truss repairs, and energy certificate reports must be emailed to our Inspection Office at buildinginspections@sussexcountyde.gov. Application number must be included.

Any requested inspection failing to provide any of the above-mentioned reports, will not be scheduled.

TO SCHEDULE INSPECTIONS:

PLEASE CALL 302-858-5500 BETWEEN 7:30 a.m. & 3:00 p.m.

OR USE THE "INSPECTION REQUEST" WEBFORM, FOUND AT THE BOTTOM OF:

sussexcountyde.gov

MUST HAVE APPLICATION NUMBER TO SCHEDULE INSPECTIONS.

All inspections can now be viewed on the County's website using the "Self Service Portal." To access this feature, please visit: sussexcountyde.gov and click on the "Self Service Portal" link at the bottom of the page. You will need to enter your Parcel ID or Application reference number to view all inspection results. Both numbers can be found on your building permit.

SIGNATURE John TANA

PRINT NAME John TANA

PHONE # 302-236-8852

EMAIL John.tana167@yahoo.com

DATE 2-7-22

OWNER or CONTRACTOR

Circle one:

1/10



Application Entry [Sussex County, DE]

- Back
- Search
- Browse
- Add
- Update
- Output
- Print
- Display
- PDF
- Save
- Excel
- Word
- Email
- Schedule
- Attach
- Map
- Detail
- Overview
- Quick Find

Application

Department: 112 - Assessment

Project/Activity *: A017 RES ADD W/ BC * Active

Application #: 202200262

Status: A ACTIVE

Description 1: 12X16 ADDITION (FULL BATHROOM)

Description 2:

Applicant: C - CONTRACTOR

Estimated cost: 9,916 Fees effective: 01/10/2022

Owner: 286211 JONES BRYAN K

Contractor Business: TANA CONTRACTOR SERVICES

Status code: O - OPEN

Status memo: JOHN: JOHTANA67@YAHOO.COM

Assigned to Permit: MULTIPLE

PROPERTY/USE LEGAL DESC DATES/MISC PROJECT TRACKING PERMITS GENERAL USER DEFINED

Parcel: 234-34.10-80.00 Seq: 0

Location: 31614 RIVER ROAD MILLSBORO DE 19966

Municipality: MB MILLSBORO

Subdivision:

Lot/Section/Phase:

Between and Location desc: STATE HWY TO OAK ORCHARD W 1/2 OF LOT 13 14

Existing use zoning memo: RS RESIDENT MR - MEDIUM-DENSITY RES

flood zone:

Proposed use zoning memo: RS RESIDENT MR - MEDIUM-DENSITY RES

Project Name:

flood zone Impervious surface:

\$179.29

ER.

~~Wood Res~~

- Prerequisites
- Inspections
- Contractors
- Open Items
- Browse History
- Bonds
- Septic
- Parking
- Hazard/Restr
- Dept/Bd Reviews
- Names
- Warnings
- Find Related
- Locations
- Well
- Buffering
- Plan Reviews
- Violations
- Text
- Special Conditions
- Find by Parcel
- Parcel IDs

Let cust. know they have energy insp. emailed 1/18/22



Generated by REScheck-Web Software
Compliance Certificate

Project Jones

Energy Code: **2018 IECC**
 Location: **Millsboro, Delaware**
 Construction Type: **Single-family**
 Project Type: **Addition**
 Climate Zone: **4 (4708 HDD)**
 Permit Date:
 Permit Number:

TO BE KEPT
 ON JOB SITE

Construction Site: 31614 River Rd Millsboro, DE
 Owner/Agent:
 Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **2.8% Better Than Code** Maximum UA: **36** Your UA: **35** Maximum SHGC: **0.40** Your SHGC: **0.29**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	192	30.0	0.0	0.035	0.026	7	5
Wall: Wood Frame, 16" o.c.	320	19.0	0.0	0.060	0.060	19	19
Window: Vinyl Frame SHGC: 0.29	9			0.330	0.320	3	3
Floor: All-Wood Joist/Truss	192	30.0	0.0	0.033	0.047	6	9

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title _____ Signature _____ Date _____

Foundation

Existing House

REVIEWED FOR
CODE COMPLIANCE

DATE 1/13/22

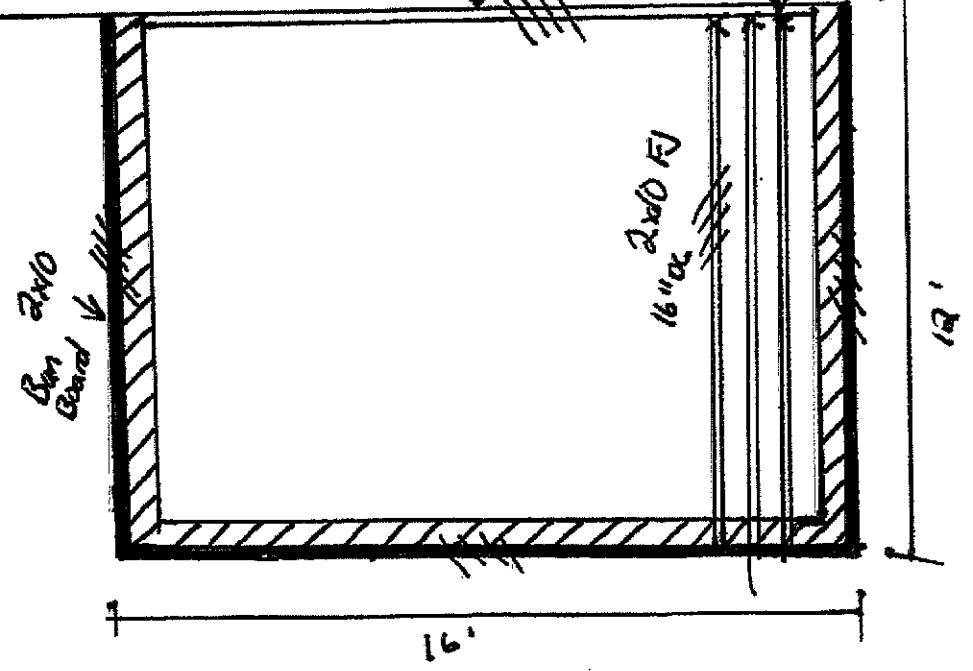
SIGNED ACS

202200262

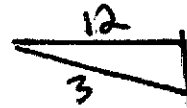
2x10 Bar Board w/ 1/2" lags 16" or equal
Attached with Joist Hangers

SEE ADDITIONAL
CODE REQUIREMENTS

TO BE KEPT
ON JOB SITE



Left Side



2x6 Ceiling Joist 16oc

2x10 Rafter 16oc

- Not Cleared
- 2x6 Fascia
- Aluminum drip edge
- Aluminum Fascia

Vinyl Post Soffit

New Roof Assembly

- 2x10 Roof Rafter
- 7/16 OSB Sheathing
- 30 year Asphalt Shingle
- 15# Felt

New Wall Assembly

- 2x6 Studs
- 7/16 OSB Sheathing
- R19 Insulation
- Vinyl Siding

3/4 T&G Sub Floor

2x10 FJ 16"oc

- 2x10 Rim Board
- Metal Termite shield
- Pressure treated sill 2x8 w/ 1/2 dia. 18" Anchor Bolts

