

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



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
sussexcountype.gov

(302) 855-7878

AGENDA

May 16, 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 March 21, 2022

Approval of Finding of Facts for March 21, 2022

Public Hearings

Case No. 12690 – Christopher at the Townes at Winward Village, LLC seek variances from the minimum lot width requirement. (Section 115-34 of the Sussex County Zoning Code). The property is located on the west side of Kent Avenue approximately 0.03 miles from Westway Drive. 911 Address: 33309 Kent Ave, Bethany Beach. Zoning District: MR. Tax Parcel: 134-17.11-6.00

Case No. 12691 – Mary A. Sciole and Daniel M. Sciole seek a variance from the maximum fence height requirement for a proposed fence. (Sections 115-25, 115-184, and 115-185 of the Sussex County Zoning Code). The property is located on the corner of Balsa Street and Sally's Drive within the Quaint Acres Subdivision. 911 Address: 37707 Balsa Street, Ocean View. Zoning District: AR-1. Tax Parcel: 134-16.00-829.00

Case No. 12692 – Joseph P. Wood, Sr. seeks a variance from the rear yard setback requirement for a proposed addition (Sections 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Brittingham Road approximately 0.6 miles from Whitesville Road (Rt. 30). 911 Address: 36394 Brittingham Road, Delmar. Zoning District: AR-1. Tax Parcel: 532-15.00-6.00



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

Case No. 12693 – Joseph T. Ellis Jr. seeks a variance from the front yard setback requirement for a proposed structure (Sections 115-34, and 115-182 of the Sussex County Zoning Code). The property is located at the south side of Oak Road within the Keen-Wik Subdivision. 911 Address: 37664 Oak Road, Selbyville. Zoning District: MR. Tax Parcel: 533-19.12-26.00

Case No. 12695– Sea Air Village seek variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the corner of Center Avenue and Skyview Street within the Sea Air Village Manufactured Home Park. 911 Address: 19909 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3377

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 9, 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://sussexcountyde.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://sussexcountyde.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, May 12, 2022.

####



**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 # _____
Hearing Date 5-16-22
202203783

RECEIVED

MAR 17 2022

Type of Application: (please check all applicable)

Variance ☒
Special Use Exception ☐
Administrative Variance ☐
Appeal ☐

Existing Condition ☐ SUSSEX COUNTY
Proposed ☒ PLANNING & ZONING
Code Reference (office use only)
115-34

Site Address of Variance/Special Use Exception:

33309 Kent Ave. Bethany Beach, DE 19930

Variance/Special Use Exception/Appeal Requested:

Dimensional / Width Variance to allow a minimum lot width of 76.00' in lieu of the required 150' minimum width (MR Zoning fronting a numbered road)

Tax Map #: 134-17.11-6.00

Property Zoning: MR

Applicant Information

Applicant Name: Tyler Gould
Applicant Address: 10461 White Granite Drive
City Oakton State VA Zip: 22124
Applicant Phone #: (703) 785-1362 Applicant e-mail: tgould@christophercompanies.com

Owner Information

Owner Name: Christopher at the Townes at Winward Village, LLC
Owner Address: 10461 White Granite Drive
City Oakton State VA Zip: 22124 Purchase Date: 12/28/21
Owner Phone #: (703) 785-1362 Owner e-mail: tgould@christophercompanies.com

Agent/Attorney Information

Agent/Attorney Name: Ronald H. Sutton, P.E.
Agent/Attorney Address: 55 West Main Street
City Middletown State DE Zip: 19709
Agent/Attorney Phone #: (302) 547-2444 Agent/Attorney e-mail: ron@cea-de.com

Signature of Owner/Agent/Attorney

Ronald H. Sutton

Date: 3-2-22



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 property fronts M.R. 361 a.k.a. Kent Avenue and therefore is subject to a 150' minimum lot width instead of the normal 75' minimum lot width required in MR Zoning. The numbered road requirement creates a physical condition that limits the use of the property.

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.

It is impossible to develop the property in an economic way that fits the character of the surrounding properties with the existing 150 minimum width requirement.

3. Not created by the applicant:

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

The exceptional practical difficulty is solely based on the 150' minimum lot width (due to fronting a numbered road)

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, if approved will not alter the character of the surrounding properties. The 5 lots adjoining the subject property on the north have lot frontages of less than 150', and are similarly sized to the proposed 3 lots. Immediately to the east are the subdivisions of Argyle Court & Ocean Pines, both subdivisions have lots of 75' and 50' widths (they do not front a numbered road but are very similar in character).

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.

Requested width variance represents the minimum request to place 3 lots and maintain the character of the surrounding properties. Additionally, the property has 3 existing driveways that are perfectly located for 3 proposed lots.

Civil Engineering Associates, LLC

55 West Main Street
Middletown, DE 19709
302-376-8833
302-376-8834 fax

RECEIVED
MAR 17 2022
SUSSEX COUNTY
PLANNING & ZONING

TRANSMITTAL SHEET

TO: Sussex County Planning & Zoning 2 The Circle Georgetown, DE 19947	REF: 33309 Kent Ave. Bethany Beach, DE Board of Adjustment Application
PHONE:	<input checked="" type="checkbox"/> US MAIL <input type="checkbox"/> HAND CARRIED
ATTN: Planning & Zoning Office	<input type="checkbox"/> UPS <input type="checkbox"/> TO BE PICKED UP
DATE: March 14, 2022	<input type="checkbox"/> FED-X <input type="checkbox"/> OTHER
FROM: Joseph T. Wichess	

IF THE ENCLOSED IS NOT AS NOTED, PLEASE CONTACT US AT ONCE.

For Your Review	
Copies	Description
1	BOA Application
1	Exhibit Plan
1	Boundary Survey Plan
1	Artesian Water Aerial Exhibit Plan
1	Check in the amount of \$400.00

Copies To:	Remarks:
	If there is anything else you may require feel free to contact us.
	Project Ref:



BROKEN

WOODEN SIDEWALK BRIDGE

①
0.324 AC.±



12" RCP
INV. 4.63

**PROPOSED ACCESS EASEMENT
FOR EXISTING DRIVEWAY THROUGH
LOT 3 FOR THE USE OF LOT 2**

3
0.330 AC.±

15" SANITARY 276 L.F. @ 0.04%

SITE DATA:

EQUITABLE
OWNER: THE CHRISTOPHER COMPANIES
10461 WHITE GRANITE DRIVE, SUITE 250
OAKTON, VA 22124

ENGINEER: CIVIL ENGINEERING ASSOCIATES
55 WEST MAIN STREET
MIDDLETOWN, DE 19709
P(302) 376-8833

TAX PARCEL#: 134-17.11-6.00

DEED REFERENCE: D.B. 5619, P. 226

LOT AREA: 45,100.15 S.F.±, 1.035 AC.±

ZONING: MR

SETBACKS:

FRONT YARD:	40 FEET
SIDE YARD:	10 FEET
REAR YARD:	10 FEET
MIN. LOT WIDTH:	75 FEET (150 FEET FRONTING NUMBERED ROAD)

MAXIMUM BUILDING HEIGHT: 42 FEET

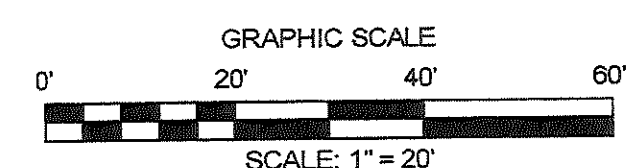
WETLANDS: PER THE NATIONAL WETLANDS INVENTORY MAP THE SITE IS NOT AFFECTED BY THE EXISTENCE OF ANY WETLANDS.

FLOODPLAIN: PER F.E.M.A. FIRM MAP 10005C0514K, MAP REVISED MARCH 16, 2015, THE ENTIRE SITE LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE ELEVATION 6.0.

TOPOGRAPHY
REFERENCE: HORIZONTAL DATUM - NAD 83
VERTICAL DATUM - NAVD 88

SURVEY: THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES IN DECEMBER OF 2020.

LOT COVERAGE: IMPERVIOUS AREA= 14,406.03 S.F.±
WOODEN SURFACE AREA= 2,092.79 S.F.±

[illegible]

CEA CIVIL ENGINEERING ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 W. MAIN STREET
MIDDLETOWN, DE 19079

PHONE (302) 376-8833
FAX (302) 376-8834

CEA-USA001071

BOARD OF ADJUSTMENT EXHIBIT
FOR
WINDWARD
VILLAGE
BALTIMORE HUNDRED

DATE:		MARCH 1, 2022	
DESIGNED BY:		APPROVED BY:	
JTW		RHS	

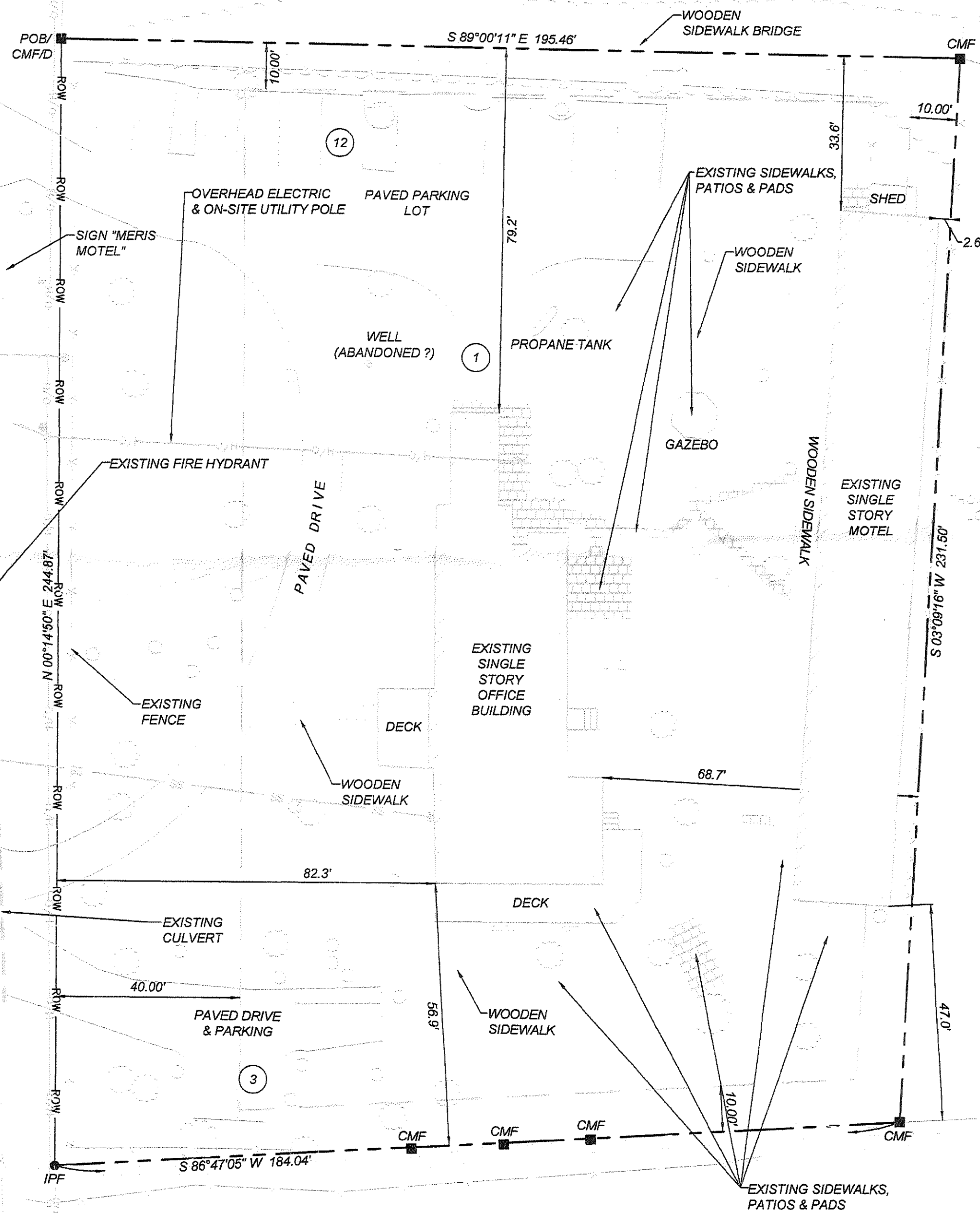
FILE:

SHEET NO.: **1 OF**



WEST WAY DRIVE

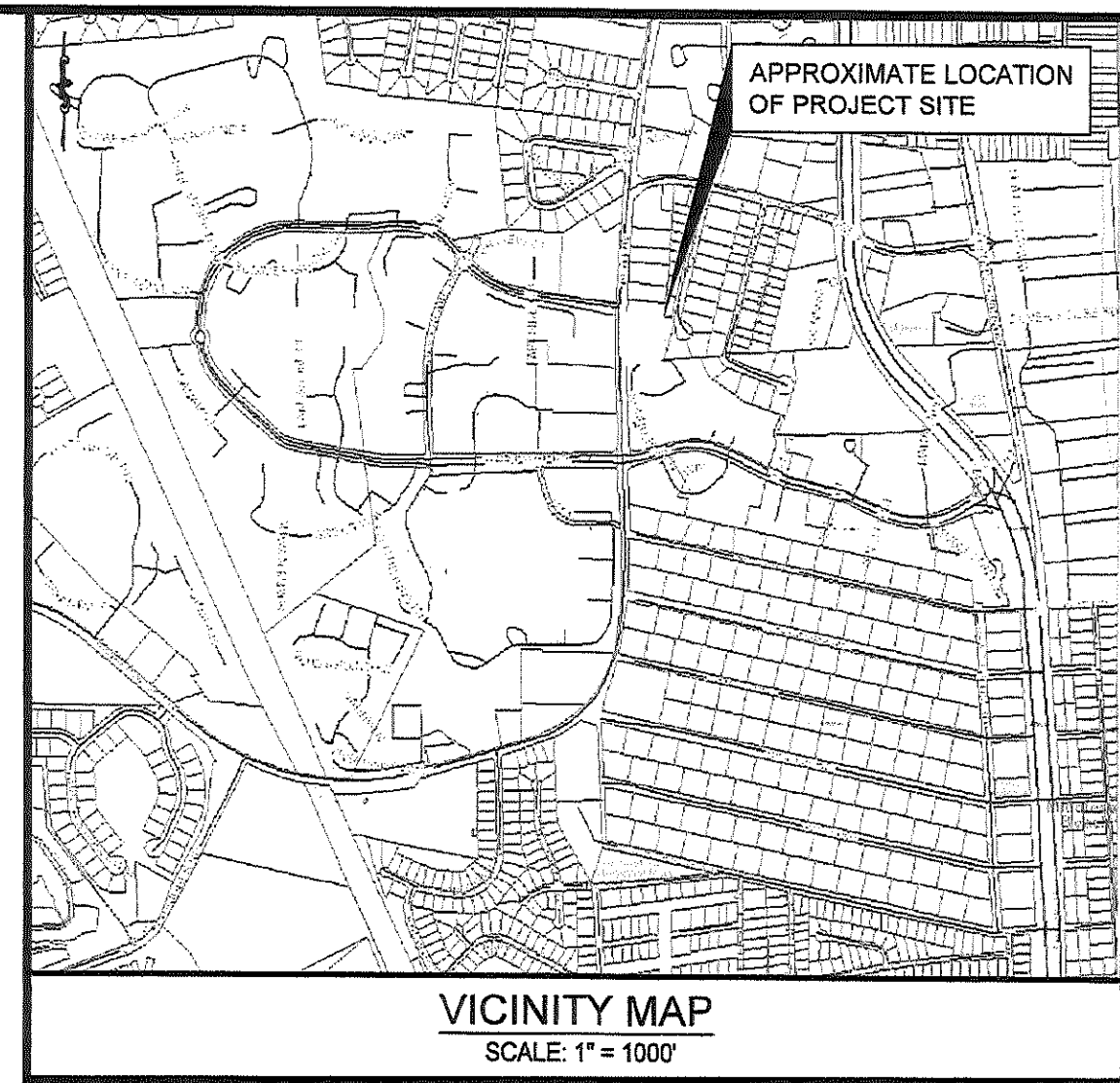
KENT AVENUE
(70.00' R.O.W.)
(M.R. 381 MAJOR COLLECTOR)



LEGAL DESCRIPTION:

BEGINNING AT A POINT LOCATED ALONG THE EASTERLY SIDE OF KENT AVENUE (70.00 FEET RIGHT-OF-WAY), SAID POINT BEING A COMMON CORNER OF THE HEREIN DESCRIBED LOT AND LANDS NOW OR FORMERLY OF ARSENY E. BOGOMOLOV, SAID POINT BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING, THENCE,

LEAVING THE SAID EASTERLY SIDE OF KENT AVENUE AND RUNNING WITH THE DIVISION LINE OF THE HEREIN DESCRIBED LOT AND SAID LANDS OF BOGOMOLOV, S 89 DEGREES, 0 MINUTES, 11 SECONDS E, A DISTANCE OF 195.46 FEET TO A POINT, SAID POINT BEING A COMMON CORNER OF THE HEREIN DESCRIBED LOT, SAID LANDS OF BOGOMOLOV, LANDS NOW OR FORMERLY OF THOMAS J. JR. AND MARGARET GUGERTY, AND LANDS NOW OR FORMERLY OF THOMAS F. AND MARY ELLEN R. FISE, THENCE, ALONG THE DIVISION LINE OF THE HEREIN DESCRIBED LOT AND SAID LANDS OF FISE, S 3 DEGREES, 9 MINUTES, 16 SECONDS W, A DISTANCE OF 231.50 FEET TO A POINT, SAID POINT BEING A COMMON CORNER OF THE HEREIN DESCRIBED LOT, SAID LANDS OF FISE, AND LANDS NOW OR FORMERLY OF SEA COLONY WEST, PHASE VI, THENCE, ALONG SAID LANDS OF SEA COLONY WEST, S 86 DEGREES 47 MINUTES 5 SECONDS W, A DISTANCE OF 184.04 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SAID EASTERLY SIDE OF KENT AVENUE, THENCE, WITH SAME, N 0 DEGREES, 14 MINUTES, 50 SECONDS E, A DISTANCE OF 244.87 FEET TO A POINT, SAID POINT BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.



SITE DATA:

OWNER: MERGARD LLC
33309 KENT AVENUE
BETHANY BEACH, DE 19930

EQUITABLE OWNER: THE CHRISTOPHER COMPANIES
10461 WHITE GRANITE DRIVE, SUITE 250
OAKTON, VA 22124

ENGINEER: CIVIL ENGINEERING ASSOCIATES
55 WEST MAIN STREET
MIDDLETOWN, DE 19709
P(302) 376-8833

TAX PARCEL#: 134-17.11-6.00

DEED REFERENCE: D.B.4432, PG. 332

LOT AREA: 45,100.15 S.F.±, 1.035 AC.±

ZONING: MR

SETBACKS: FRONT YARD: 40 FEET
SIDE YARD: 10 FEET
REAR YARD: 10 FEET

IPF ● IRON PIN FOUND (1)
CMF ■ CONCRETE MONUMENT FOUND (5)
CMF/D ■ CONCRETE MONUMENT FOUND DISTURBED (1)

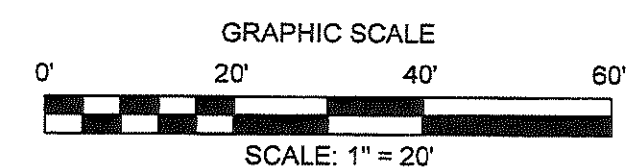
WETLANDS: PER THE NATIONAL WETLANDS INVENTORY MAP THE SITE IS NOT AFFECTED BY THE EXISTENCE OF ANY WETLANDS.