8" Foundation Wall

12" x 16 3500 PSI Footer

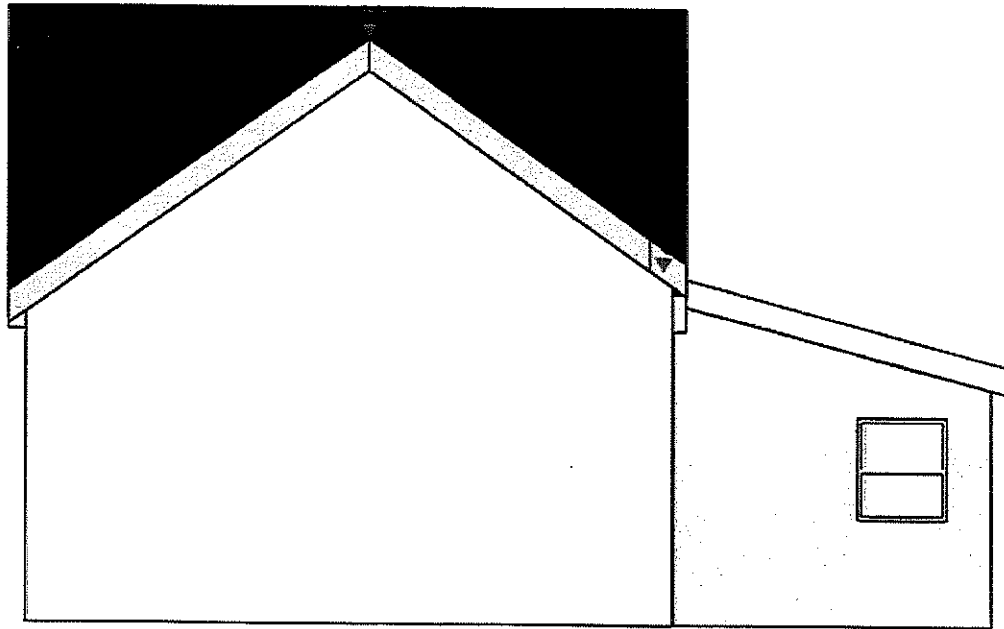
Minimum 2ft Below Finished Grade



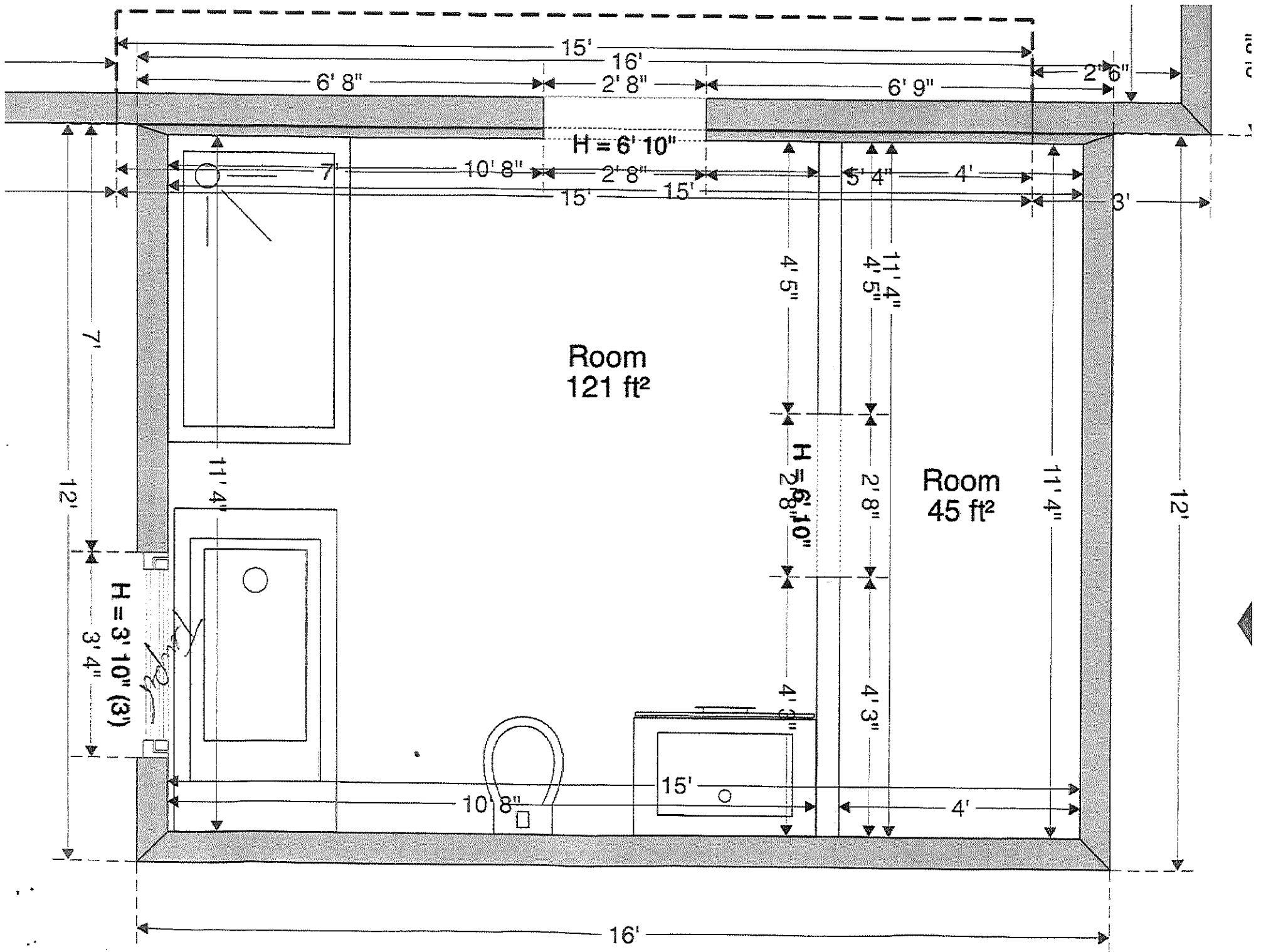
Existing Base

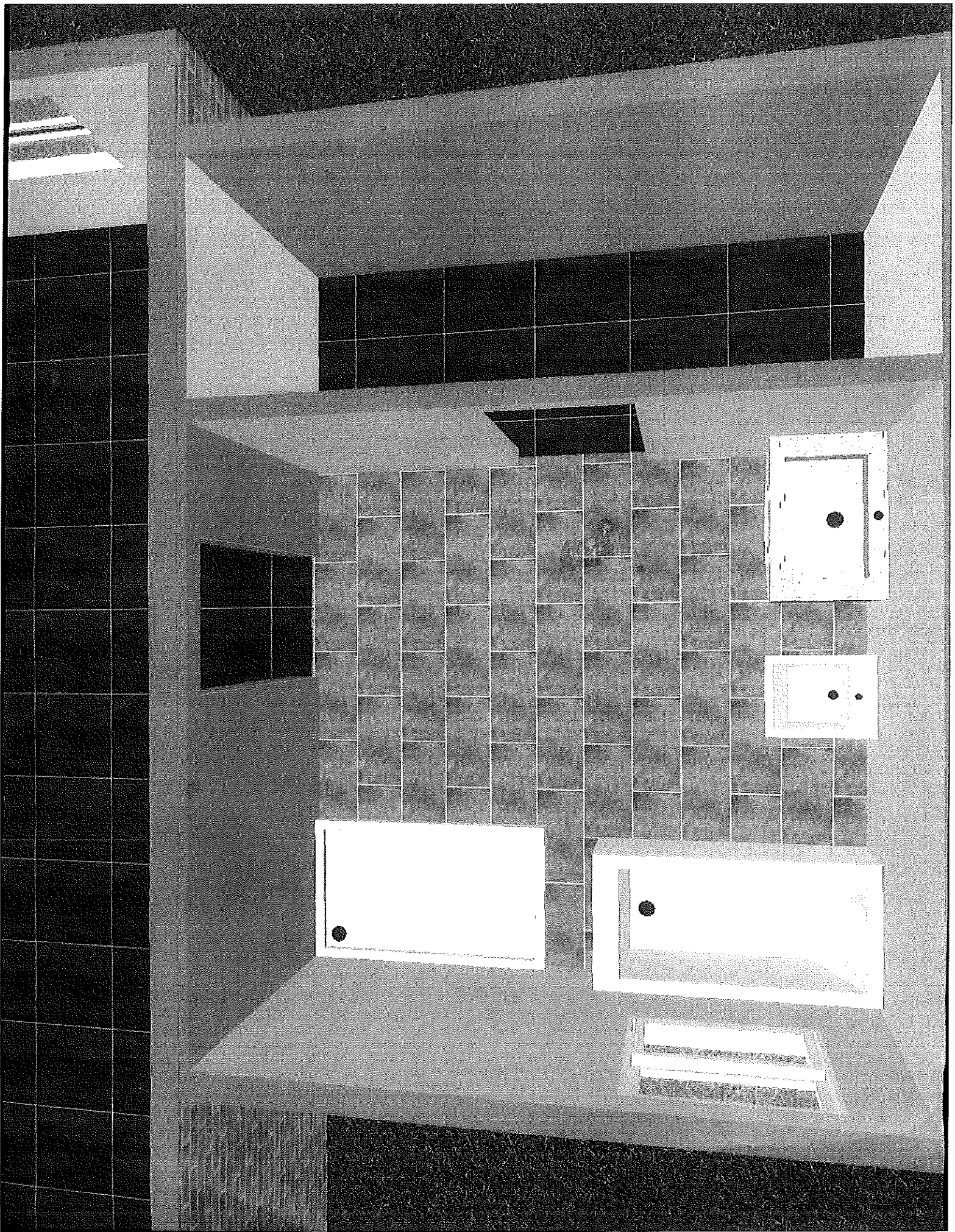
Existing Foundation

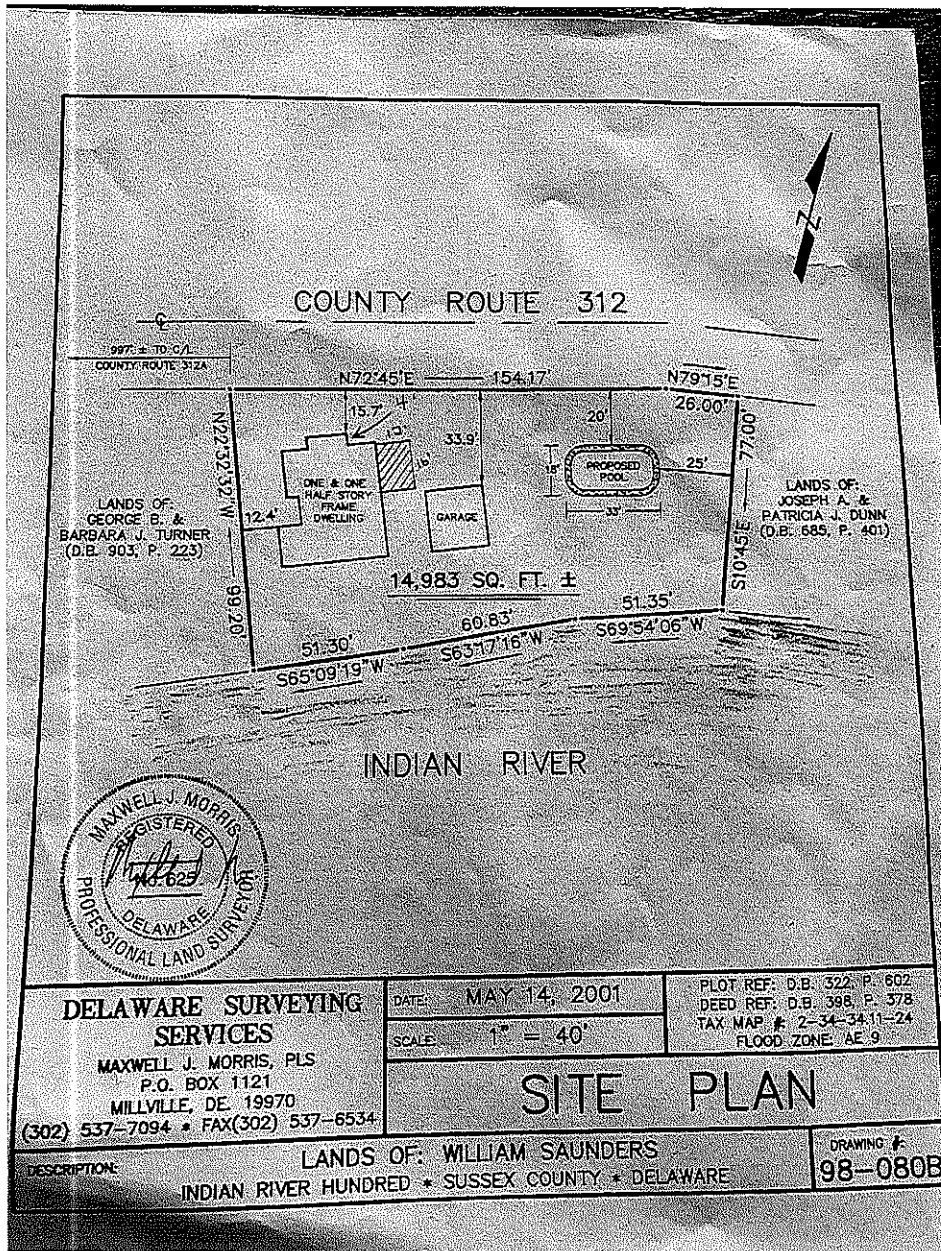
Existing Footer



12'







Proc. BOA 7499 App 7/23/2001

Ded. is non-conforming Blt 1939
Det. Garage also non-conforming

Req. 20.3' var from 40' Front for
Prop. Addition

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: WILLIAM J. AND PHYLLIS S. SAUNDERS Case No. 7497 – 2001

A hearing was held after due notice on July 23, 2001. The Board members present were: Mr. Callaway, Mr. McCabe, Mr. Wheatley, Mr. Mills and Mr. Hudson.

Nature of the Proceedings

This is an application for a variance from the front yard setback requirement.

Finding of Facts

The Board found that the Applicant was seeking a variance from front yard setback requirements 1,016 feet east of the intersection of Road 312 and Road 312A, Lot 13 and ½ of Lot 14. The Applicant was requesting a 20 foot variance from the required 40 foot front yard setback. After a hearing, the Board made the following findings of fact:

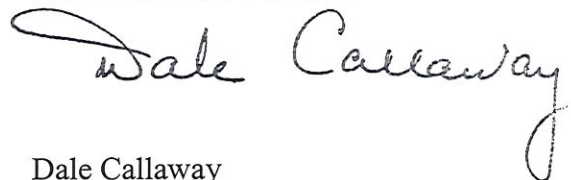
1. The Applicant wishes to install an above ground pool. The lot, however, slopes toward water in the back, making construction near the property line impossible.
2. The existing dwelling and garage were constructed in the 1950's, and are non-conforming. The Applicant has recently remodeled the dwelling, and the pool is part of the overall project.
3. Neighbors are in favor of the application.
4. No persons appeared in opposition.

The Board granted the requested variance.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. McCabe, Mr. Wheatley and Mr. Hudson, with Mr. Mills not voting; voting against – none.

**BOARD OF ADJUSTMENT
OF SUSSEX COUNTY**



Dale Callaway
Chairman

If the use is not established within one (1)
Year from the date below the application
Becomes void.

Date September 11, 2001.

**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 # 12675
Hearing Date 4-4-22
202202819

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)
115-20

Site Address of Variance/Special Use Exception:

31312 Mount Pleasant Road - Laurel, DE 19956

Variance/Special Use Exception/Appeal Requested:

72.5' variance from the 200' poultry building setback requirement from a residence

Tax Map #: 432-7.00-2.00

Property Zoning: ART GR

Applicant Information

Applicant Name: Steven M. Adkins Land Surveying, LLC
Applicant Address: 212 E. Front Street
City Laurel State DE Zip: 19956
Applicant Phone #: (302) 875-3555 Applicant e-mail: steve@adkinslandsurveying.com

Owner Information

Owner Name: Yong J. Park Et. Al.
Owner Address: 6425 Lucky Lane
City Laurel State DE Zip: 19956 Purchase Date: _____
Owner Phone #: (302) 236-2300 Owner e-mail: _____

Agent/Attorney Information

Agent/Attorney Name: N/A
Agent/Attorney Address: _____
City _____ State _____ Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

[Handwritten Signature]

Date: 3/1/2022



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.