FLOODPLAIN: PER F.E.M.A. FIRM MAP 10005C0514K, MAP REVISED MARCH 16, 2015, THE ENTIRE SITE LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE ELEVATION 5.0.

TOPOGRAPHY REFERENCE: HORIZONTAL DATUM - NAD 83
VERTICAL DATUM - NAVD 88

SURVEY: THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES IN DECEMBER OF 2020.

LOT COVERAGE: IMPERVIOUS AREA= 14,406.03 S.F.±
WOODEN SURFACE AREA= 2,092.79 S.F.±



BOUNDARY SURVEY PLAN
FOR

33309 KENT AVENUE
T.P. # 134-17.11-6.00

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

DATE: DECEMBER 8, 2021

DESIGNED BY: JTW APPROVED BY: RHS

FILE: P20079

SHEET NO.: **BSP-1**

CIVIL ENGINEERING ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834

REVISIONS

DESCRIPTION

REVISION

DATE



Information displayed on this map is for illustrative purposes only. The actual boundaries of proposed and existing infrastructure, service areas and franchise areas can only be determined by appropriate survey and/or legal agreements.

50 25 0 50 100 150
Feet



Legend

- wServicePoint
- wSystemValve
- wDistributionMain
- wHydrant
- wTransmissionMain
- wEasement

ARTESIAN WATER COMPANY, INC.
MISS UTILITY DESIGN TICKET
210210592
NEW CASTLE COUNTY, DELAWARE

Created By:	BAW	Revised By:
Original Date:	1/22/2021	Revision Date:
Directory:	K1	Sheet No.:
		1

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 # _____
Hearing Date 5/16 Tentative

202203860

Type of Application: (please check all applicable)

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☒

Code Reference (office use only)

115-25 115-184
115-186

Site Address of Variance/Special Use Exception:

37707 Balsa Street

Variance/Special Use Exception/Appeal Requested:

2 1/2' Variance From the 3 1/2'

Tax Map #: 134-16.00-889.00

Property Zoning: AR-1

Applicant Information

Applicant Name: Mary A Sciole

Applicant Address: 37707 Balsa Street

City Ocean View

State DE

Zip: 19970

Applicant Phone #: 610 724 4023

Applicant e-mail: dm5ciole@msd.com

Owner Information

Owner Name: Mary A & Daniel M Sciole

Owner Address: 37707 Balsa Street

City Ocean View

State DE

Zip: 19970

Purchase Date: 7/15/2015

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

Mary A Sciole

Date: 3/18/2022



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.

Have Double corner, surrounded by 3 roads with
Corner & Front ~~Set Backs~~ Set BACKS

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.

Pool installed 2001 by previous owner and cannot be
moved - our interest is to make area pool safer for neighborhood

3. Not created by the applicant:

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

Bought property with Pool already on it.

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

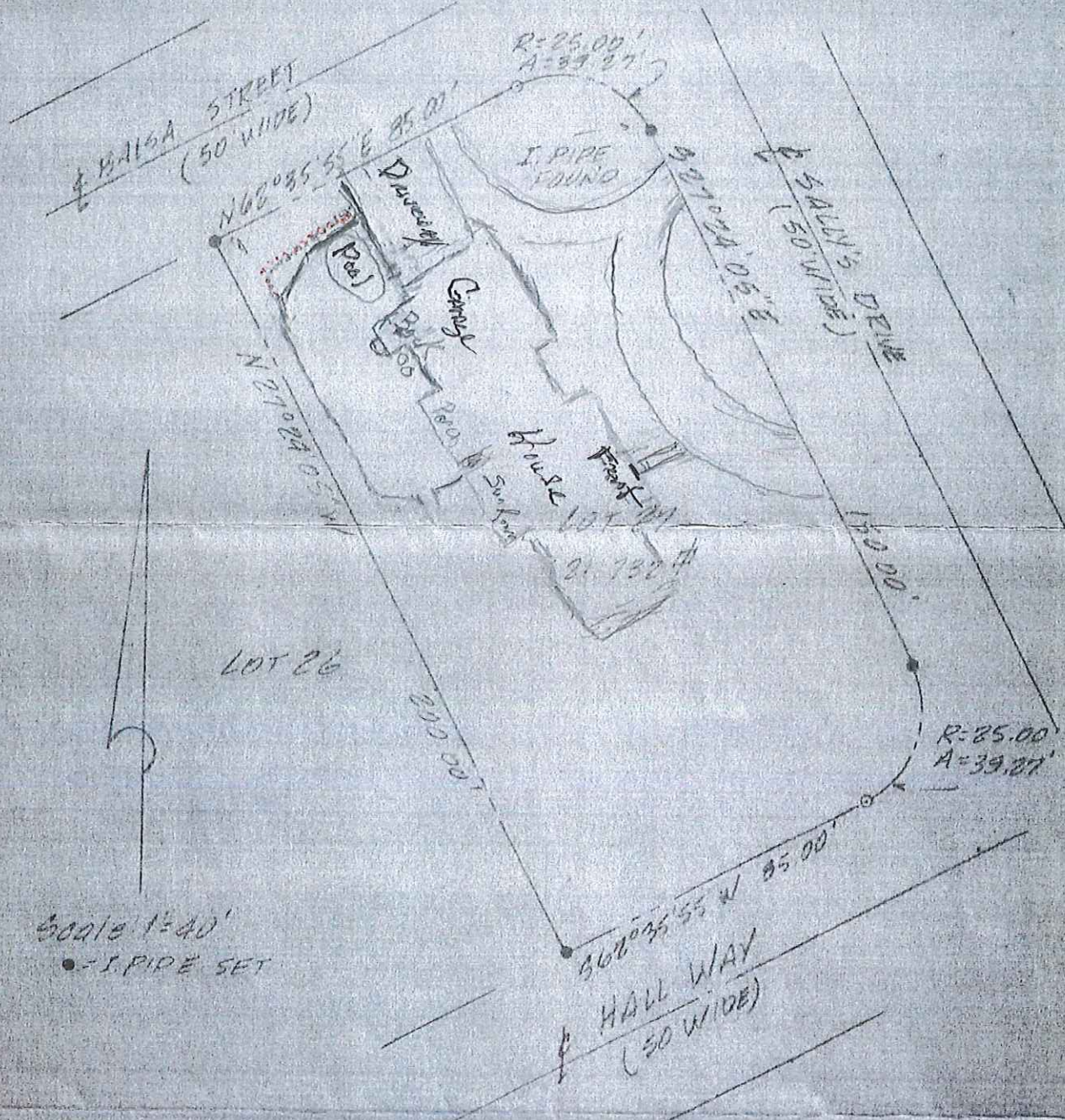
That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

Pool has been existing since 2001 and only wood
that is moving with Nails coming out

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.

With current 5 Foot Fence we are finding debris in pool
& with current condition of Fence finding that neighbor
children able to access pool area



CORNER STAKING

Lot 27

QUAINT ACRES

Baltimore Hundred, Sussex County, Delaware

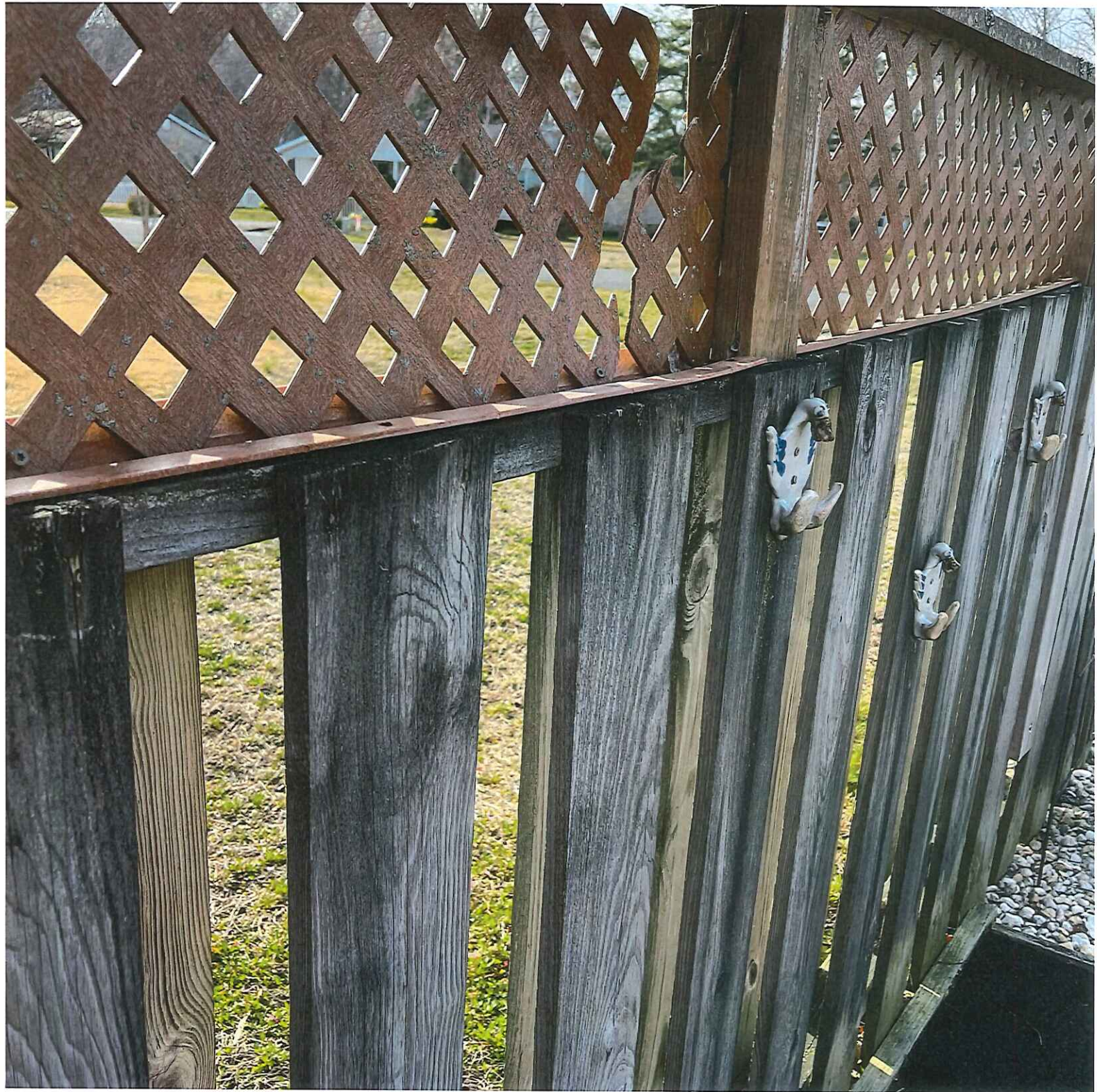
Prepared for

Warren Weiman

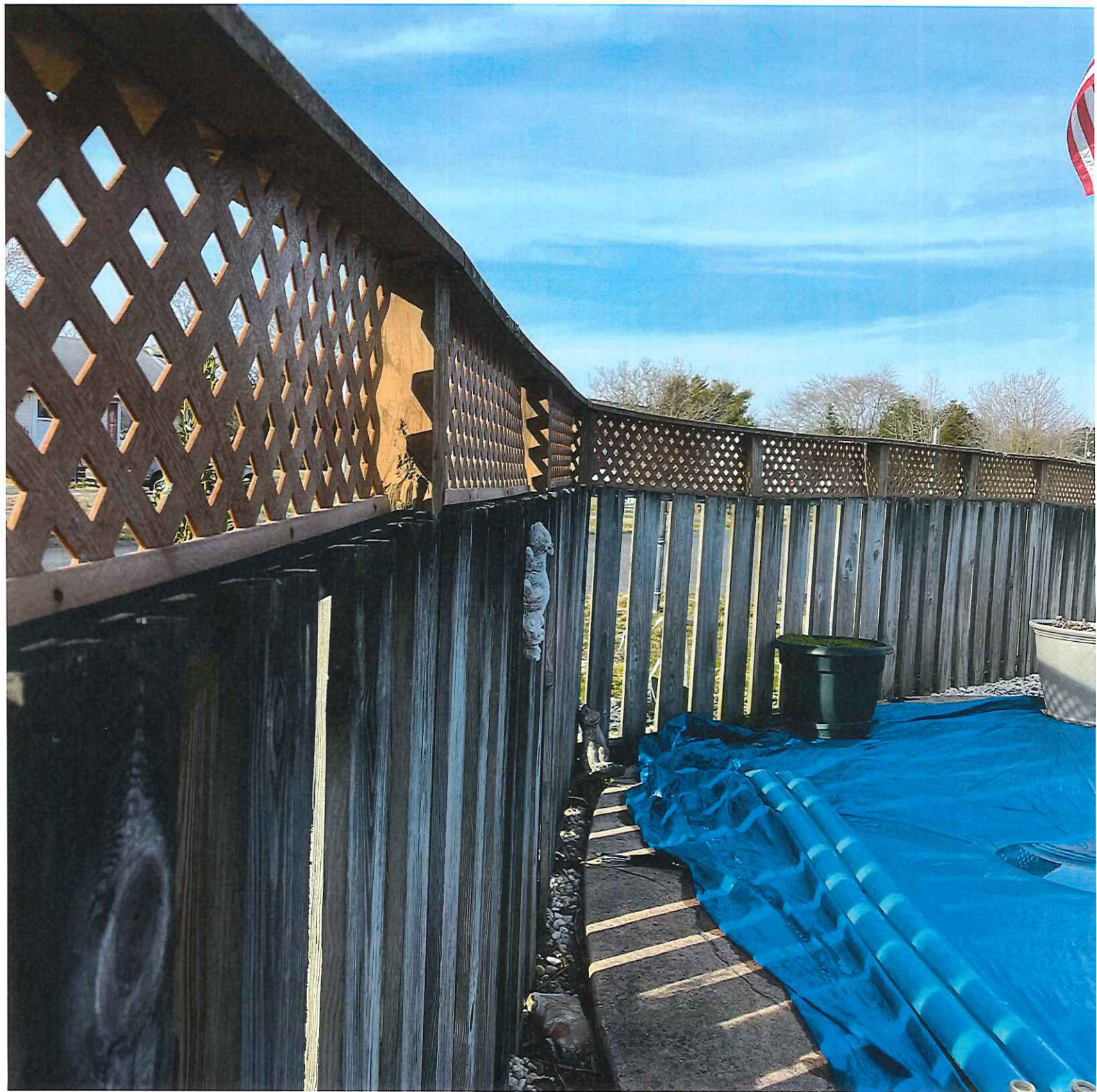
CHARLES L. COFFMAN II
SURVEYING-ENGINEERING-PLANNING
P.O. BOX 1060, BETHANY BEACH DE. 19380
302-531-1000

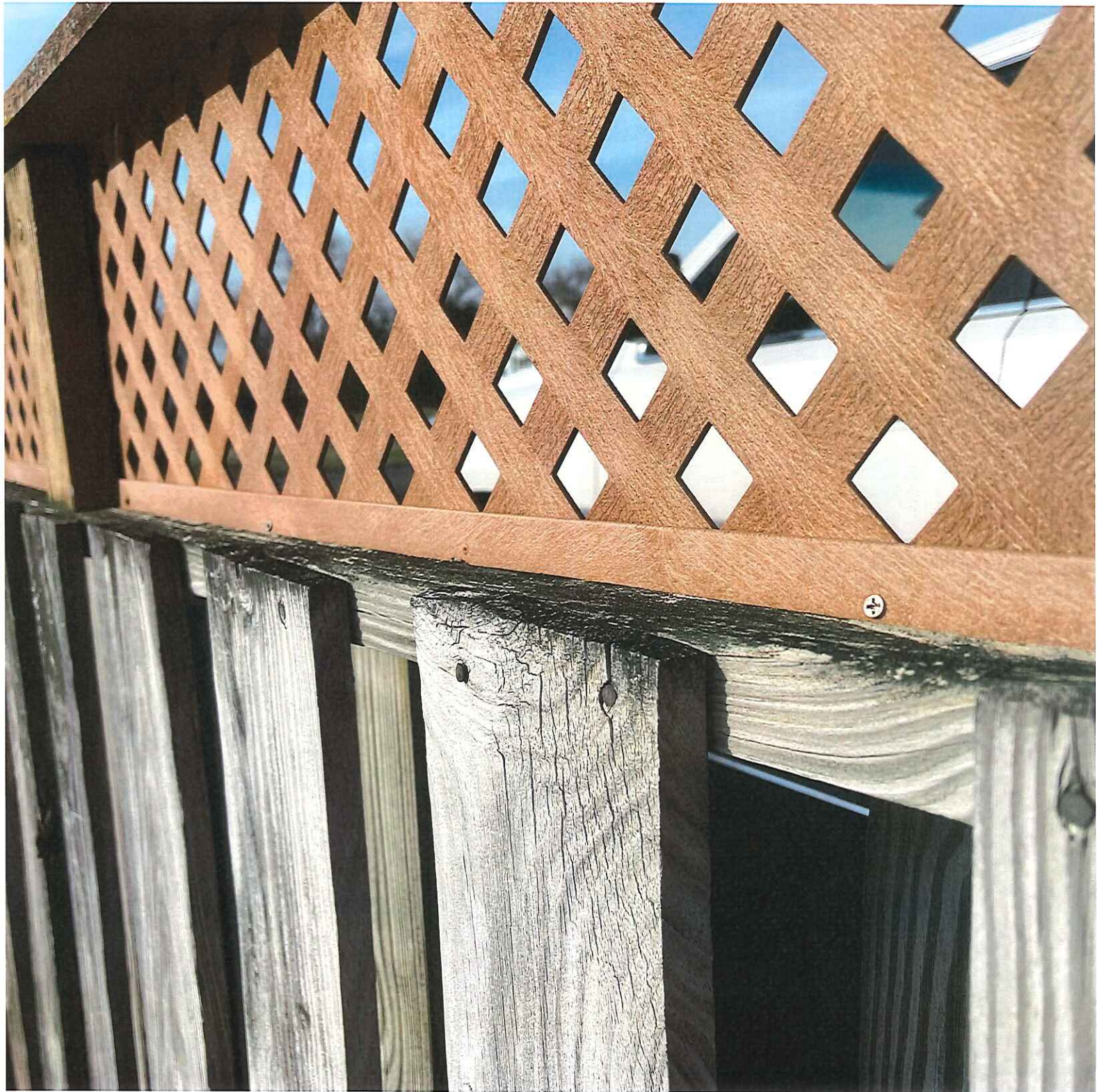
Charles L. Coffman II 8/17/95
CHARLES L. COFFMAN II DE REG. 1505