This property has an irregular shape. Mr Park desires to separate the single story residential dwelling from the farm. The existing dwelling is 128.54' from the poultry 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.

I have configured the proposed lot to conform to the County's setback requirements and have configured the proposed rear boundary line as far from the poultry house as practical

3. Not created by the applicant:

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

Both the dwelling and poultry house has existing when Mr. Park 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.

This is an agricultural area with several poultry farms in the vicinity

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.

I have configured the rear boundary line of the proposed Lot 1 as far from the poultry house as practical

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.

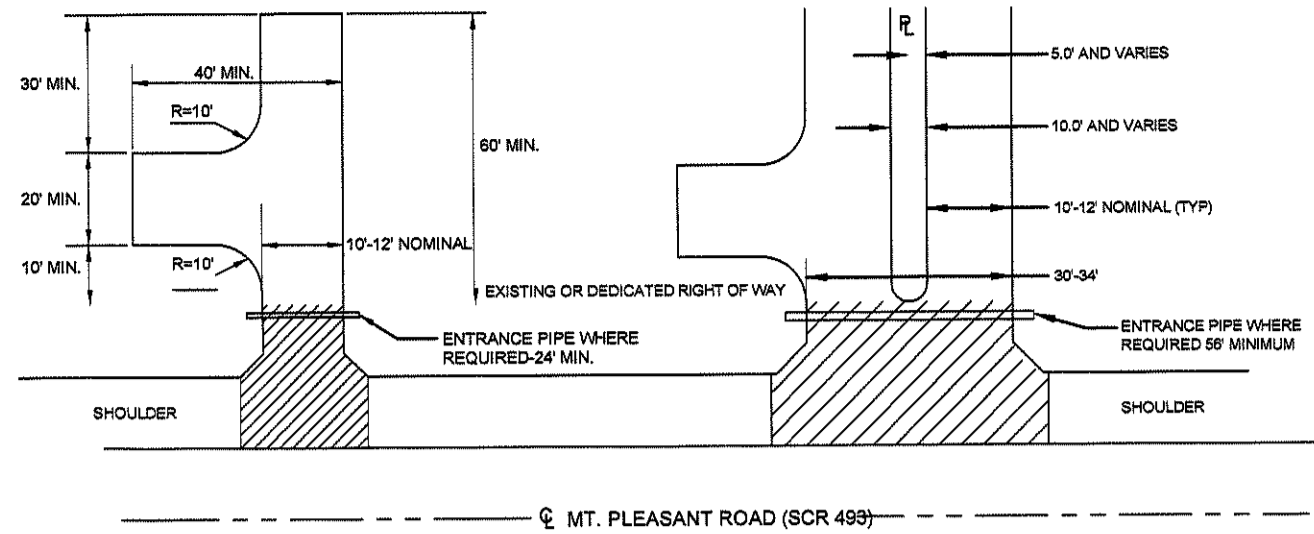
As noted in condition #4 above. This is an agricultural area with multiple poultry farms in the vicinity.

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)

SINGLE ACCESS DRIVEWAY DETAIL

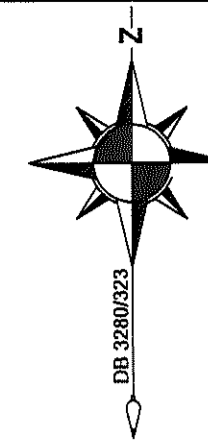
COMBINED ACCESS DRIVEWAY DETAIL



- NOTES:**
- 1.) DRIVEWAY WIDTHS MAY BE INCREASED WITH DELDOT'S APPROVAL FOR SPECIAL PURPOSE VEHICLES, I.E. FARM VEHICLES, ETC.
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 - 4.) ENTRANCE GEOMETRICS SHALL CONFORM TO DELDOT STANDARD CONSTRUCTION DETAIL C-3.

RESIDENTIAL ACCESS DESIGN REQUIREMENTS

NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SITE DATA

OWNERS: YONG J. PARK, JE Y. KIM, & SOON J. KIM
8425 LUCKY LANE
LAUREL, DELAWARE 19956

SURVEYOR: STEVEN M. ADKINS LAND SURVEYING, LLC
212 E. FRONT STREET
LAUREL, DE 19956

TAX MAP: 432-7.00-2.00

DEED REF: DEED BOOK 3280, PAGE 323

PLOT REF: DEED BOOK 1932, PAGE 276

EXISTING LOTS: 1

PROPOSED LOTS: 2

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RESIDUAL: 5.035 ACRES±

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RESIDUAL: PRIVATE

EXISTING LOT USE: AGRICULTURAL/RESIDENTIAL

PROPOSED LOT USE: LOT 1: RESIDENTIAL
LOT 2: AGRICULTURAL

ZONING: AR-1

SETBACKS: FRONT B.R.L. = 40'
SIDE B.R.L. = 15'
REAR B.R.L. = 20'

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RESIDUE: 54.91' FEET± (MOUNT PLEASANT ROAD - SCR 493)

LOCAL ROAD SPEED LIMIT: 50 MPH

NEAREST TID: 50 MI. ±

LEGEND

- CAPPED IRON ROD TO BE SET
- FOUND IRON PIPE
- ⊙ FOUND CAPPED IRON ROD
- ⊠ FOUND CONCRETE MONUMENT
- DEDICATED RIGHT OF WAY LINE
- UTILITY POLE
- P ELECTRIC PEDESTAL
- S STREET SIGN
- MB MAIL BOX
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM THE LAND RECORDS OF SUSSEX COUNTY, DELAWARE AND IS SUPPORTED BY BOUNDARY MONUMENTS FOUND/LOCATED DURING OUR FIELD RUN LAND SURVEY.
2. A TITLE SEARCH WAS NEITHER REQUESTED NOR PREPARED FOR THE SUBJECT PARCEL SHOWN HEREON, THEREFORE, THIS PLAN DOES NOT VERIFY THE EXISTENCE OF ANY RIGHTS OF WAY OR EASEMENTS WHICH MAY AFFECT THIS PARCEL OTHER THAN THE INFORMATION SHOWN ON THIS PLAN.
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OWNER'S CERTIFICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