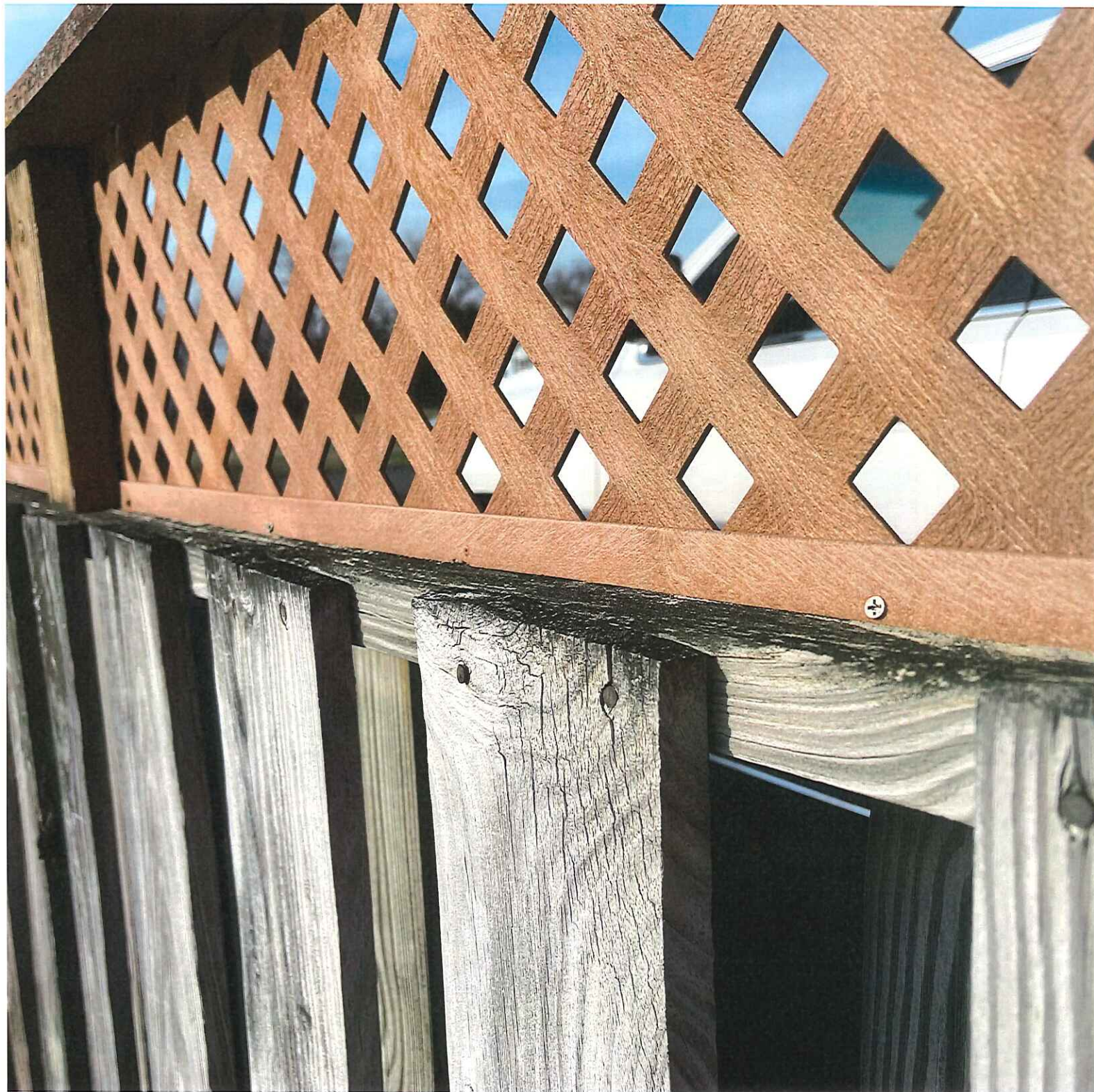
9508-08

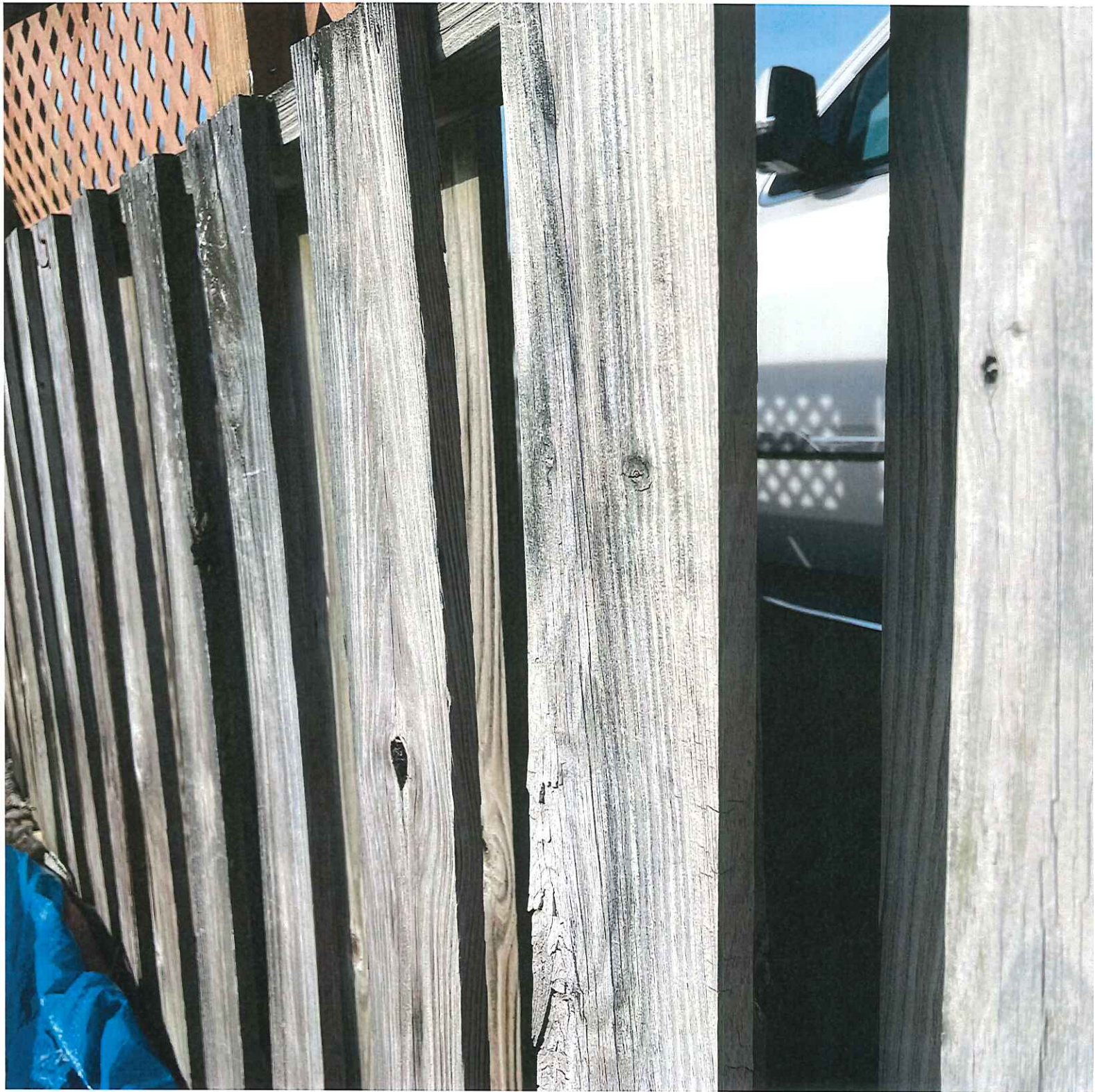


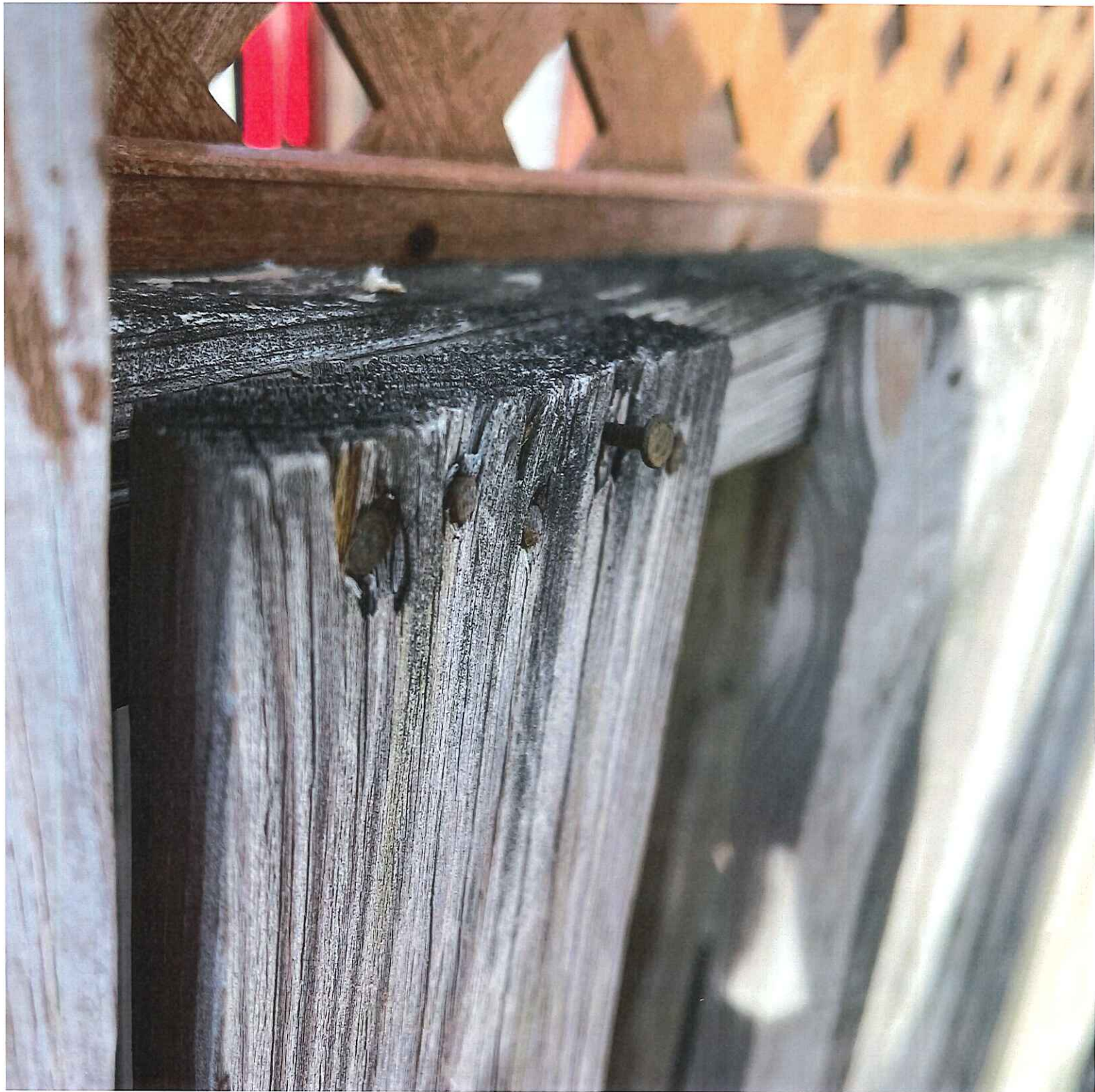
















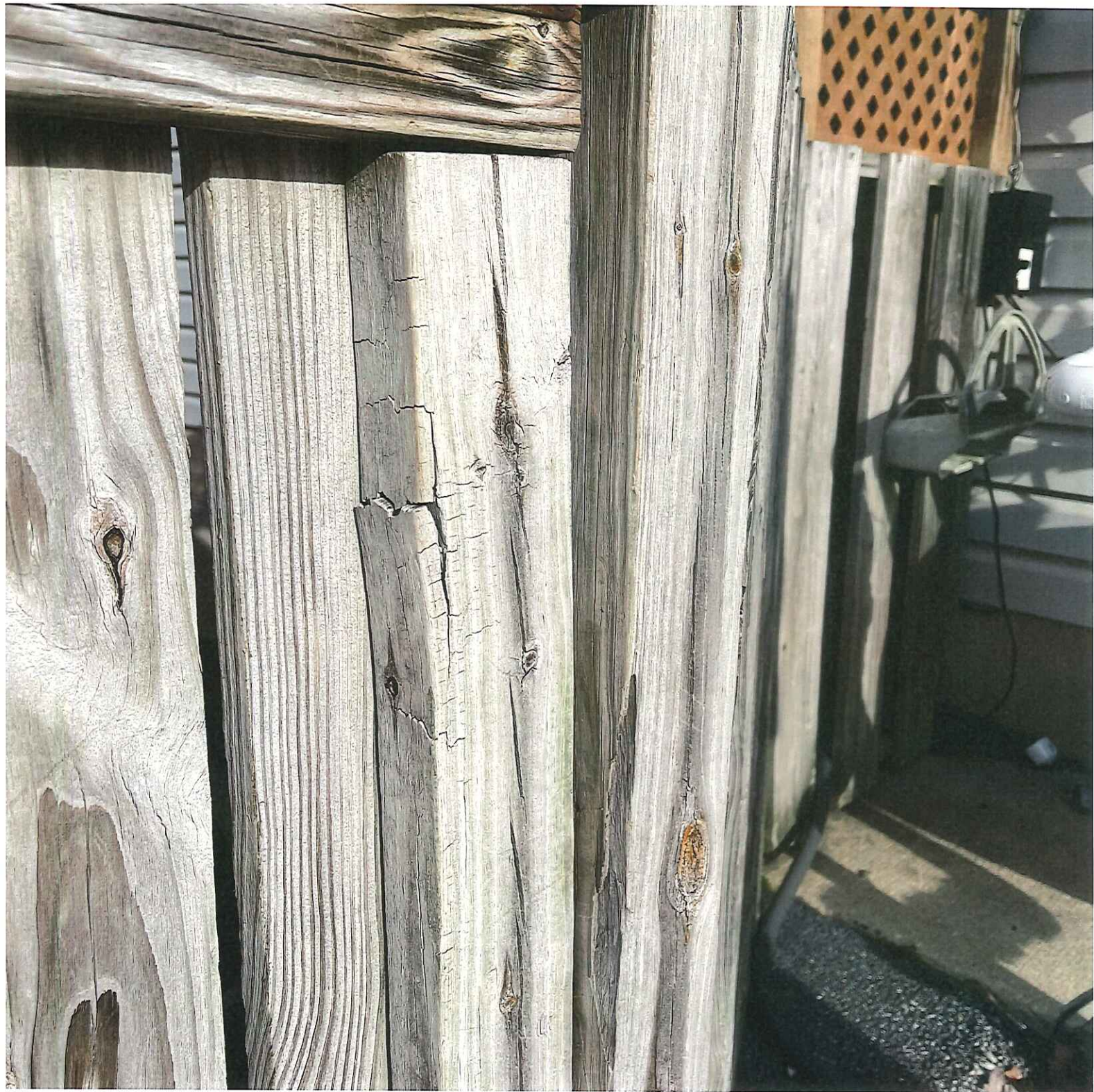














NOTICE OF APPEAL AND REQUEST FOR VARIANCE
OR SPECIAL USE EXCEPTION
COUNTY BOARD OF ADJUSTMENT

To be filled out by Planning & Zoning Office and applicant. All blanks below must be filled in for this application to be processed.

Application No. 7680 Date 11-15-01 Fee \$ \$150
Name RICHARD WRIGHT Phone 541-9262
Mailing Address 27 BALSA ST. OCEAN VIEW DE 19970

Interest in Property
Owner: (Indicate if different than above)

Name SAME Phone _____

Address SAME

Location: Road 362 (N) (S) (E) (W) side NEW QUINCE ACRES (ft.)
or (miles) (N) (S) (E) (W) of BALSA ST.

District No. 1-34 Map No. 16 Parcel No. 829

Subdivision QUINT ACRES Lot No. 27 Zone ARI

Hundred QUINT Frontage 85 Depth 200 Acres —

Request for a special use exception as provided by: (or)

Request for a variance from the provisions of: 182

Chapter 115 Article XXV Subsection 115-1 Item A

Date property was acquired JAN 2001

Plot plan or drawing attached: Yes No _____

State specifically your request and the reason for this request.

REQ AC 28' VARIANCE FROM THE REQUIRED 30'
FRONT YRD SETBACK (BALSA RD) TO PUT
A POOL IN. * THIS IS A TYPICAL LOT

5' fence need for safety - request (20') var. around pool

Signature of Applicant Richard L. Wright

FOR BOARD USE ONLY:

Date of Notice _____ Date of Hearing JAN 28TH, 2002

Fee Receipt No. 30766

Decision of Board APPROVED 20' VARIANCE 2' FENCE

Date of Decision 1-28-02

Person Accepting Application [Signature]

28'
Front
Variance

Need
2' Height
Variance

Will BE 2'
from Front
Line

In order for the Board of Adjustment to grant a special use exception or variance, the Board must find that the applicant has proven the following:

STANDARDS FOR GRANTING OF VARIANCES

1. Uniqueness.

a. Unique physical circumstances or conditions (such as irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions, peculiar to the property).

b. That unnecessary hardship or exceptional practical difficulty is due to such unique conditions, and not to general circumstances or conditions and cannot be developed in strict conformity.

2. Cannot otherwise be developed.

a. There is no possibility the property can be developed in strict conformity with the zoning ordinance.

b. That the variance is necessary to enable reasonable use of the property.

3. Not created by the applicant.

a. The unnecessary hardship or exceptional practical difficulty cannot have been created by the applicant.

4. Will not alter essential character of neighborhood.

a. The variance will not alter the essential character of the neighborhood.

b. The variance will not substantially or permanently impair the appropriate use or development of adjacent property.

c. The variance will not be detrimental to the public welfare.

5. Minimum variance.

a. The variance is the minimum that will afford relief.

b. The variance will represent the least modification possible of the regulation in issue.

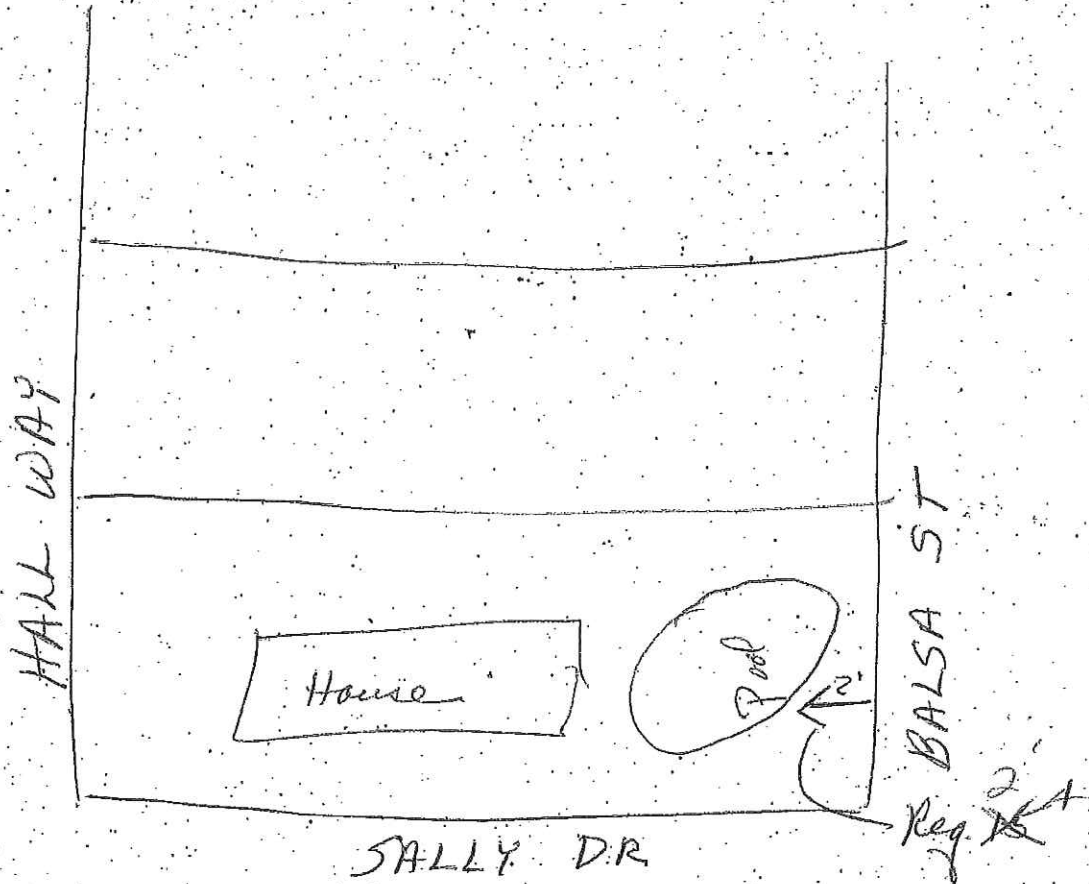
STANDARDS FOR GRANTING SPECIAL USE EXCEPTION

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 (for instance, time limitations).

Board of Adjustment Application
Page 3

Draw or attach a drawing indicating what will be located on this lot and give, as accurate as possible, measurements of lot, setbacks and sizes of all structures.



541-9262

Approved for Advertising.

Lucille L Wright

PREPARED BY

DATE

PAGE
NO.

7680

BALSA DR.

PROJECT PLANNING NOTES

IN SETBACK NOTES

ASPHALT

PROPERTY LINE FRONT

ASPHALT DRIVEWAY

35' Alley

39'

25' 0" / 1'

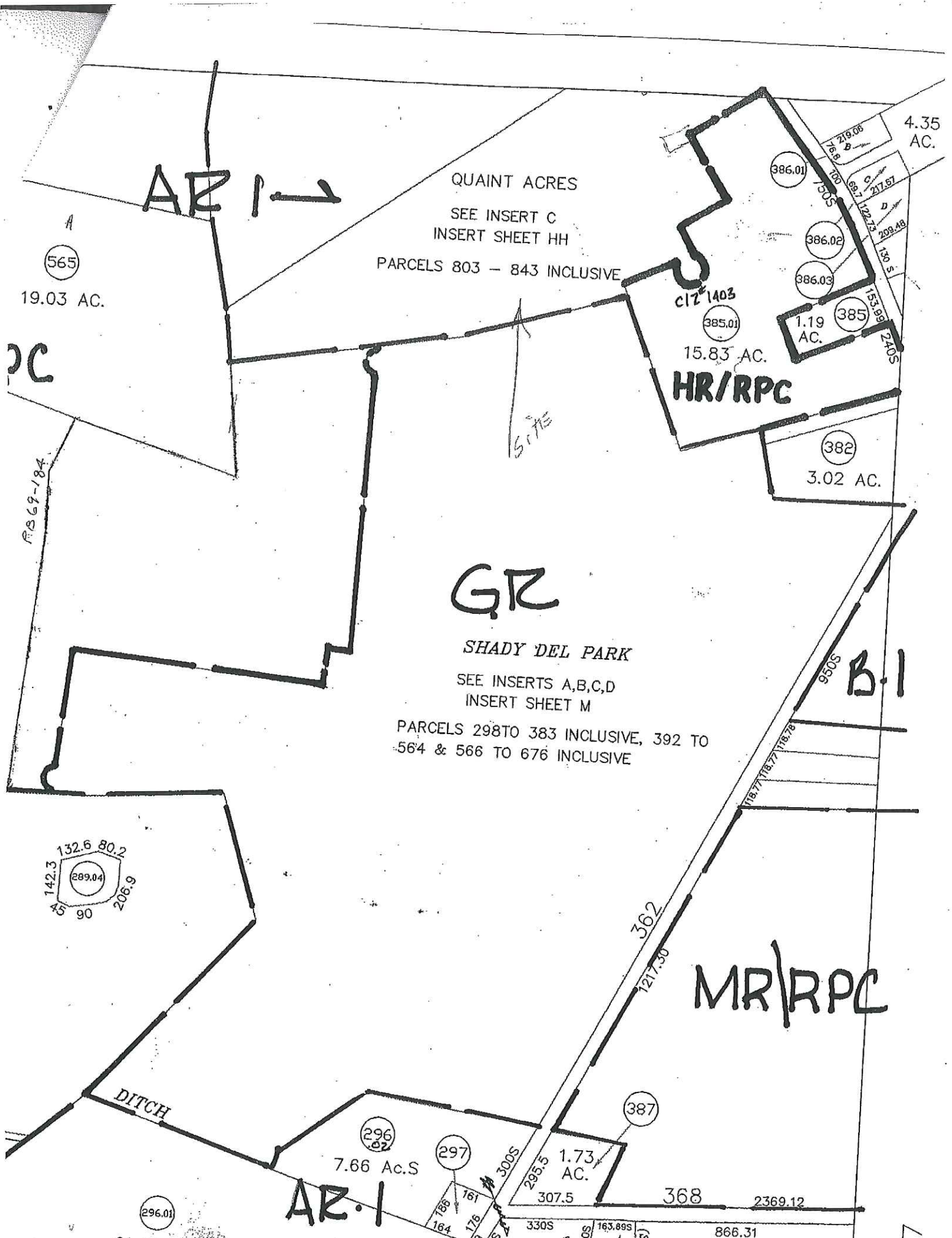
FRONT

Pool Set back

DARREN

302-228-4091 CELL

302-628-8686 HOME



AR 1

A
565
19.03 AC.

PC

PS 69-184

QUAINT ACRES
SEE INSERT C
INSERT SHEET HH
PARCELS 803 - 843 INCLUSIVE

SITE

386.01
386.02
386.03
1.19 AC.
385
382
3.02 AC.
4.35 AC.
218.06
130
122.2
209.48
136
153.88
240S
1403
15.83 AC.
HR/RPC

GR

SHADY DEL PARK
SEE INSERTS A,B,C,D
INSERT SHEET M
PARCELS 298 TO 383 INCLUSIVE, 392 TO
564 & 566 TO 676 INCLUSIVE

B-1

132.6 80.2
289.04
142.3 90 206.9

DITCH

AR-1

MR/RPC

296.01

296
297
7.66 Ac.S

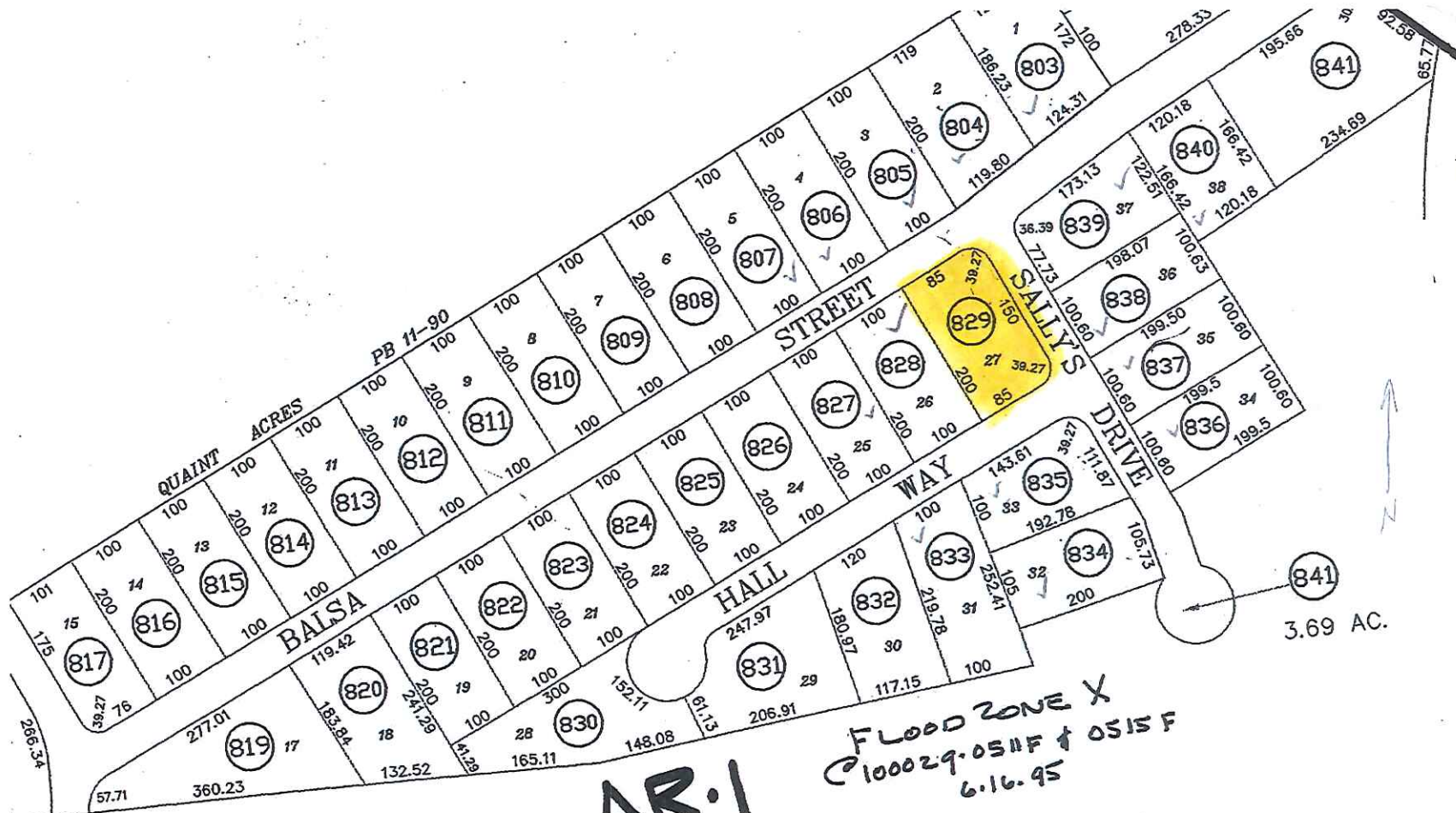
1.73 AC.

387

368

2369.12

330S 163.89S 866.31



FLOOD ZONE X
 C100029-0511F & 0515F
 6.16.95

AR-1
 INSERT C
 SEE 1-34-16
 Sub. #457

LEGEND

County Line
 Hundred Line
 District Line
 City or Borough Line
 All Purpose Line
 Original Lot Line

(123) Map Parcel Number
 12 Original Lot Number
 100 S Map Scaled Dimension
 Z Denotes Same Owner
 All Dimensions Shown In Feet

INSERT
 MAP:









BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: RICHARD WRIGHT

Case No. 7680 - 2002

A hearing was held after due notice on January 28, 2002. 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 for a through lot and a variance from the minimum fence height requirement for a swimming pool.

Finding of Facts

The Board found that the Applicant was seeking a variance from front yard setback requirements on a through lot, and a variance from fence height requirements, northwest of Road 362, at the intersection of Balsa Street and Sally's Drive, Lot 27, Quaint Acres. The Applicant was requesting a 28 foot variance from the required 30 foot front yard setback requirement for an in ground swimming pool, and a 2 foot variance from the height limitation for a fence. After a hearing, the Board made the following findings of fact:

1. The Applicant's property is a through lot, requiring greater setbacks, and thereby limiting buildable area.
2. The size of the pool is 14' x 29', and the Applicant's drawings and photographs revealed that she has no real option for an alternate placement.
3. The front of the dwelling actually faces the legal side yard.
4. Neighbors are in favor of the application.
5. No persons appeared in opposition.

The Board granted the requested variances.

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, Mr. Mills and Mr. Hudson; voting against - none.

BOARD OF ADJUSTMENT
OF SUSSEX COUNTY



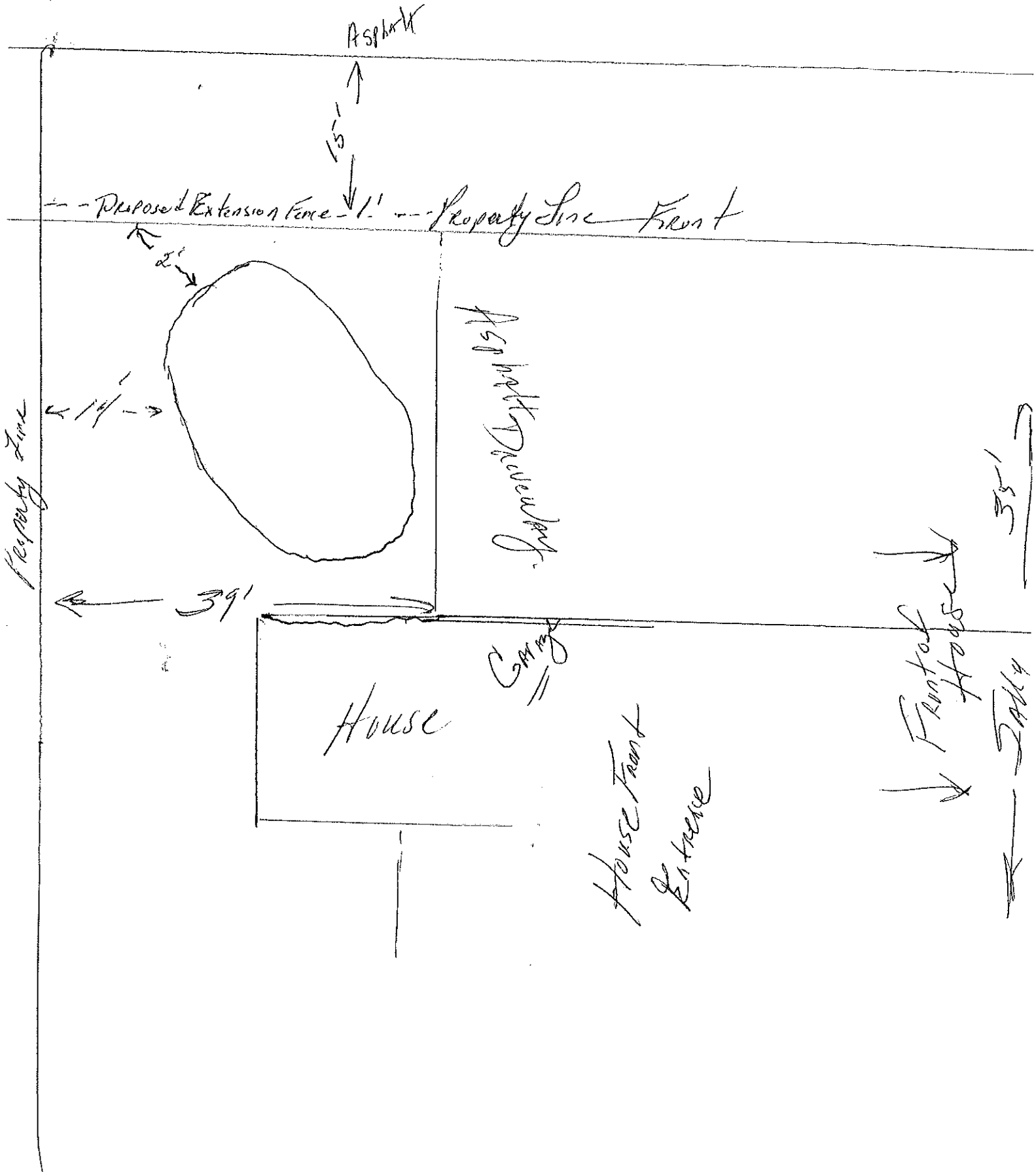
Dale Callaway
Chairman

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

Date March 19, 2002

37707

Balsa Street



Amy Hollis

From: Planning and Zoning
Sent: Thursday, May 5, 2022 1:24 PM
To: Amy Hollis
Subject: FW: case #12691

From: McNemar-Johnson Kelly <Kelly.Mcnemar-Johnson@irsd.k12.de.us>
Sent: Thursday, May 5, 2022 11:58 AM
To: Planning and Zoning <pandz@sussexcountyde.gov>
Subject: Re: case #12691

SUPPORT EXHIBIT

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.

Planning and Zoning -

I am in support of my neighbors at 37707 Balsa Street replacing their current pool fencing with a 6 foot fence. I am also in support of them extending the fence still on their property, one foot out.

Neighbor Located at 37709 Balsa Street

Kelly B. McNemar-Johnson M.A., M.ED.


Special Education Services Liaison - Indian River School District

CONFIDENTIALITY NOTICE: This electronic message, including any files attached to it, may contain confidential information that is intended only for the use of the intended recipients named above. If you are not an intended recipient, you are hereby notified that any dissemination or copying of the information contained in this message or its attachment(s), or the taking of any action in reliance upon such information, is strictly prohibited. If you have received this electronic message in error, please notify the sender immediately by replying to this message, then delete the message and any attachment(s) from your system. Thank you.

We, the undersigned, support our neighbors at 37707 Balsa Street, Ocean View, Delaware 19970 in replacing their current pool fence to a 6ft fence and extending 1ft to the road to allow safer pool space on their property. The proposed fence would not inhibit or otherwise object our view and believe it would provide a safer space and improve the aesthetics of the neighborhood.

First & Last Name: Jim + Kathleen Barnes

Address: 32901 Sallyp Dr. Ocean View, DE

Signature: 

Date: 4/29/22

First & Last Name: _____

Address: _____

We, the undersigned, support our neighbors at 37707 Balsa Street, Ocean View, Delaware 19970 in replacing their current pool fence to a 6ft fence and extending 1ft to the road to allow safer pool space on their property. The proposed fence would not inhibit or otherwise object our view and believe it would provide a safer space and improve the aesthetics of the neighborhood.

First & Last Name: Haley Winward

Address: 37696 Balsa St. Ocean View, DE 19970

Signature: Haley Winward

Date: 4/29/22

First & Last Name: Bryon Flick

Address: 37696 Balsa St Ocean View DE 19970

Signature: Bryon Flick

Date: 4-29-22

First & Last Name: _____

Address: _____

Signature: _____

Date: _____

First & Last Name: _____

Address: _____

Signature: _____

Date: _____

NOTICE OF APPEAL AND REQUEST FOR VARIANCE
OR SPECIAL USE EXCEPTION
COUNTY BOARD OF ADJUSTMENT

To be filled out by Planning & Zoning Office and applicant. All blanks below must be filled in for this application to be processed.

Application No. 7680 Date 11-15-01 Fee \$ \$150
Name RICHARD WRIGHT Phone 541-9262
Mailing Address 27 Balsa St. Ocean View DE 19970

Interest in Property
Owner: (Indicate if different than above)

Name SAME Phone _____
Address SAME

Location: Road 362 (N) (S) (E) (W) side NW QUINCE ACRES (ft.)
or (miles) (N) (S) (E) (W) of Balsa St.