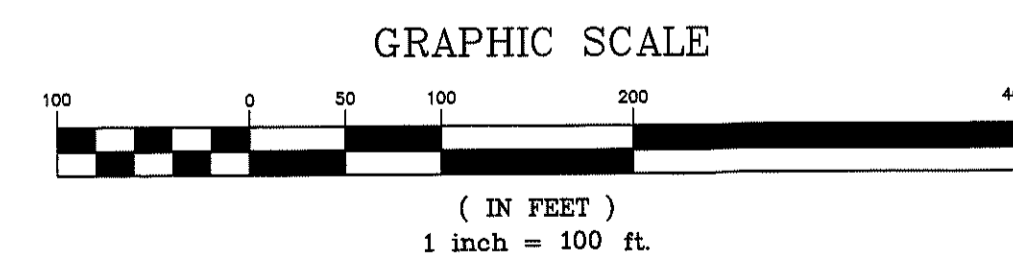
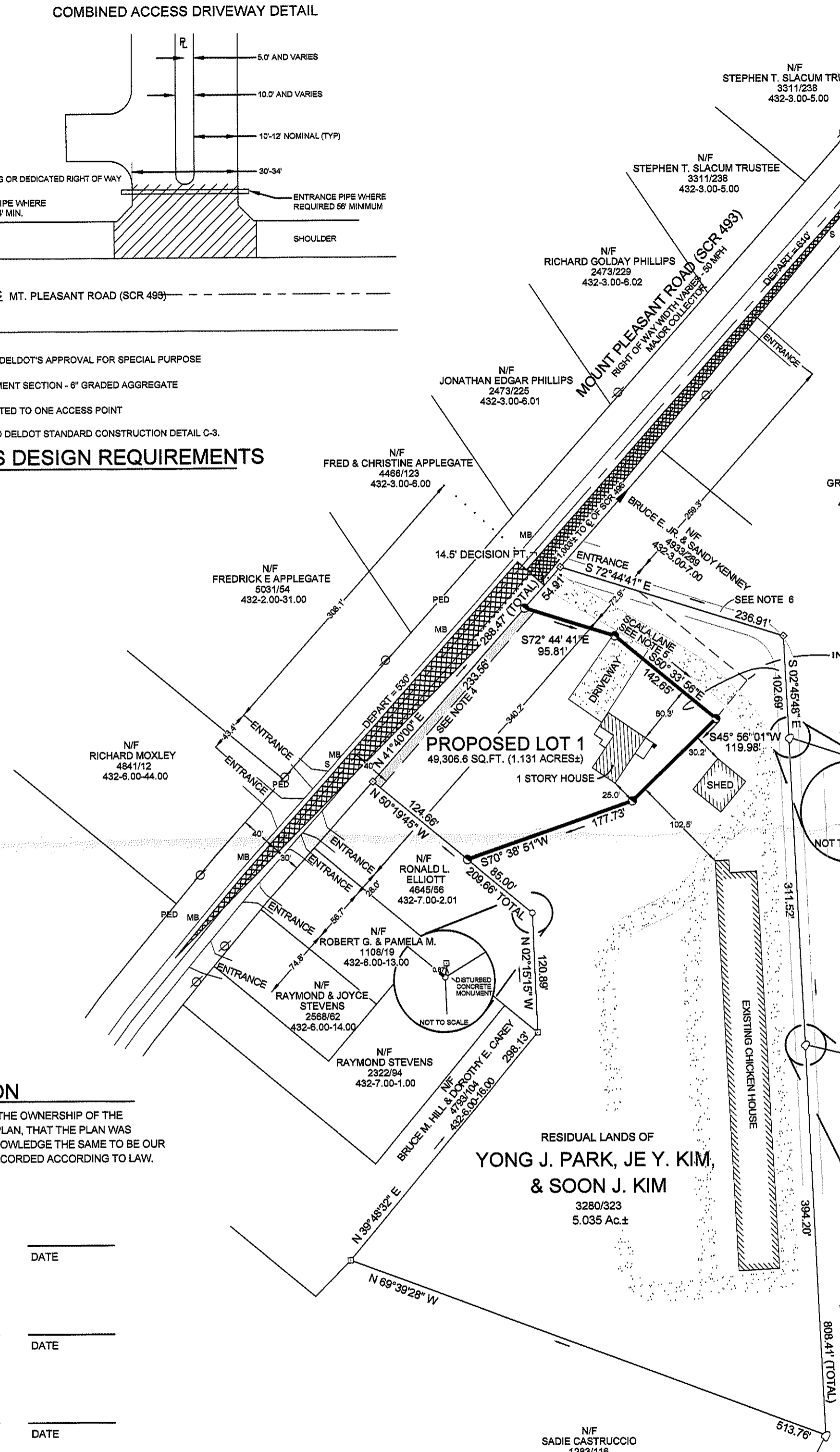
_____	DATE
YONG J. PARK	
_____	DATE
JE Y. KIM	
_____	DATE
SOON J. KIM	

SURVEYOR'S CERTIFICATION

I, STEVEN M. ADKINS, HEREBY ATTEST THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND ADHERES TO THE LAND SURVEYING STANDARDS ESTABLISHED BY THE STATE OF DELAWARE

PRELIMINARY

_____	DATE
STEVEN M. ADKINS	
LS-700	



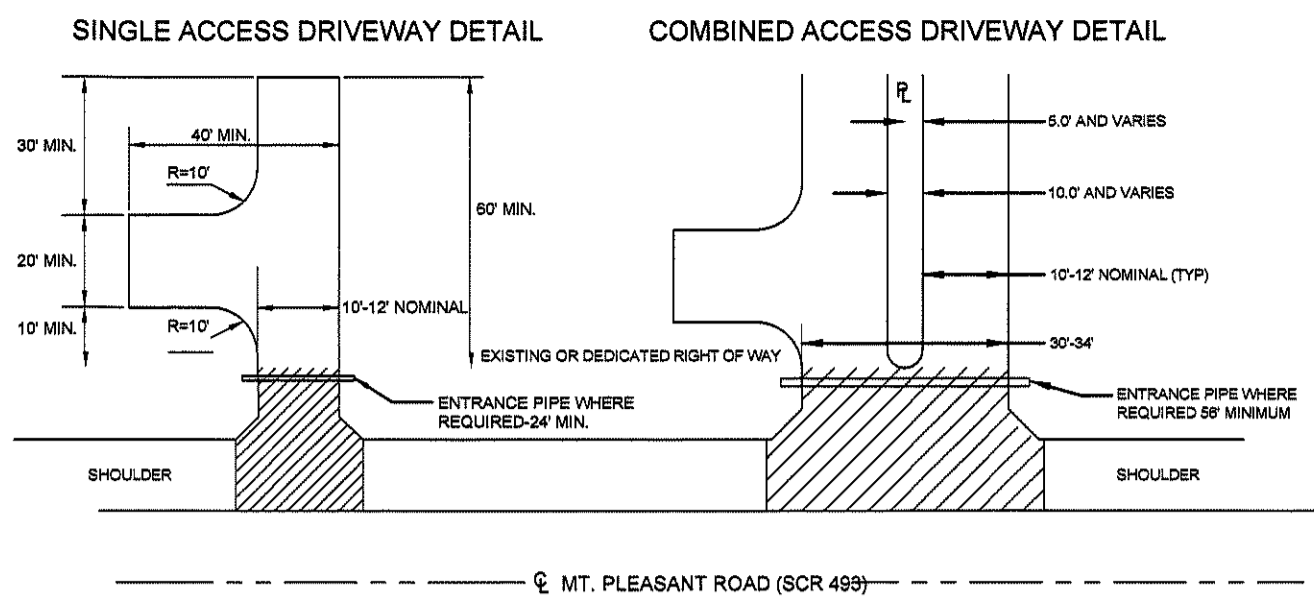
STEVEN M. ADKINS
Land Surveying, LLC

212 E. Front Street
Laurel, DE 19956
(302) 875-3555 - Office

MINOR SUBDIVISION OF THE LANDS OF YONG J. PARK, JE Y. KIM & SOON J. KIM

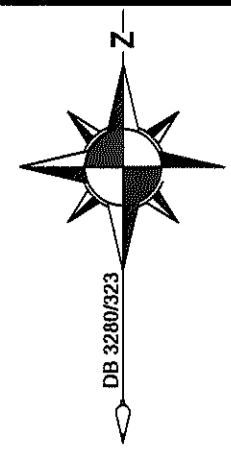
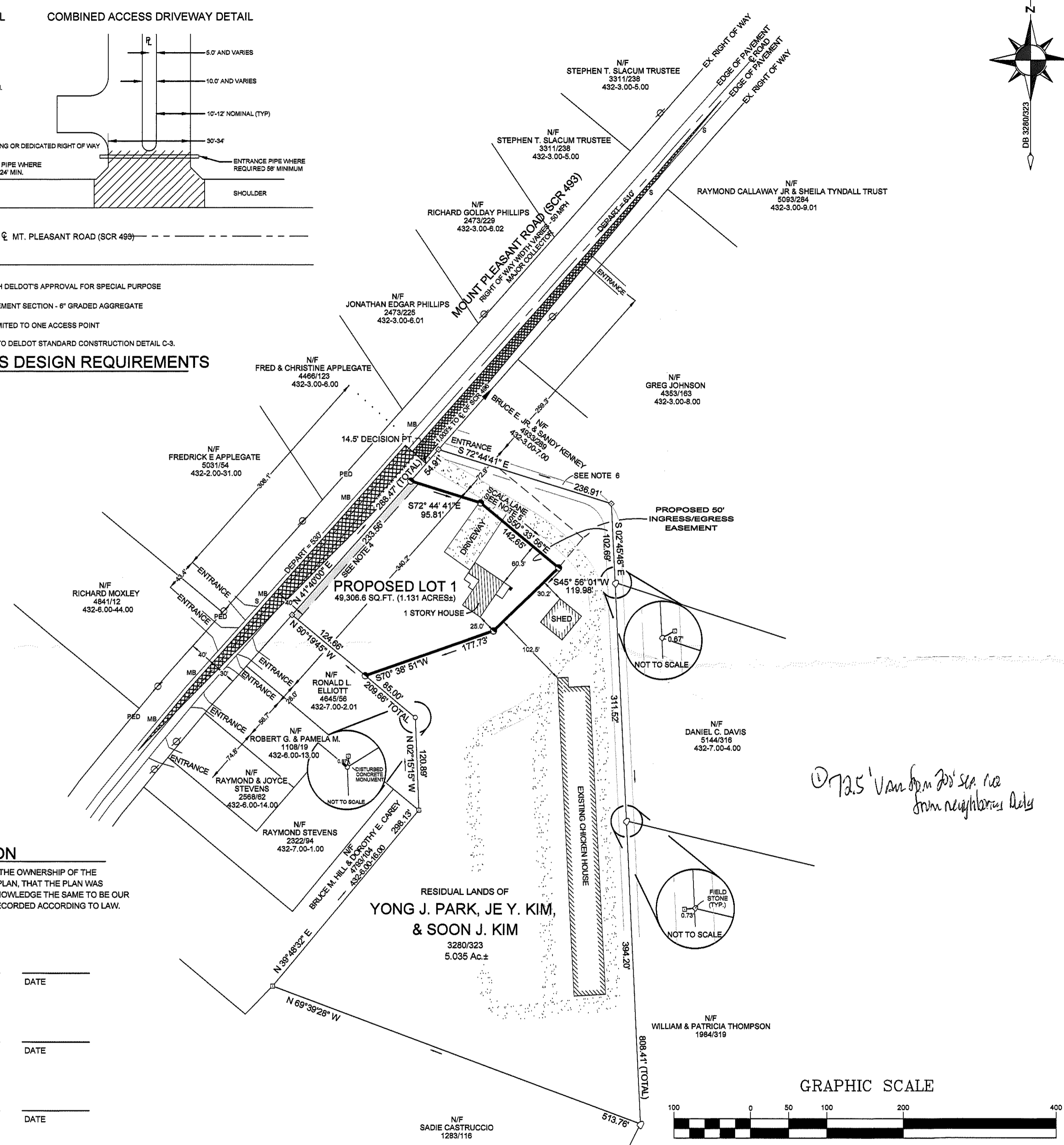
31312 MT. PLEASANT ROAD
LITTLE CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

DATE:	02/22/2022
PROJECT #:	2008034.01
SCALE:	1" = 100'
DRAWN BY:	S.M.A.
CHECKED BY:	S.M.A.



- NOTES:**
- 1) DRIVEWAY WIDTHS MAY BE INCREASED WITH DELDOT'S APPROVAL FOR SPECIAL PURPOSE VEHICLES, I.E. FARM VEHICLES, ETC.
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RESIDENTIAL ACCESS DESIGN REQUIREMENTS
NOT TO SCALE



VICINITY MAP
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SITE DATA

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6425 LUCKY LANE
LAUREL DELAWARE 19956

SURVEYOR: STEVEN M ADKINS LAND SURVEYING, LLC
212 E. FRONT STREET
LAUREL, DE 19956

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PLOT REF: DEED BOOK 1932, PAGE 276

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LOT 1: PRIVATE
RESIDUAL: PRIVATE

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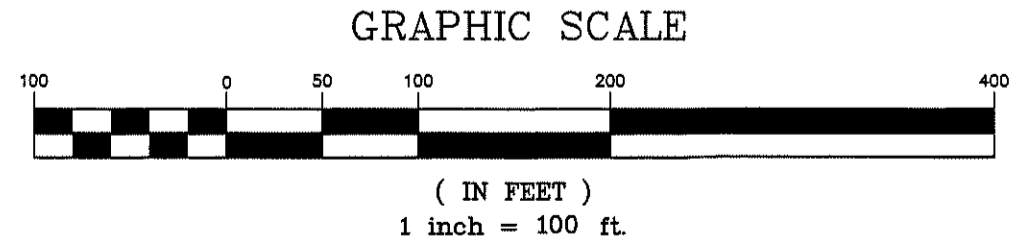
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PRELIMINARY

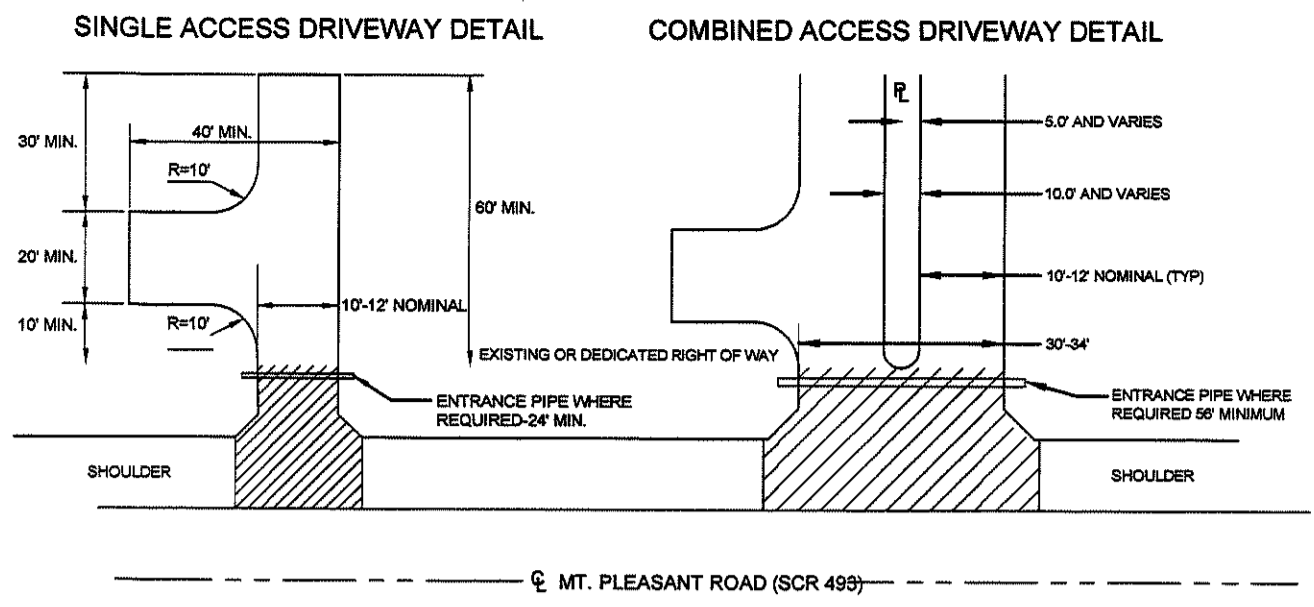
STEVEN M. ADKINS LS-700 DATE _____



STEVEN M. ADKINS
Land Surveying, LLC
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(302) 875-3555 - Office

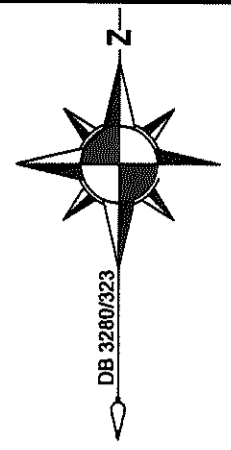
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ZONING:	AR-1
SETBACKS:	FRONT B.R.L. = 40' SIDE B.R.L. = 15' REAR B.R.L. = 20'
LOCAL ROAD FRONTAGE:	LOT 1: 233.66' FEET± (MOUNT PLEASANT ROAD - SCR 493) RESIDUE: 54.91' FEET± (MOUNT PLEASANT ROAD - SCR 493)
LOCAL ROAD SPEED LIMIT:	50 MPH
NEAREST TID:	50 MI. ±