District No. 1-34 Map No. 16 Parcel No. 829

Subdivision QUINT ACRES Lot No. 27 Zone AR1

Hundred 100 Frontage 85 Depth 200 Acres —

Request for a special use exception as provided by: (or)
Request for a variance from the provisions of: 182

Chapter 115 Article XXV Subsection 115-2 Item A

Date property was acquired JAN 2001

Plot plan or drawing attached: Yes No

State specifically your request and the reason for this request.

REQ A 28' VARIANCE FROM THE REQUIRED 30' FRONT YRD SETBACK (BALSA RD) TO PUT A POOL IN.

* THIS IS A THRU LOT

5' fence need for safety - request (20') var. around pool

Signature of Applicant

FOR BOARD USE ONLY:

Date of Notice _____ Date of Hearing JAN 28TH, 2002

Fee Receipt No. 30766

Decision of Board APPROVED 28' VARIANCE 2' FENCE

Date of Decision 1-28-02

Person Accepting Application

In order for the Board of Adjustment to grant a special use exception or variance, the Board must find that the applicant has proven the following:

STANDARDS FOR GRANTING OF VARIANCES

1. Uniqueness.

a. Unique physical circumstances or conditions (such as irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions, peculiar to the property).

b. That unnecessary hardship or exceptional practical difficulty is due to such unique conditions, and not to general circumstances or conditions and cannot be developed in strict conformity.

2. Cannot otherwise be developed.

a. There is no possibility the property can be developed in strict conformity with the zoning ordinance.

b. That the variance is necessary to enable reasonable use of the property.

3. Not created by the applicant.

a. The unnecessary hardship or exceptional practical difficulty cannot have been created by the applicant.

4. Will not alter essential character of neighborhood.

a. The variance will not alter the essential character of the neighborhood.

b. The variance will not substantially or permanently impair the appropriate use or development of adjacent property.

c. The variance will not be detrimental to the public welfare.

5. Minimum variance.

a. The variance is the minimum that will afford relief.

b. The variance will represent the least modification possible of the regulation in issue.

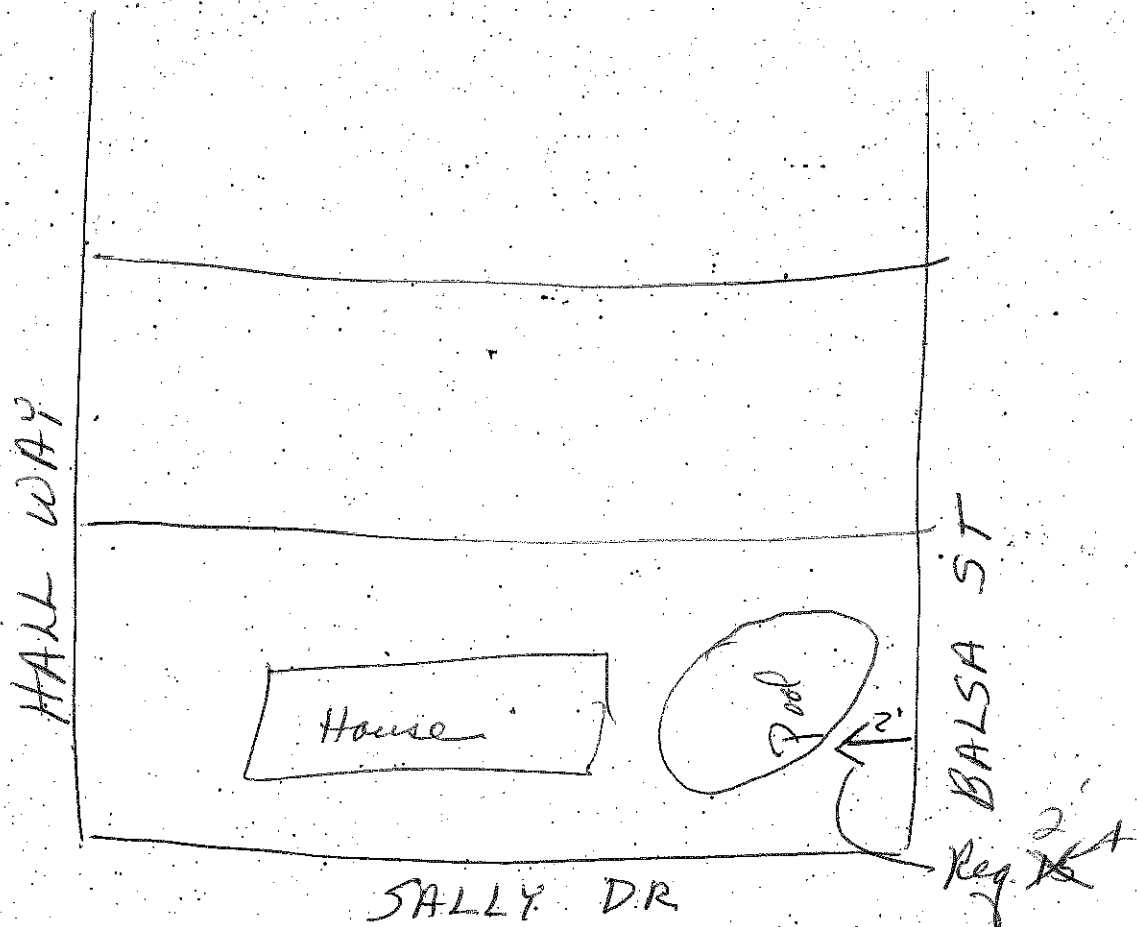
STANDARDS FOR GRANTING SPECIAL USE EXCEPTION

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 (for instance, time limitations).

Board of Adjustment Application
Page 3

Draw or attach a drawing indicating what will be located on this lot and give, as accurate as possible, measurements of lot, setbacks and sizes of all structures.



541-9262

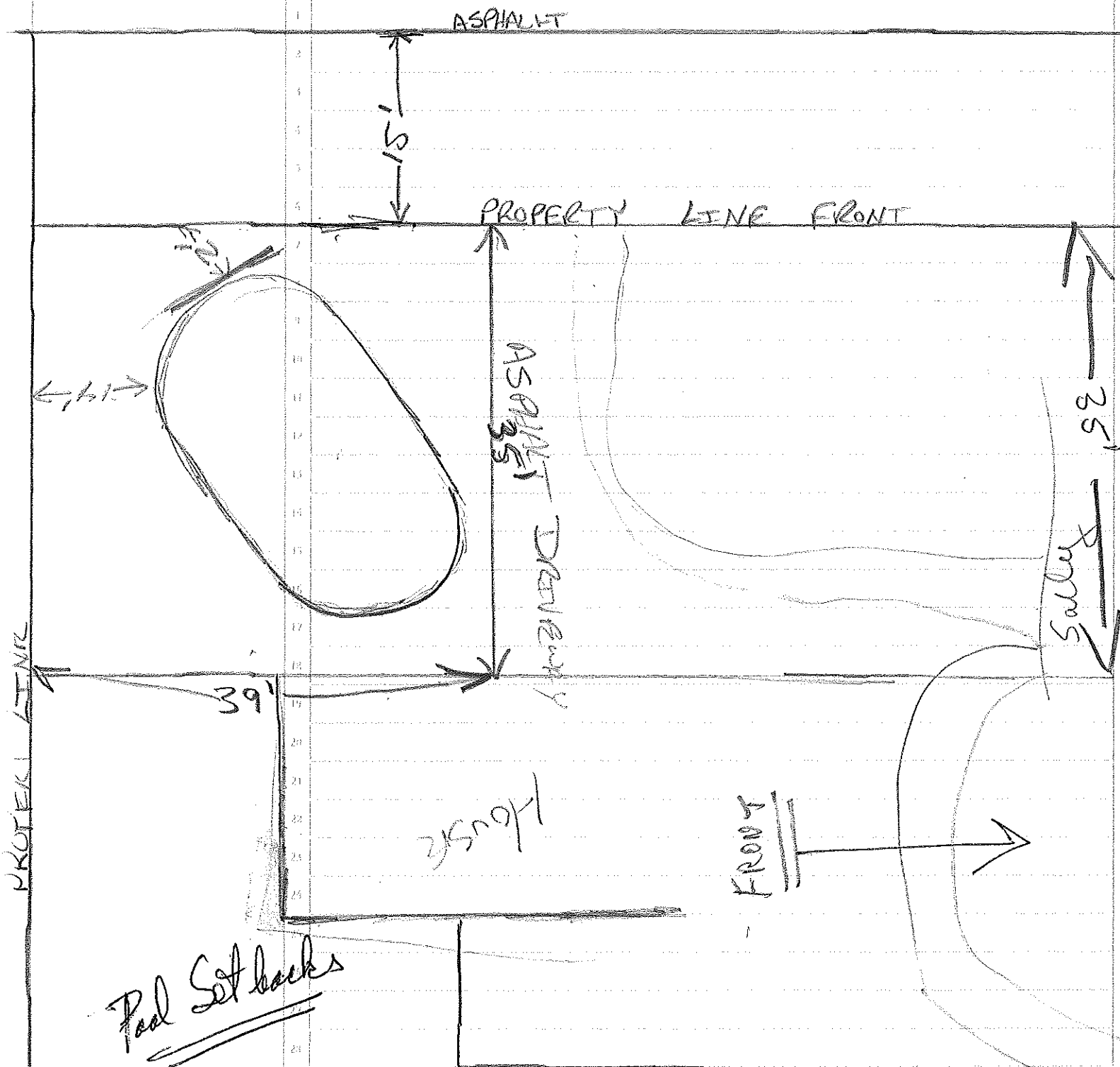
Approved for Advertising.

Livella L Wright

BALSA DR.

CONCLUSIONS

RESEARCH IN ANIMAL MEDICINE



DARREN
302-228-4091 CELL
302-628-8686 HOME

AR 1

QUAINT ACRES

SEE INSERT C
INSERT SHEET HH

PARCELS 803 - 843 INCLUSIVE

(565)

19.03 AC.

C12 1403

(385.01)

15.83 AC.

HR/RPC

(386.01)

(386.02)

(386.03)

(385)

1.19 AC.

(382)

3.02 AC.

4.35 AC.

GR

SHADY DEL PARK

SEE INSERTS A,B,C,D
INSERT SHEET M

PARCELS 298 TO 383 INCLUSIVE, 392 TO
564 & 566 TO 676 INCLUSIVE

B-1

MR/RPC

132.6 80.2
142.3 206.9
45 90
(289.04)

DITCH

(296)

7.66 AC.S

(297)

1.73 AC.

(387)

330S

368

2369.12

(296.01)

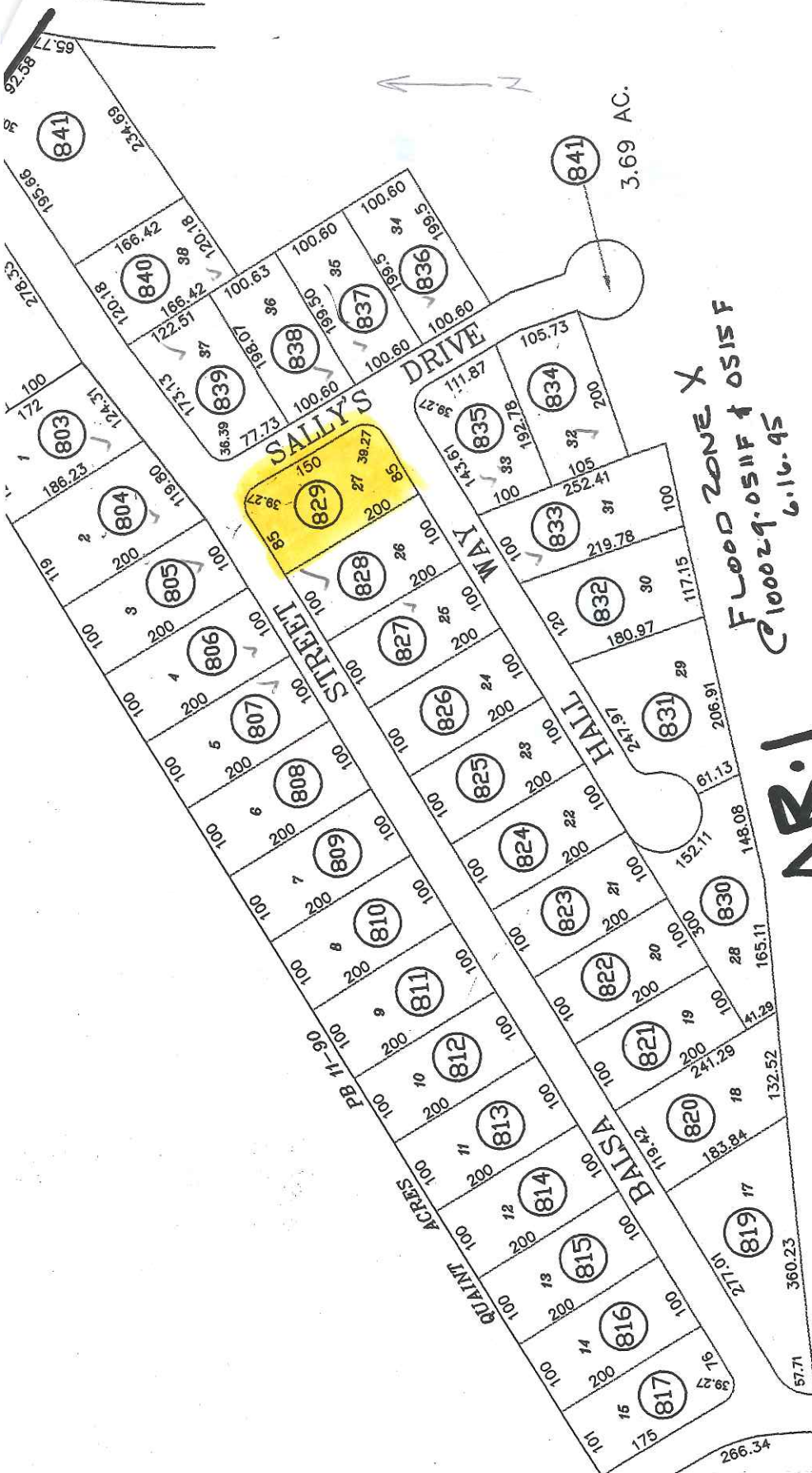
AR-1

330S

OS

163.89S

866.31



INSERT C
 SEE 1-34-16
 Sub. #457

INSERT
 MAP:

LEGEND

- County Line
- Hundred Line
- District Line
- City or Borough Line
- All Purpose Line
- Original Lot Line

- Map Parcel Number
- Original Lot Number
- Map Scaled Dimension
- Denotes Same Owner
- All Dimensions Shown In Feet

TY









BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: RICHARD WRIGHT

Case No. 7680 – 2002

A hearing was held after due notice on January 28, 2002. 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 for a through lot and a variance from the minimum fence height requirement for a swimming pool.

Finding of Facts

The Board found that the Applicant was seeking a variance from front yard setback requirements on a through lot, and a variance from fence height requirements, northwest of Road 362, at the intersection of Balsa Street and Sally's Drive, Lot 27, Quaint Acres. The Applicant was requesting a 28 foot variance from the required 30 foot front yard setback requirement for an in ground swimming pool, and a 2 foot variance from the height limitation for a fence. After a hearing, the Board made the following findings of fact:

1. The Applicant's property is a through lot, requiring greater setbacks, and thereby limiting buildable area.
2. The size of the pool is 14' x 29', and the Applicant's drawings and photographs revealed that she has no real option for an alternate placement.
3. The front of the dwelling actually faces the legal side yard.
4. Neighbors are in favor of the application.
5. No persons appeared in opposition.

The Board granted the requested variances.

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, Mr. Mills and Mr. Hudson; 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 March 19, 2002

RECEIVED

MAR 22 2022

SUSSEX COUNTY
PLANNING & ZONING

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 # _____

Hearing Date 5/16 Tentative

202204007

Type of Application: (please check all applicable)

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☒

Code Reference (office use only)

115-183 115-185

Site Address of Variance/Special Use Exception:

36394 Brittingham Road, Delmar, DE. 19940

Variance/Special Use Exception/Appeal Requested:

To build an addition to the existing house for a work shop. The rear property line is less than 20 feet on the corner of the proposed building. Contacted owner of the farm on the rear property line Jeff Workman who told me about the variance and said that he would have no problem with it.

Tax Map #: 532-15.00-6.00

Property Zoning: AR-1

Applicant Information

Applicant Name: Joseph P. Wood, Sr.

Applicant Address: 36394 Brittingham Road

City Delmar State De Zip: 19940

Applicant Phone #: (410) 310-7666 Applicant e-mail: jpwood275@gmail.com

Owner Information

Owner Name: Joseph P. Wood, Sr

Owner Address: 36394 Brittingham Road

City Delmar State DE Zip: 19940 Purchase Date: 8/17/20

Owner Phone #: (410) 310-7666 Owner e-mail: jpwood275@gmail.com

Agent/Attorney Information

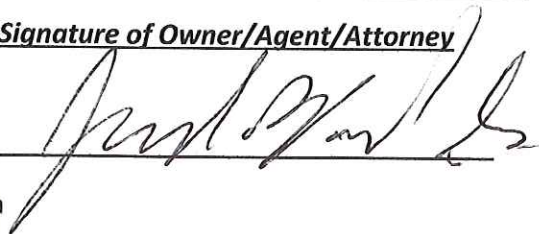
Agent/Attorney Name: None

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

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

Signature of Owner/Agent/Attorney



Date: 3/18/22



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 rear property line is at an angle that will not allow the proposed building to stay 20 Feet from the property line. It is just the corner that is approximately 18 and 1/2 feet from the Line.

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 field is currently tilled by the Workman family and they can not till closer than approximately 40 feet to the proposed addition. Contacted Jeff Workman and he was the one that told me to request a variance and he had no problem with it.

3. Not created by the applicant:

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

The property has been like this since back in the 30's.

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.

It will conform to the adjacent properties.

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.

As near as I can determine a 2' variance will be all I need to conform

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.

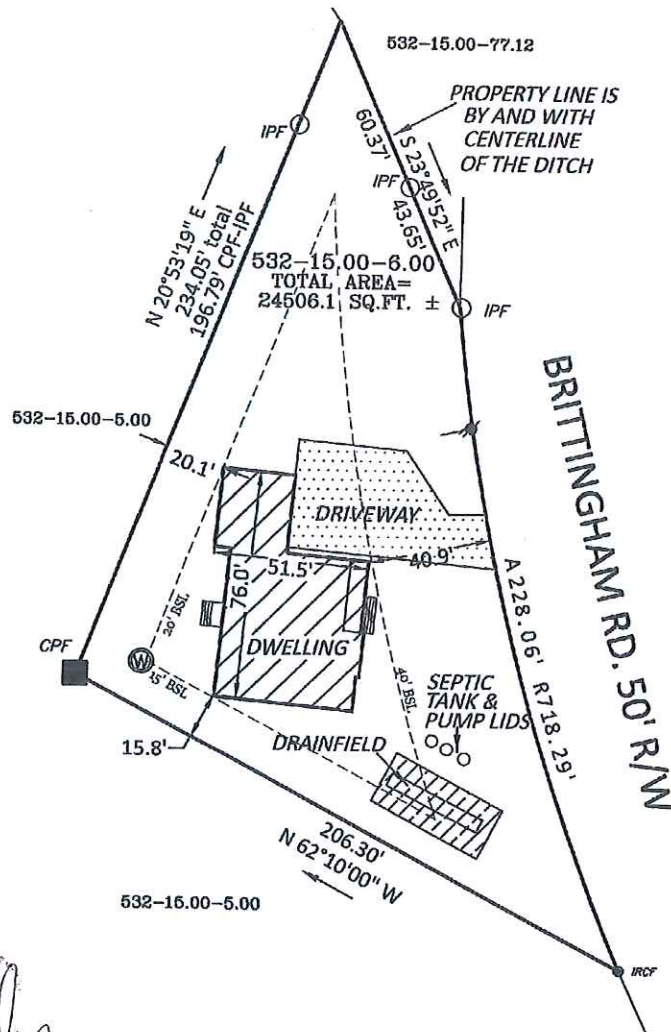
Will not affect the farmers field.

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)

None

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

To build and addition large enough to provide space for wood working tools such as saws. Already had the design and permit before I realized that it was too close to the Property Line. Permit #BP*177270 Dated: 03/13/2022



7/15/19

ASBUILT SURVEY REQUESTED BY BERACAH HOMES, INC

Prop. At. Enclosure
20x20'

This plat is based on a current field survey. Suburban class survey. No title report furnished.

Except as specifically stated or shown on this plat, this plan does not purport to reflect any of the following which may be applicable to the subject real estate: easements; right of ways; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. No title search was provided for this plan. No title guarantee is intended or implied by this plan. It is the builders responsibility to ensure that all applicable regulations, restrictions, and setbacks are satisfied.

CIVIL ENGINEERING & LAND SURVEYING



11729 CHURCH ST.
PRINCESS ANNE, MD 21853
PHONE: 410-821-0321
FAX: 410-621-0320

PROJECT INFORMATION

COUNTY	SUSSEX	STATE	DE
MUNICIPALITY	N/A	SUBD.	N/A
HUNDRED	LITTLE CREEK	SECT. NO.	N/A
TAX MAP NO.	532-15-00-6.00	BLOCK NO.	N/A
DEED REF.	3886/139 and 4934/139	LOT NO.	N/A
PLAT REF.	-	DATE	7/15/19
FIELD BOOK	PAGE	SCALE	1" = 50'
CAD FILE	RHB/WOODS	DRAWN BY	KAN

LEGEND

- Well
- CPF Concrete Post Found
- IPF Iron Pipe Found
- IRCS Iron Rod with Cap Set
- Fence
- Overhead Power Lines
- BSL Building Setback Line

SEQUENCE OF CONSTRUCTION

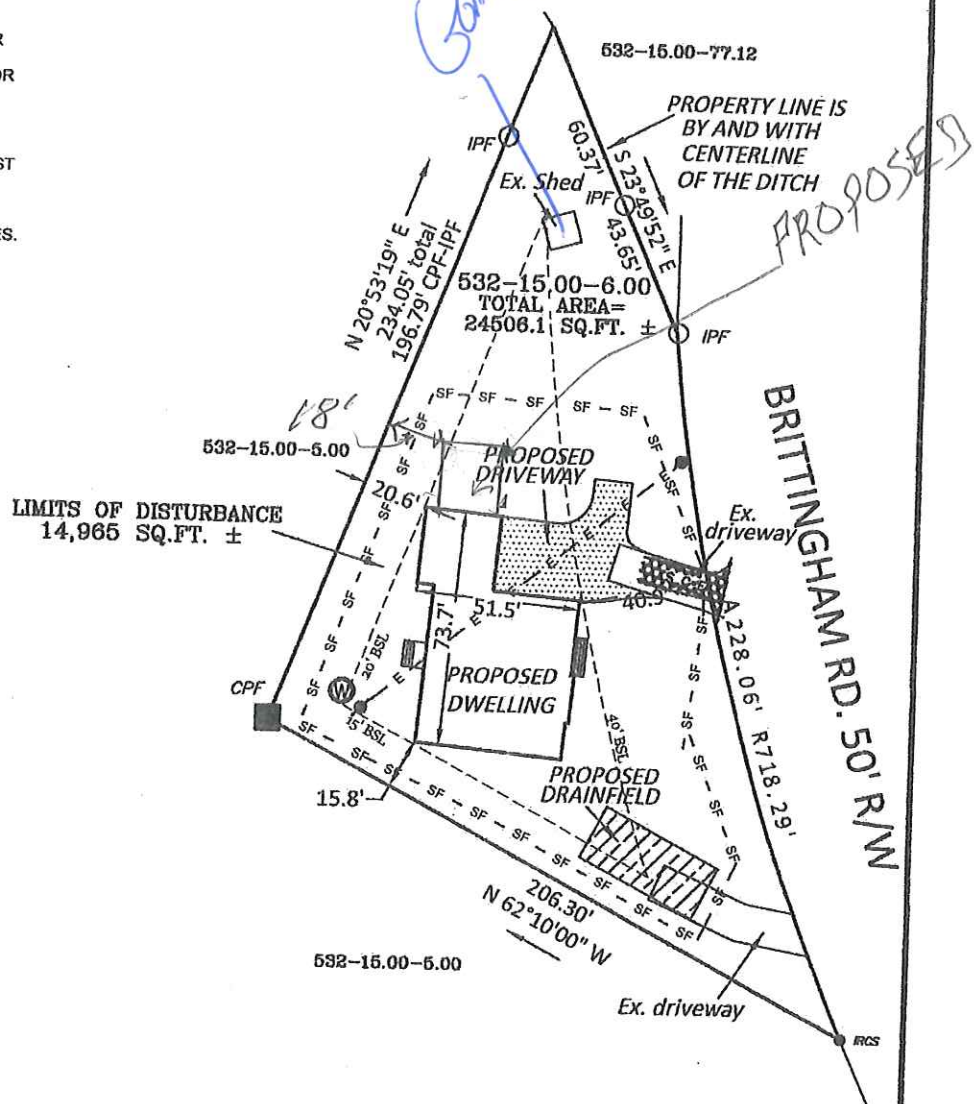
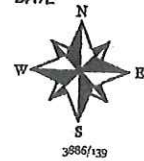
1. CONTACT MISS UTILITY (CALL 811).
2. CONTACT SUSSEX COUNTY SOIL CONSERVATION DISTRICT PRIOR TO COMMENCING.
3. INSTALL SEDIMENT AND EROSION CONTROLS (SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE).
4. CONTACT SEDIMENT AND EROSION CONTROL INSPECTOR FOR PERIMETER CONTROL INSPECTION.
5. REMOVE EXISTING HOUSE, CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DISTURBANCE. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
 - THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, AND SLOPES GREATER THAN 3:1.
 - SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
6. CONSTRUCT BUILDING PAD. GRADE AS NECESSARY TO ENSURE POSITIVE DRAINAGE AWAY FROM HOUSE AND AT LEAST A 1:1 (IMPERVIOUS TO PERVIOUS) VEGATATIVE DISCONNECT.
7. CONSTRUCT ALL BUILDING IMPROVEMENTS PER APPROVED BUILDING AND CONSTRUCTION DRAWINGS, INCLUDING UTILITIES.
8. GRADE ALL DRIVEWAY AREAS.
9. PLACE TOPSOIL IN ALL LAWN AREAS.
10. PERMANENTLY SEED AND/OR LANDSCAPE ALL TOPSOILED AND DESIGNATED AREAS IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS AND PLANS.
11. ONCE ALL AREAS HAVE BEEN PERMANENTLY STABILIZED, HAVE BEEN INSPECTED BY SUSSEX COUNTY INSPECTORS, ALL REMAINING TEMPORARY SEDIMENT CONTROL ITEMS MAY BE REMOVED AND STABILIZED.

NOTES

1. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
2. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SUSSEX CONSERVATION DISTRICT.
3. THE OWNER SHALL MAINTAIN MAINTENANCE RESPONSIBILITY OF ALL STORMWATER MEASURES AND STRUCTURES.
4. A 24 HOUR MINIMUM NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING CONSTRUCTION.
5. MISS UTILITY SHALL BE NOTIFIED 3 CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION.
6. NO CLEARING OR GRADING IS PERMITTED BEYOND THE LIMITS OF DISTURBANCE SHOWN HEREON.

I AGREE TO THE PLACEMENT OF THE PROPOSED HOUSE AS SHOWN HEREON.

PROPERTY OWNER/CONTRACT PURCHASER DATE



SITE PLAN
REQUESTED BY
BERACAH HOMES, INC



This plat is based on a current field survey. Suburban class survey. No title report furnished.

Except as specifically stated or shown on this plat, this plan does not purport to reflect any of the following which may be applicable to the subject real



Amy Hollis

From: Joe Wood <jpwood275@gmail.com>
Sent: Wednesday, April 27, 2022 10:17 AM
To: Amy Hollis
Subject: Variance Case No. 12692
Attachments: Property Line.jpg; measurement #2.jpg; measurement #1.jpg; survey Drawing.PDF; Scale Drawing.PDF

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.

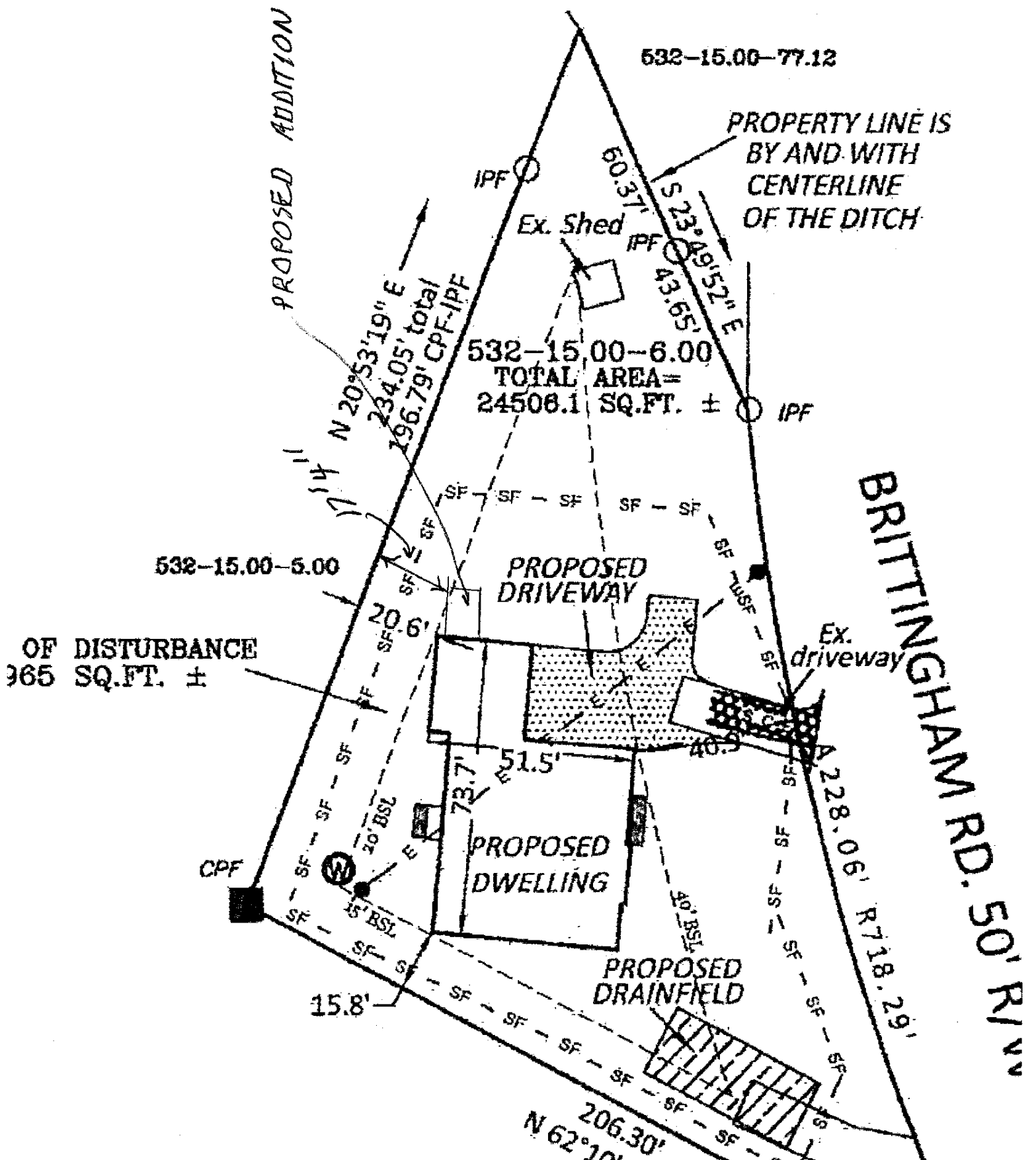
Amy

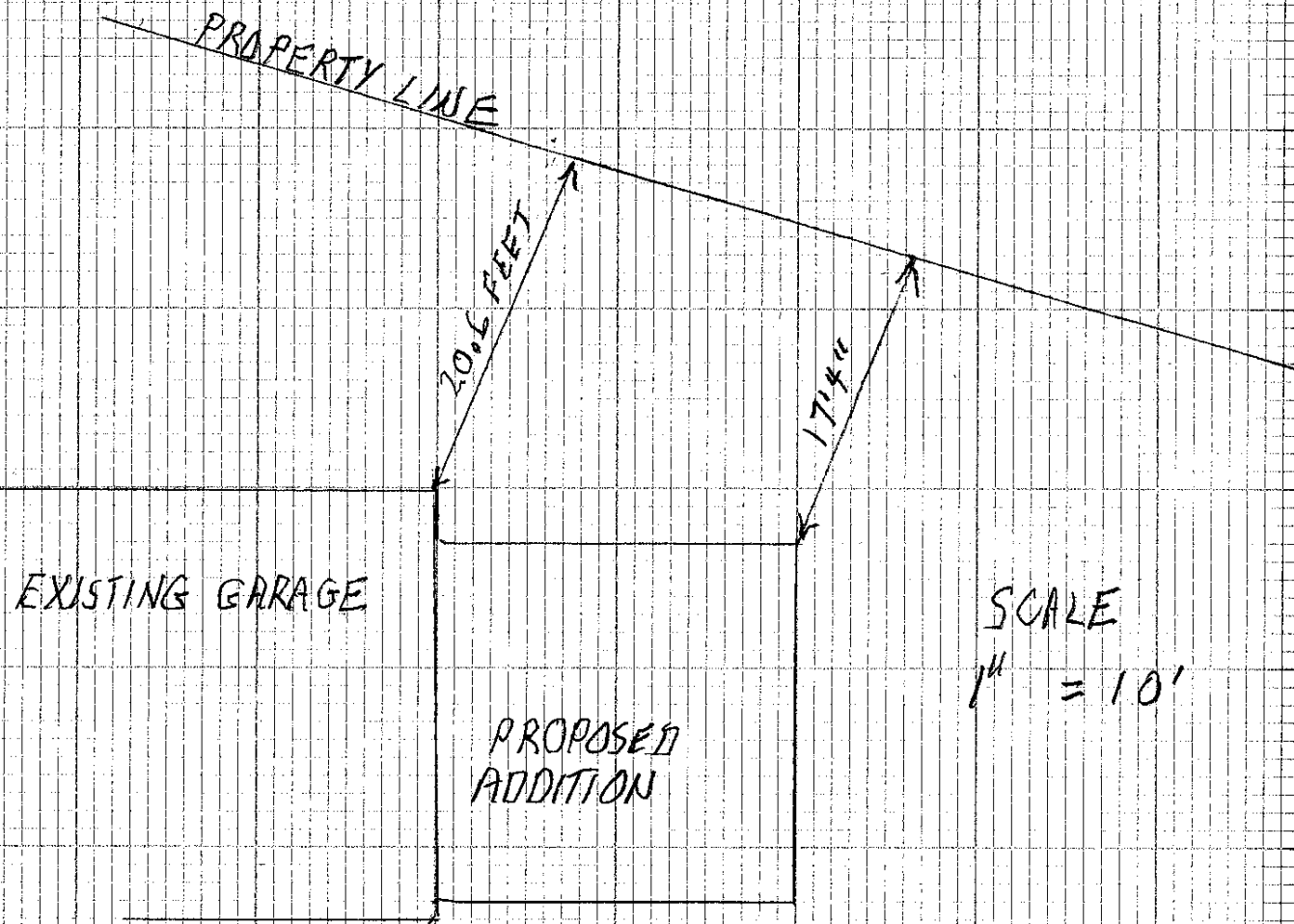
I have a better description of the setback I need for the variance.

I pulled a string between the property markers and come up with a new Measurement of 17' 4" so I will request a 4' variance to be safe.

I have included pictures and a scale drawing of the site.

Thanks
Joe Wood





36394 BRITTINGHAM RD





RECEIVED

MAR 24 2022

SUSSEX COUNTY
PLANNING & ZONING

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 #

Hearing Date 5-16-22

202204202

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

Site Address of Variance/Special Use Exception:

37664 Oak Road Selbyville DE 19975 (Lot NO. 13, Block "B", Subdivision NO. 2, KEEN WIK. Ref: Plat Book 8, Page 112)

Variance/Special Use Exception/Appeal Requested:

Requesting a front building setback variance. Current home is 19.9 feet at its shortest distance from the front property line. Requesting a variance to allow a newly constructed home to be no less than 20 feet from the front property line vs the county minimum setback of 30 feet. All other county side and rear setbacks would be adhered to.

Tax Map #: 5-33-19.12-26

Property Zoning: MR

Applicant Information

Applicant Name: Joseph T Ellis Jr

Applicant Address: 253 Casparus Way

City Elkton State MD Zip: 21921

Applicant Phone #: (410) 398-5551 Applicant e-mail: JTE60@icloud.com

Owner Information

Owner Name: Joseph T Ellis Jr and Teresa M Ellis

Owner Address: 253 Casparus Way

City Elkton State MD Zip: 21921 Purchase Date: 2/7/22

Owner Phone #: (410) 398-5550 Owner e-mail: tellis1212@aol.com

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: 3/2/22



1. Uniqueness of property:

The subject property is extremely shallow and unique in that the rear property line extends approximately 10 feet into the canal at the rear of the lot. The attached plat reflects lots along the north side of Oak Road all have a rear property line that does extend somewhat in the canal however the plat also reflects the significant extension of the property line into the canal unique to this property. As a result of this unique condition the potential building envelope for this lot is very limited as far as depth is concerned.

The request to allow a front building setback of 20 feet, which is equal to the smallest distance setback of the current home, is based on the uniqueness of this lot. Initially consideration was made to take the average setback of other properties within 300 feet as this lot is under 10,000 square feet. However, all lots within 300 feet are currently at 30 feet as these lots do not have the same extreme shallow characteristics of this lot.

The request for a variance is being driven by the need to rebuild the existing home which was constructed in 1980 on a slab at ground level as flooding has occurred with greater frequency over the past several years.

All our neighbors in the immediate vicinity of our home are fully aware of our intention to request this variance to rebuild our home and are fully supportive of the request.

2. Cannot otherwise be developed:

A variance is necessary to enable the reasonable use of the property as adhering to the front setback of 30 feet would result in a extremely shallow building footprint that would dramatically impede the new home construction in its depth . The existing home is only 28 feet in depth and the new home is anticipated at 32 feet in depth with a 8 foot porch/deck at the rear which would be just inside the required rear setback of 20 feet.

3. Not created by the applicant

The applicant has not created the exceptional difficulty in the current property lines nor in the position of the current home.