LEGEND

●	CAPPED IRON ROD TO BE SET
○	FOUND IRON PIPE
⊙	FOUND CAPPED IRON ROD
□	FOUND CONCRETE MONUMENT
---	DEDICATED RIGHT OF WAY LINE
⊕	UTILITY POLE
⊗	ELECTRIC PEDESTAL
S	STREET SIGN
MB	MAIL BOX
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE

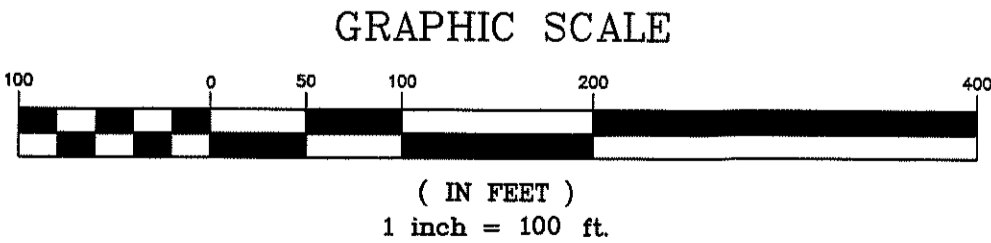
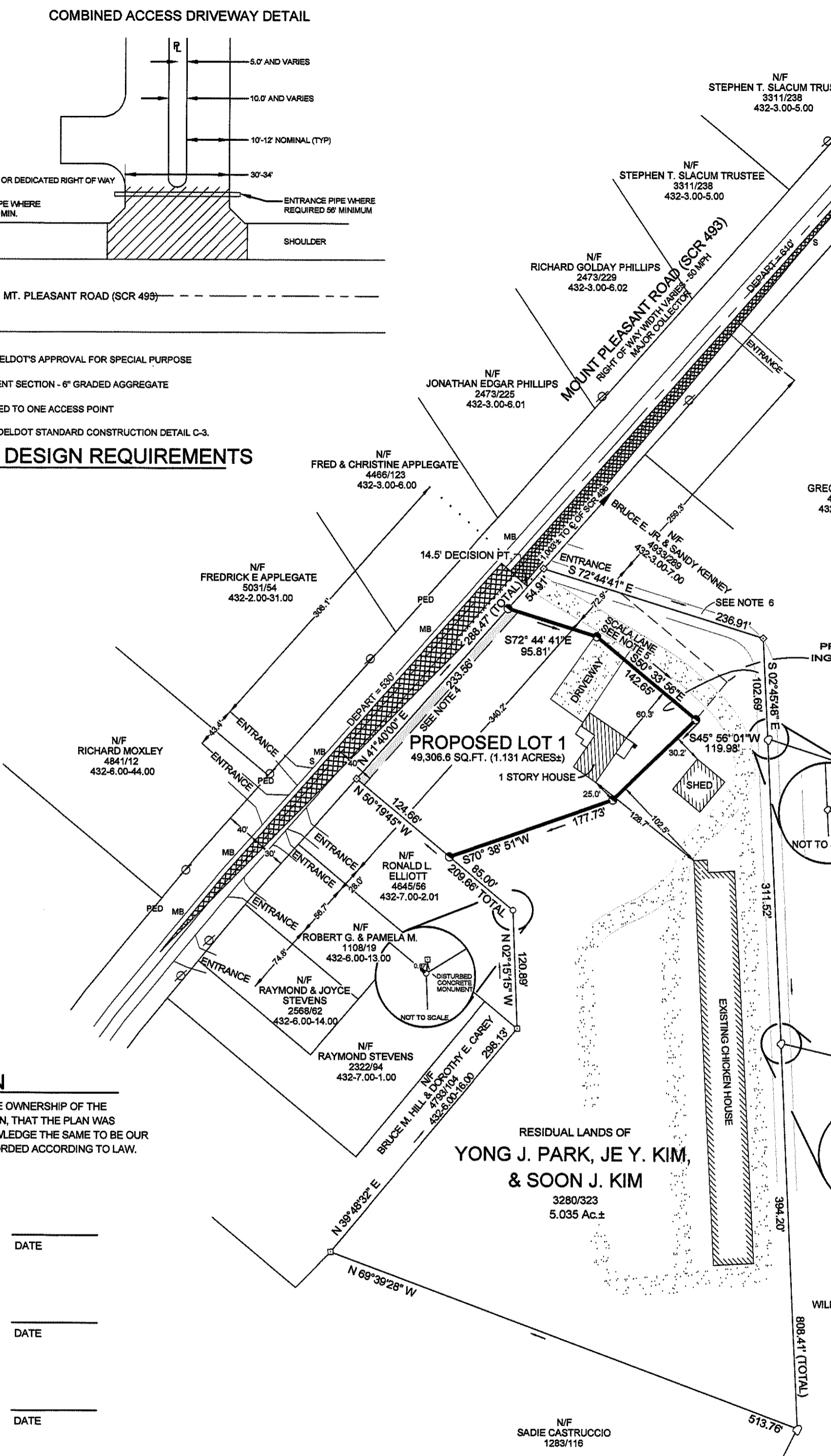
- NOTES**
1. THE BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM THE LAND RECORDS OF SUSSEX COUNTY, DELAWARE AND IS SUPPORTED BY BOUNDARY MONUMENTS FOUND/LOCATED DURING OUR FIELD RUN LAND SURVEY.
 2. A TITLE SEARCH WAS NEITHER REQUESTED NOR PREPARED FOR THE SUBJECT PARCEL SHOWN HEREON, THEREFORE THIS PLAN DOES NOT VERIFY THE EXISTENCE OF ANY RIGHTS OF WAY OR EASEMENTS WHICH MAY AFFECT THIS PARCEL OTHER THAN THE INFORMATION SHOWN ON THIS PLAN.
 3. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 4. A 40' WIDE STRIP OF RIGHT OF WAY FROM THE CENTERLINE IS HEREBY DEDICATED IN FEE SIMPLE IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION.
 5. LOT 1 & THE RESIDUAL LANDS SHALL HAVE A SINGLE ACCESS TO SCR 493 VIA A 50' WIDE INGRESS/EGRESS EASEMENT AS SHOWN HEREON.
 6. A 20' WIDE "MUTUAL ROAD" LEADING TO THE LANDS OF EDWARD R. FIEMCKE, ET.AL. (NOW CLAY & LINDA DAVIS, TRUSTEES) WAS REFERENCED ON A PLAT PREPARED BY HAROLD COOK, LAND SURVEYOR, DATED NOVEMBER, 1970. THE FOUND FIELD STONES SHOWN HEREON LIE IN THE CENTER OF THE OLD ROAD REFERENCED ON THE AFOREMENTIONED COOK PLAT. THE ROAD IS UNUSABLE DUE TO TREES AT THE TIME OF THIS SURVEY.
 7. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
 8. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROAD WAY ARE PROHIBITED WITHIN DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT OF WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED LAND OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
 9. THE INTENT OF THIS LAND SURVEY IS TO SUBDIVIDE THE LANDS OF YONG J. PARK ET. AL. (432-7.00-2.00) INTO (2) SEPARATE PARCELS (INCLUDING THE RESIDUAL LANDS) WHICH CONFORM TO THE STANDARDS ESTABLISHED BY SUSSEX COUNTY AND THE STATE OF DELAWARE.

OWNER'S CERTIFICATION
WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

YONG J. PARK _____ DATE _____
JE Y. KIM _____ DATE _____
SOON J. KIM _____ DATE _____

SURVEYOR'S CERTIFICATION
I, STEVEN M. ADKINS, HEREBY ATTEST THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND ADHERES TO THE LAND SURVEYING STANDARDS ESTABLISHED BY THE STATE OF DELAWARE

PRELIMINARY
STEVEN M. ADKINS _____ LS-700 _____ DATE _____



STEVEN M. ADKINS
Land Surveying, LLC
212 E. Front Street
Laurel, DE 19956
(302) 875-3555 - Office

MINOR SUBDIVISION OF THE LANDS OF YONG J. PARK, JE Y. KIM & SOON J. KIM
31312 MT. PLEASANT ROAD
LITTLE CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

DATE:	03/24/2022
PROJECT #:	2008034.01
SCALE:	1" = 100'
DRAWN BY:	S.M.A.
CHECKED BY:	S.M.A.

**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 # 12668
Hearing Date 4/4

2022 03234

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)
115-25 115-182
115-183 115-185

Site Address of Variance/Special Use Exception:

32 Farview Rd., Rehoboth Beach, DE

Variance/Special Use Exception/Appeal Requested:

*Variance of 3 ft from required 7ft
Variance of 0.5 ft from required 3.5 ft for
proposed fence*

Tax Map #: 334 - 8.17 - 55.00

Property Zoning: AR-1

Applicant Information

Applicant Name: Turnstone Holdings, LLC
Applicant Address: 37395 Oyster House Road
City Rehoboth Beach State DE Zip: 19971
Applicant Phone #: _____ Applicant e-mail: _____

Owner Information

Owner Name: Jill Biden
Owner Address: _____
City _____ State _____ Zip: _____ Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Information

Agent/Attorney Name: _____
Agent/Attorney Address: _____
City _____ State _____ Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

[Handwritten Signature]

Date: 3/8/2022



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.

Without the requested variance, the size, shape, and topography of the property create challenges for securing the same to the standards determined by the U.S. Secret Service. No other property in this area has been surveyed for this level of security.

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.

Without the requested variance, security measures identified by the U.S. Secret Service for this property cannot be implemented.

3. Not created by the applicant:

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

The applicant has not created any of the conditions that require this variance. The U.S. Secret Service has requested this variance after an extensive survey process used to determine the appropriate level of security for the owner.

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.

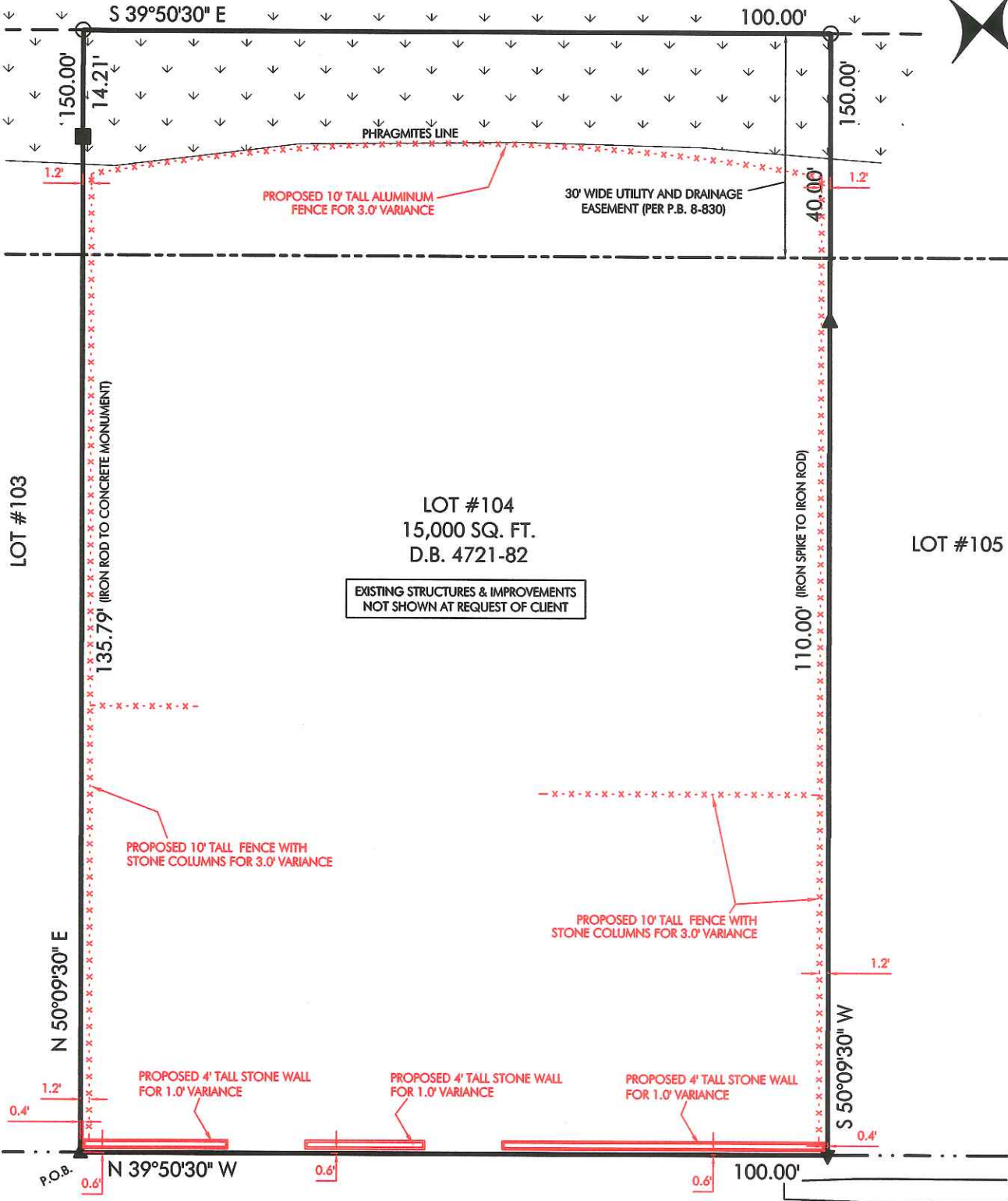
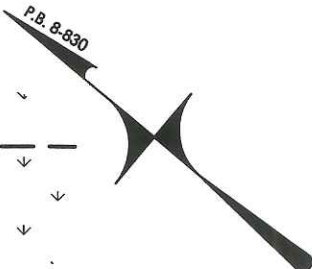
The variance requested has received the approval of the relevant home owners' association after presentation for comment to the adjacent and neighboring property owners. The materials will match the appearance of those in use on the property and will be consistent with community standards. (See attached rendering.) As the property is not located at a corner, the requested changes will not create a hazard to ~~vehicular traffic or obstruct motorist views~~

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.

The variance requested is the minimum required to implement the security measures identified by the U.S. Secret Service.

LANDS N/F STATE OF DELAWARE

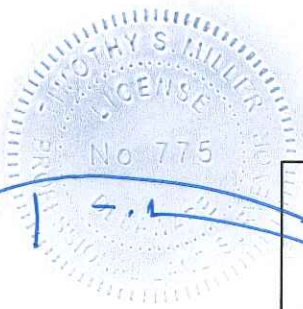


EXISTING STRUCTURES & IMPROVEMENTS NOT SHOWN AT REQUEST OF CLIENT

LEGEND:

- CONCRETE MONUMENT (FOUND)
- ▲ IRON ROD (FOUND)
- ▼ IRON SPIKE (FOUND)
- ▲ IRON ROD (SET)
- POINT

NOTES:
 *REVISED TO SHOW PROPOSED FENCE 2/23/2022
 THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.
 ALL RESTRICTIONS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).
 NO TITLE SEARCH PROVIDED OR STIPULATED.
 SURVEY CLASS: SUBURBAN



PROPOSED CONDITIONS
 BOUNDARY SURVEY PLAN FOR
TURNSTONE CUSTOM HOMES

32 FAR VIEW ROAD, REHOBOTH BEACH
 LOT #104 OF "NORTH SHORES" SUBDIVISION
 LEWES & REHOBOTH HUNDRED SUSSEX COUNTY
 STATE OF DELAWARE
 OCTOBER 6, 2021* SCALE: 1" = 20'

Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

Amy Hollis

From: Jerry <jerrybegood@gmail.com>
Sent: Saturday, March 19, 2022 1:51 PM
To: Planning and Zoning
Subject: deny deny deny wrong precedent

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.

<https://www.capec Gazette.com/article/bidens- seek-variance-build-wall-north-shores-home/236678?source=mp>

Opposition
Exhibit

RECEIVED

MAR 21 2022

SUSSEX COUNTY
PLANNING & ZONING