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

The variance would not alter the essential character of the neighborhood as the current home has a 20 foot setback. The home is at the west dead end of Oak Road on a cull de sac with ample road width for any emergency vehicles. The variance would not impair any adjacent property development. All neighbors in the cull de sac have been made aware of the application for the 20 foot setback variance and are full supportive. Letters acknowledging this are included in this application.

5. Minimum variance:

The variance request is for a setback of a minimum of 20 feet at the shortest distance from the front property line and is the least modification /variance requested and understood if authorized would represent the least modification possible of the regulation use.

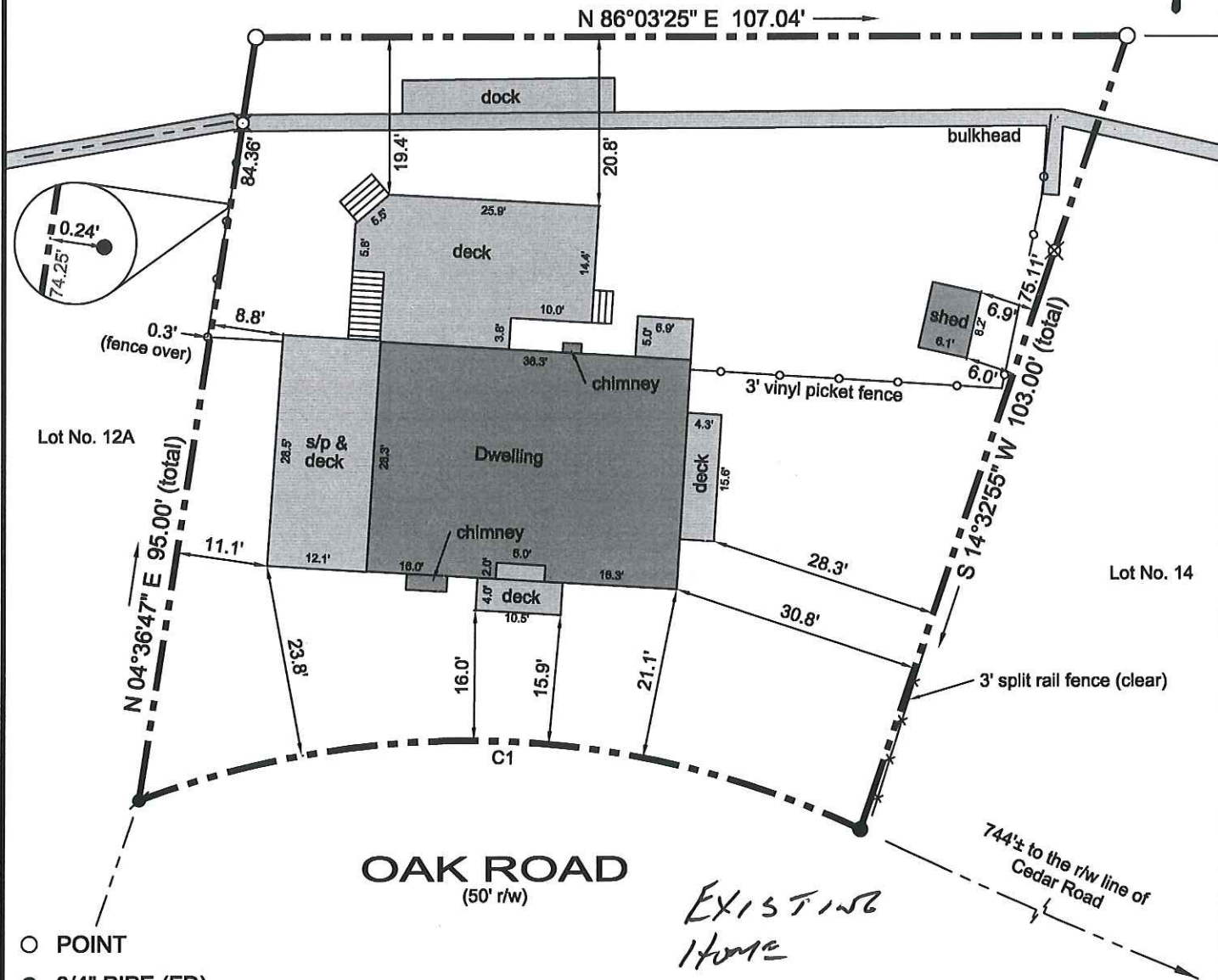
NOTES:

• Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.

• No title search provided or stipulated.

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	112.49'	91.05'	88.58'	S 88°28'36" W	46°22'31"

Lagoon



○ POINT

● 3/4" PIPE (FD)

⊗ PK NAIL (SET)

⊗ T-BAR (FD)

● 5/8" RE-BAR (FD)

SCALE: 1"=20'

AREA: 8,871 SQ. FT.

TAX MAP NO. 5-33-19.12-26

Lands of JOSEPH T. ELLIS, JR. and TERESA M. ELLIS.
Being known as LOT NO. 13, BLOCK "B", SUBDIVISION
NO. 2, KEEN WIK. Ref: Plat Book 8, Page 112

FIRM INFORMATION:

100029 - 0653 - K

MARCH 16, 2015

ZONE: "AE", B.F.E.= 4.0'

CLASS "B" SURVEY

HUNDRED: BALTIMORE

COUNTY: SUSSEX

STATE OF DELAWARE

DATE OF ORIGINAL: 06-17-2020

DRAWN BY: MICHAEL LOVELAND

SIMPLER
SURVEYING
& ASSOCIATE, INC.

32486 POWELL FARM ROAD, FRANKFORD, DE 19945

www.delawaresurveyor.com

PHONE: (302) 539-7873 FAX: (302) 539-4336

SEAL

Gregory M. Hook
06/16/2020

I, Gregory M. Hook, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

P.L.S. 711

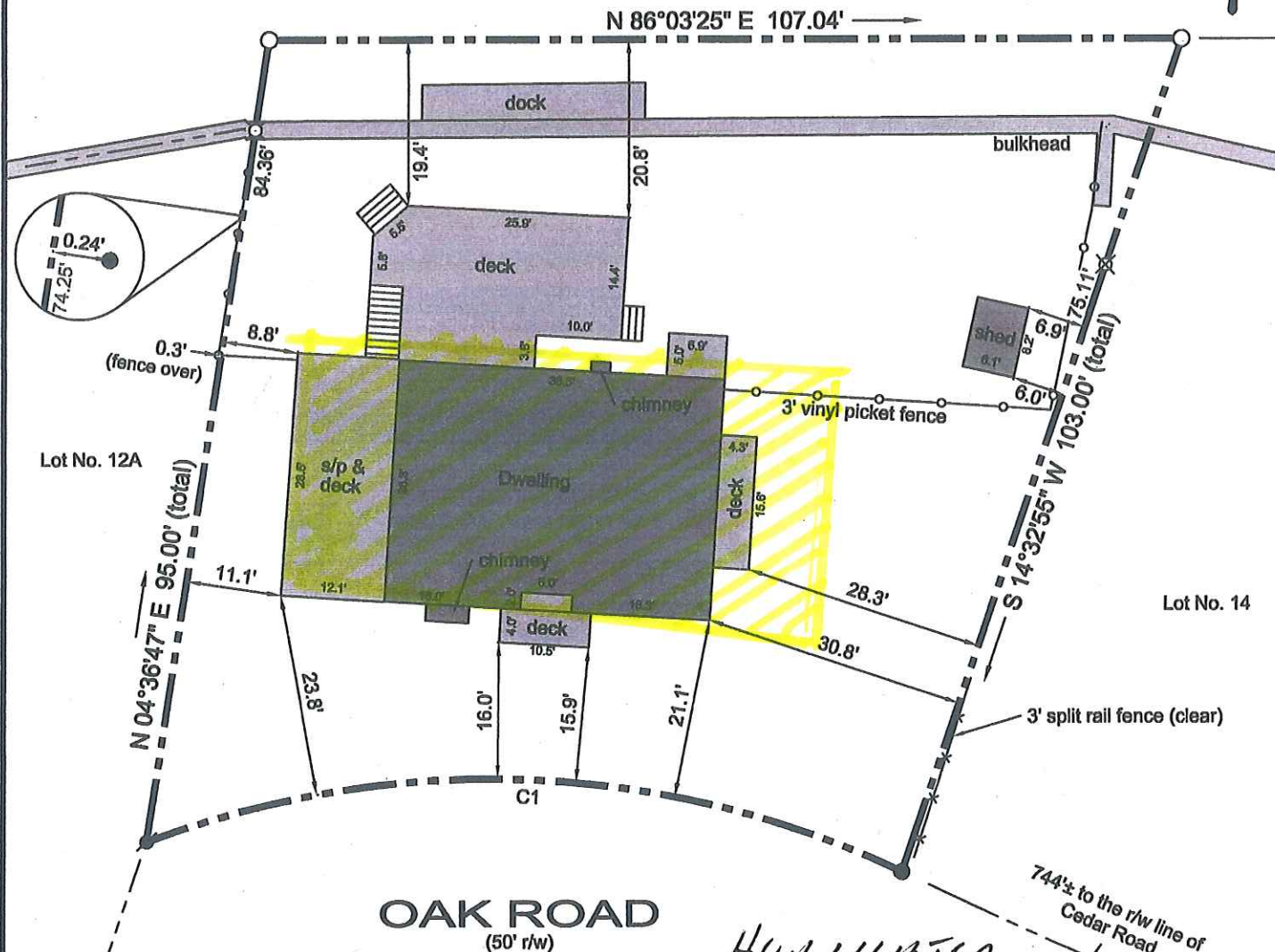
NOTES:

• Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.

• No title search provided or stipulated.

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	112.49'	91.05'	88.58'	S 88°28'36" W	46°22'31"

Lagoon



- POINT
 - 3/4" PIPE (FD)
 - ⊗ PK NAIL (SET)
 - ⊗ T-BAR (FD)
 - ⊗ 5/8" RE-BAR (FD)
- SCALE: 1"=20'

AREA: 8,871 SQ. FT.

TAX MAP NO. 5-33-19.12-26

Lands of JOSEPH T. ELLIS, JR. and TERESA M. ELLIS.
Being known as LOT NO. 13, BLOCK "B", SUBDIVISION
NO. 2, KEEN WIK. Ref: Plat Book 8, Page 112

HIGH LIGHTED
AREA IS PROPOSED
NEW HOME CONSTRUCTION
AT 20' MINIMUM SETBACK

FIRM INFORMATION:

100029 - 0653 - K
MARCH 16, 2015
ZONE: "AE", B.F.E.= 4.0'
CLASS "B" SURVEY

HUNDRED: BALTIMORE

COUNTY: SUSSEX

STATE OF DELAWARE

DATE OF ORIGINAL: 06-17-2020

DRAWN BY: MICHAEL LOVELAND

SIMPLER
SURVEYING
& ASSOCIATE, INC.

32486 POWELL FARM ROAD, FRANKFORD, DE 19945

www.delawaresurveyor.com

PHONE: (302) 539-7873 FAX: (302) 539-4336

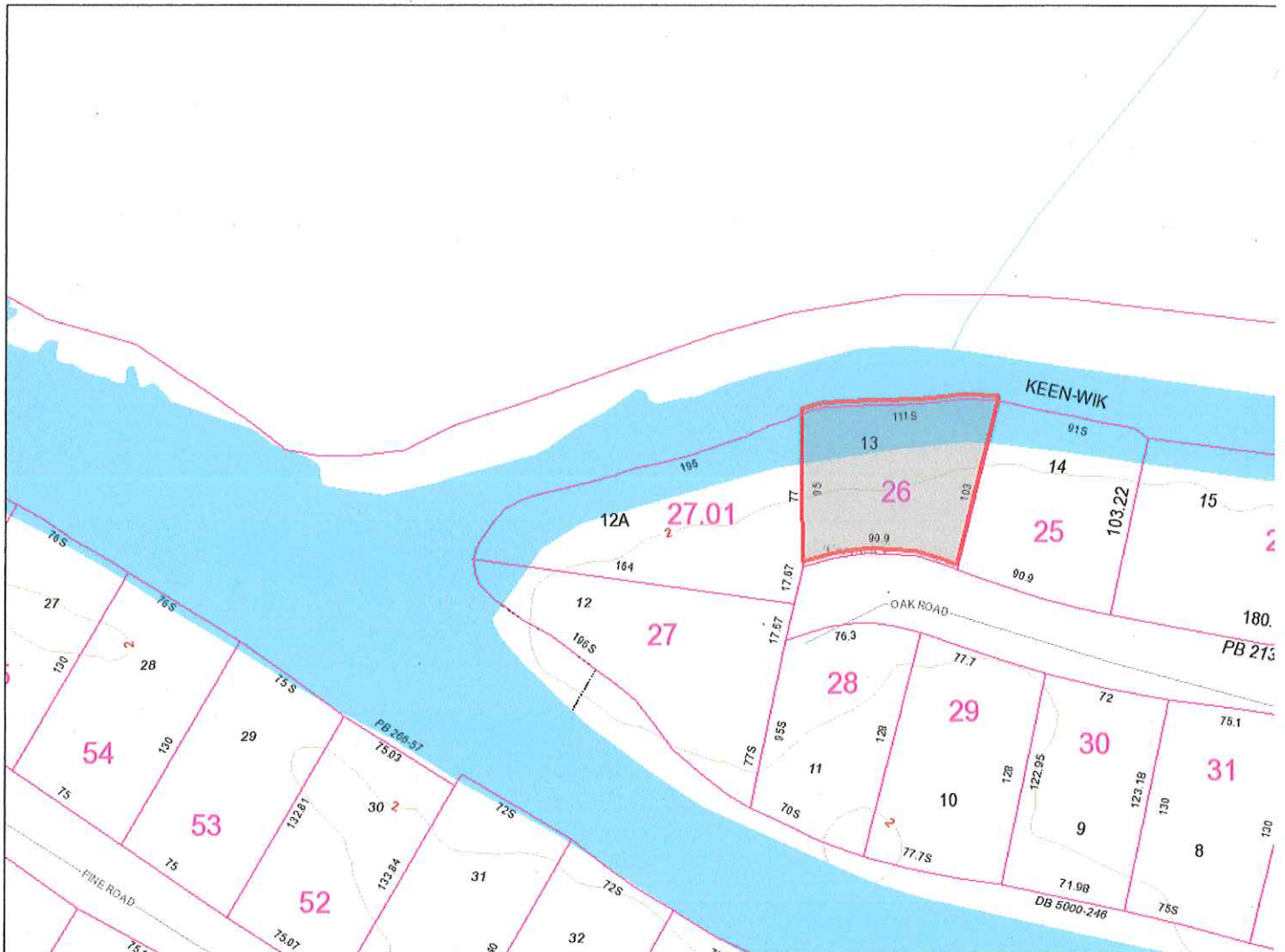
SEAL

Handwritten signature: Gregory M. Hook
06/16/2020

I, Gregory M. Hook, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

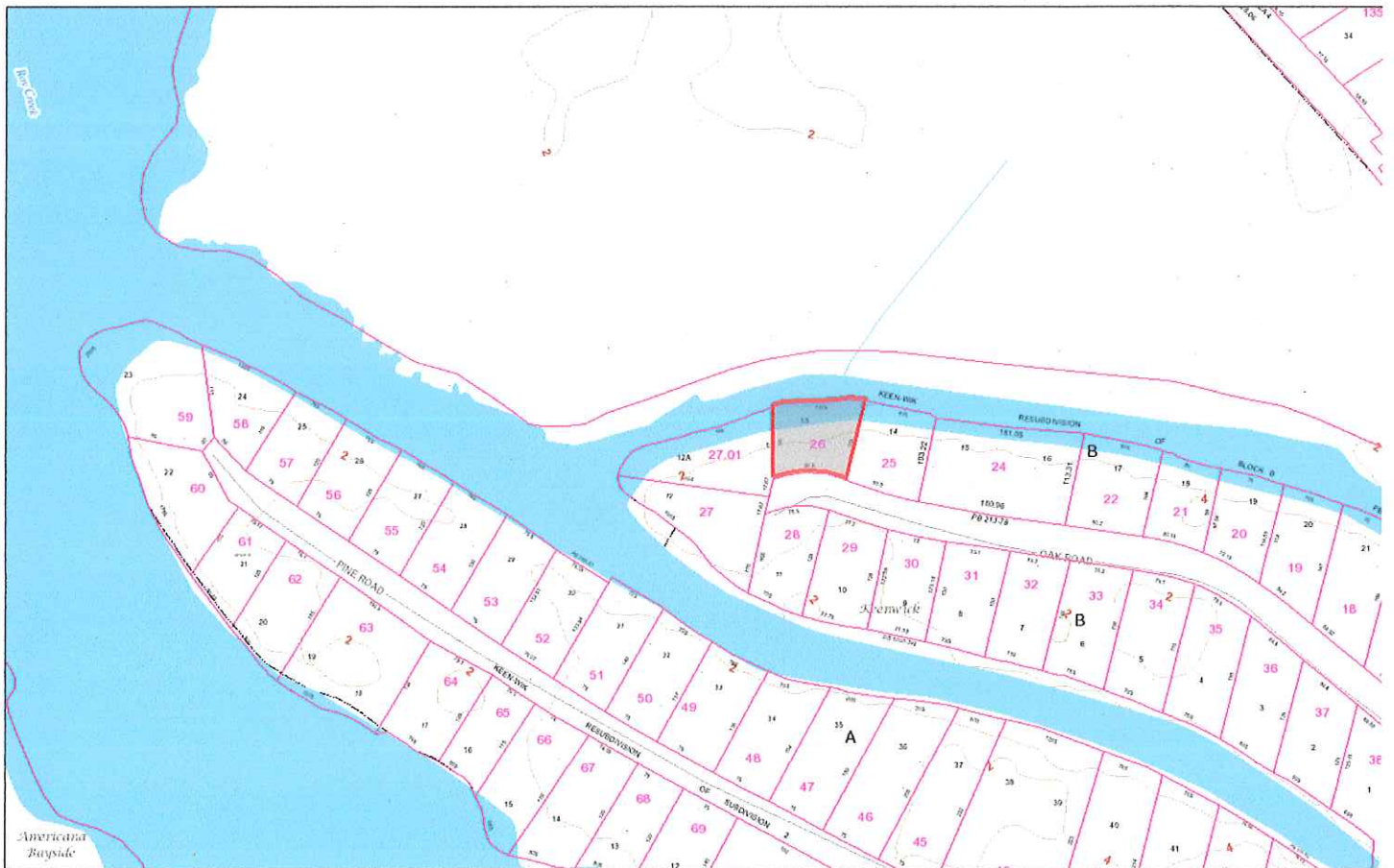
P.L.S. 711

37664 OAK RD, SELBYVILLE,



February 24, 2022

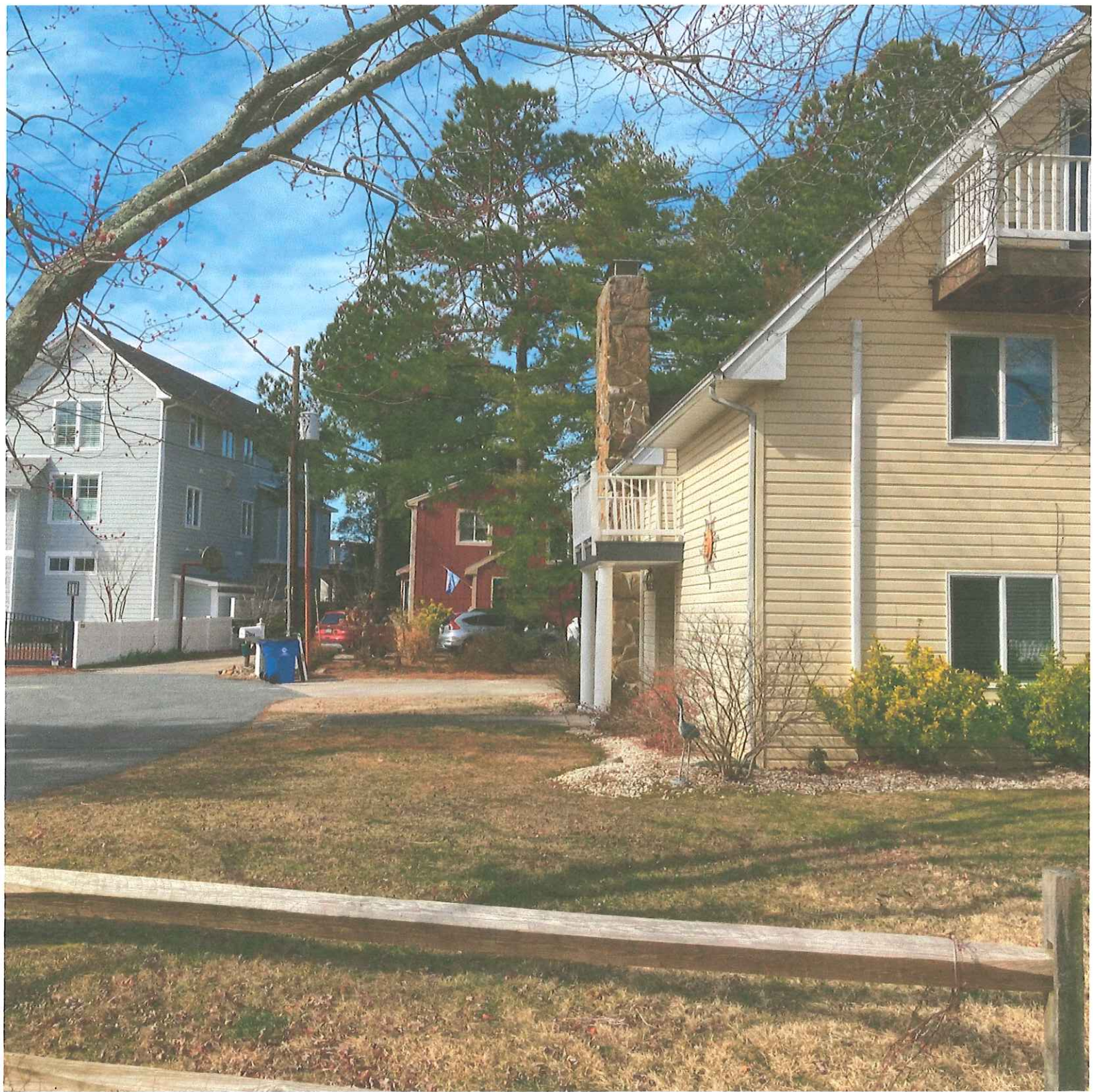
533-19.12-26.00 37664 OAK RD, SELBYVILLE, DE, 19975



February 24, 2022

0 0.02
0 0.03

Sussex County Gover









Fred and Linda Forte
37668 Oak Road
Selbyville, Delaware 19975

March 01, 2022

Sussex County Board of Adjustments
2 The Circle
PO Box 589
Georgetown, Delaware 19947

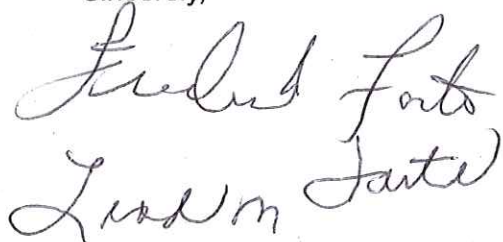
Re: Ellis property, 37664 Oak Road, Selbyville, Delaware

Dear Board Members,

Joseph and Teresa Ellis have advised us of their intent to request, from the Board of Adjustment, a front set back variance for a new home construction at 37664 Oak Rd. Their variance request, to permit a 20 foot front setback, would replicate the current front setback of their existing house.

Please accept this letter as our acknowledgement of and support for the Board's approval of the Ellis' variance application.

Sincerely,

Handwritten signatures of Fred and Linda Forte. The signature 'Fred Forte' is on the top line and 'Linda Forte' is on the bottom line, both in a cursive script.

Steve and Andrea Girona
4905 Jasmine Drive
Rockville, Maryland 20853

March 01, 2022

Sussex County Board of Adjustments
2 The Circle
PO Box 589
Georgetown, Delaware 19947

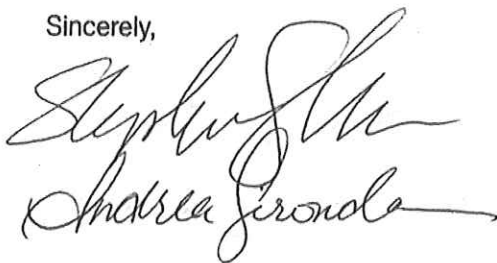
Re: Ellis property, 37664 Oak Road, Selbyville, Delaware

Dear Board Members,

Joseph and Teresa Ellis have advised us of their intent to request, from the Board of Adjustment, a front set back variance for a new home construction at 37664 Oak Rd. The variance request, permitting a 20 foot front setback, would replicate the current front setback of their existing house.

Please accept this letter as our acknowledgement of and support for the Board's approval of the Ellis' variance request.

Sincerely,

Handwritten signatures of Stephen and Andrea Girona. The signature of Stephen is on top, and the signature of Andrea is below it. Both are written in cursive.

Owners, 37671 Oak Road, Selbyville, Delaware

Glenn and Ellen Duncan
37663 Oak Road
Selbyville, Delaware 19975

March 01, 2022

Sussex County Board of Adjustments
2 The Circle
PO Box 589
Georgetown, Delaware 19947

Re: Ellis property, 37664 Oak Road, Selbyville, Delaware

Dear Board Members,

Joseph and Teresa Ellis have advised us of their intent to request, from the Board of Adjustment, a front set back variance for a new home construction at 37664 Oak Rd. The variance request, to permit a 20 foot front setback, would replicate the current front setback of their existing house.

Please accept this letter as our acknowledgement of and support for the Board's approval of the Ellis' variance request.

Sincerely,




Jim Wright and Berta Meadows
37660 Oak Rd
Selbyville, Delaware 19975

March 01, 2022

Sussex County Board of Adjustments
2 The Circle
PO Box 589
Georgetown, Delaware 19947

Re: Ellis property, 37664 Oak Road, Selbyville, Delaware

Dear Board Members,

Joseph and Teresa Ellis have advised us of their intent to request, from the Board of Adjustment, a front set back variance for a new home construction at 37664 Oak Rd. The variance request, permitting a 20 foot front set back, would replicate the current front setback of their existing house.

Please accept this letter as our acknowledgement of and support for the Board's approval of the Ellis' variance request.

Sincerely,

James E. Wright
Berta Meadows

Micheal and Karen Pecoraro
18001 Muncaster Road
Derwood, Maryland 20855

March 01, 2022

Sussex County Board of Adjustments
2 The Circle
PO Box 589
Georgetown, Delaware 19947

Re: Ellis property, 37664 Oak Road, Selbyville, Delaware

Dear Board Members,

Joseph and Teresa Ellis have advised us of their intent to request, from the Board of Adjustment, a front set back variance for a new home construction at 37664 Oak Rd. The variance request, permitting a 20 foot front setback, would replicate the current front setback of their existing house.

Please accept this letter as our acknowledgement of and support for the Board's approval of the Ellis' variance request.

Sincerely,





MICHAEL PECORARO

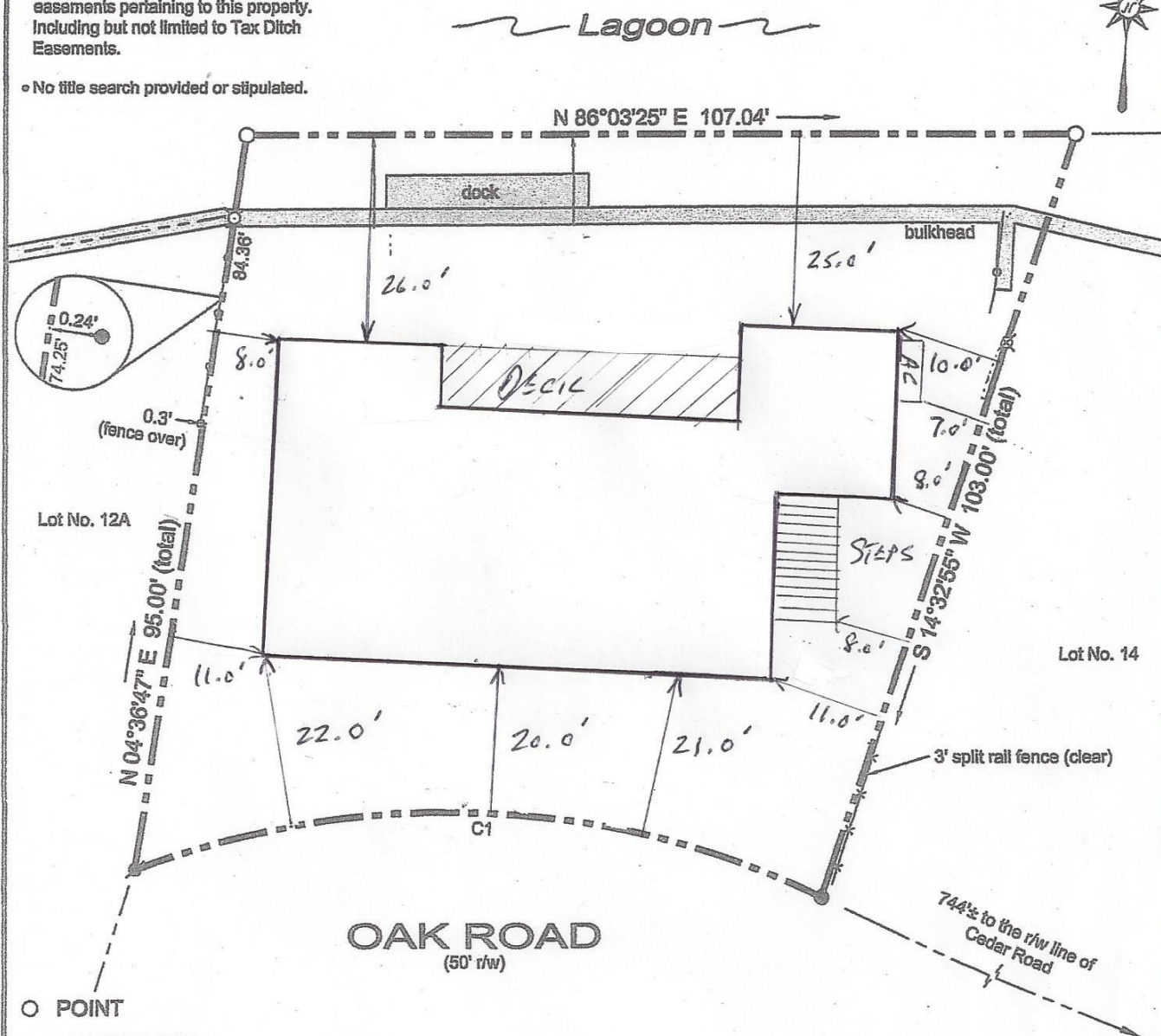
Owners, 37671 Oak Road Selbyville, Delaware 19975

NOTES:

• Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.

• No title search provided or stipulated.

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	112.49'	91.05'	88.58'	S 88°28'36" W	48°22'31"



- POINT
- 3/4" PIPE (FD)
- ✕ PK NAIL (SET)
- ✕ T-BAR (FD)
- ✕ 5/8" RE-BAR (FD)
- SCALE: 1"=20'

AREA: 8,871 SQ. FT.
TAX MAP NO. 5-33-19.12-26

Lands of JOSEPH T. ELLIS, JR. and TERESA M. ELLIS.
Being known as LOT NO. 13, BLOCK "B", SUBDIVISION
NO. 2, KEEN WIK. Ref: Plat Book 8, Page 112

FIRM INFORMATION:
100029 - 0653 - K
MARCH 16, 2015
ZONE: "AE", B.F.E. = 4.0'
CLASS "B" SURVEY

HUNDRED: BALTIMORE
COUNTY: SUSSEX
STATE OF DELAWARE
DATE OF ORIGINAL: 06-17-2020
DRAWN BY: MICHAEL LOVELAND

SIMPLER
SURVEYING
& ASSOCIATE, INC.
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873 FAX: (302) 539-4336

SEAL

Michael Loveland
06/17/2020

I, Gregory M. Hook, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

P.L.S. 711

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 # _____
Hearing Date 5-16-22
202204778

Type of Application: (please check all applicable)

Variance ☒
Special Use Exception ☐
Administrative Variance ☐
Appeal ☐

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

Site Address of Variance/Special Use Exception:

19909 Center Ave ; Rehoboth Beach DE 19971

Variance/Special Use Exception/Appeal Requested:

1. Southeast side of shed where Separation distance is only 8.6' From Neighbor's shed.
2. Southeast side of home where Separation distance is only 18.2" From Neighbor's shed.

Tax Map #: 334-13.00-310.00-3377 Property Zoning: _____

Applicant Information

Applicant Name: Sea Air Village - Agent Aimee Bennett
Applicant Address: 19837 Sea Air Ave
City Rehoboth Beach State DE Zip: 19971
Applicant Phone #: 302-227-8118 Applicant e-mail: abennett2@Suncommunities.com

Owner Information

Owner Name: Sea Breeze LP
Owner Address: 19837 Sea Air Ave
City Rehoboth Beach State DE Zip: 19971 Purchase Date: _____
Owner Phone #: 302-227-8118 Owner e-mail: SeaAir@Suncommunities.com

Agent/Attorney Information

Agent/Attorney Name: Aimee Bennett
Agent/Attorney Address: 19986 Golden Ave
City Rehoboth Beach State DE Zip: 19971
Agent/Attorney Phone #: 609-408-8742 Agent/Attorney e-mail: abennett2@Suncommunities.com

Signature of Owner/Agent/Attorney

Aimee Bennett

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.

See attached

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.

See attached

3. Not created by the applicant:

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

See attached

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.

See attached

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.

See attached

CRITERIA FOR VARIANCE:

1. Uniqueness of the 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 the 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.

1) The uniqueness of the Northwest front side of the property creates a challenge placing the manufactured home as it truncates the lot causing the home to be placed further back along the sight to maintain street side setbacks. Because the Northeast front side of the home must allow room for stairs into the dwelling and parking, the only placement for shed placement is at the rear of the home. In both instances minimum separation is unable to be achieved because a neighbor's shed sits adjacent/on the lot line.

2) The property is unique as it is shaped at an angle and surrounding lots are uniquely narrow. The lot was laid out with others in the community in the 1930's and 1940's. The lots are small in comparison with the size of the modern sized manufactured home, and this lot has a peculiar front/street facing angle. The homeowner has selected a home of normal size & length based on what is currently available on the market, but I am still unable to place on the lot with the required setbacks. The irregular shape makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood and maintain compliance with the Sussex County Zoning Code.

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.

1) Due to the uniqueness of the property, the property cannot be developed in strict conformity with Sussex County Zoning Code. I propose to place a normal and standard sized shed that is consistent with other sheds in the community, but am unable to do so without violating the separation distance requirements between the shed and neighboring shed which sits on the lot line.

2) Due to the uniqueness of the property and physical circumstances of how neighboring lots have been developed, there is no other placement within the lot that will allow this standard sized manufactured home to be placed without a separation distance variance. Both variances are required to enable reasonable use.

3. Not created by the applicant:

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

- 1) This has been partially created by the applicant. The need for a storage shed is great. The reason I, as the applicant, have filed a variance for it is to keep this uniformity with the site and the home within the community.
- 2) This exceptional practical difficulty was not created by the applicant. The property has a unique shape and the adjoining properties are uniquely narrow causing development of adjacent structures to be nearer to lot lines, limiting the buildable area thereof. It appears impossible for a home to be placed on the property without violating separation distance requirements. This exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.

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 or development of adjacent property, nor be detrimental to the public welfare.

- 1) The variance will not alter the essential character of the neighborhood nor will it substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof.
- 2) The variance will not alter the essential character of the neighborhood nor will it substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. In both instances the replacement of new structures in place of prior older structures offer an improvement to the surrounding homes and community.

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.

- 1) The variance sought is the minimum variance necessary to afford relief and the variances requested represents the least modifications possible for shed placement within the site.
- 2) The variance sought is the minimum variance necessary to afford relief and the variance requested represents the least modifications possible for home placement within the site.

Manufactured Home Information Sheet



Subdivision or Manufactured Home Park:

Sea Air Village

District: 334 Map: 13.00 Parcel: 310.00 Lot#: 3377

Physical Address:

19909 Center Ave

Rehoboth Beach DE 19971

Width: 26'8" Length: 60 (Actual Box Size)

Color: Grey Trim Color: White

Central Air: ☒ Y / ☐ N Fireplace: Y / ☒ N

Heating Type: Electric Bedrooms: 3

Baths—Full: 2 Baths—Half: 0

Block Foundation: ☒ Y / ☐ N Skirting: ☒ Y / ☐ N

Base Cost of Manufactured Home: \$98,825.00

Make: Clayton Year: 2022

Serial Number: 100

Previous Owner of Manufactured Home:

New

Previous Location of Manufactured Home:

N/A

Manufactured Home on This Lot Previously?: ☒ Y / ☐ N

If Yes, Where Did It Go?

Demolished

BUILDING CODE

MAIN OFFICE (302) 855-7860
MAIN OFFICE (FAX) (302) 855-7821

INSPECTION SCHEDULING (302) 858-5500
INSPECTIONS (FAX) (302) 855-7821

PLAN REVIEW (302) 855-7860
PLAN REVIEW (FAX) (302) 855-7869



Sussex County

DELAWARE
sussexcountyde.gov

ANDY WRIGHT
CHIEF OF BUILDING CODE

Manufactured Home Installer

Information Sheet

Installation of this manufactured home must be performed by a Delaware certified installer.

District/Map/Parcel# 334-13.00-310.00-3377

Park Name Sea Air Village

Manufactured Home Installer Culver + Pierson

Delaware License Number 1998209883

1. Footer Inspection:

To be made prior to placing concrete in footers.

All reinforcement to be tied in place.

2. Tie down Inspection:

To be made prior to installation of skirting.

A fee of \$120.00 is required for up to four (4) inspections.

Any additional inspections will be charged \$40.00 per trip.

Certificate of completion/occupancy will not be issued until all fees are paid.

Contact Person: Aimee Bennett Phone# 302-227-8118

Signature: Aimee Bennett Date 3/8/2022

A 24-hour notice is required for all inspection requests.

Call (302) 858-5500 to schedule all inspections or you may also use the
Inspection Request form, found at the bottom of

www.sussexcountyde.gov

Installation plans must be on job site and accessible to inspectors.

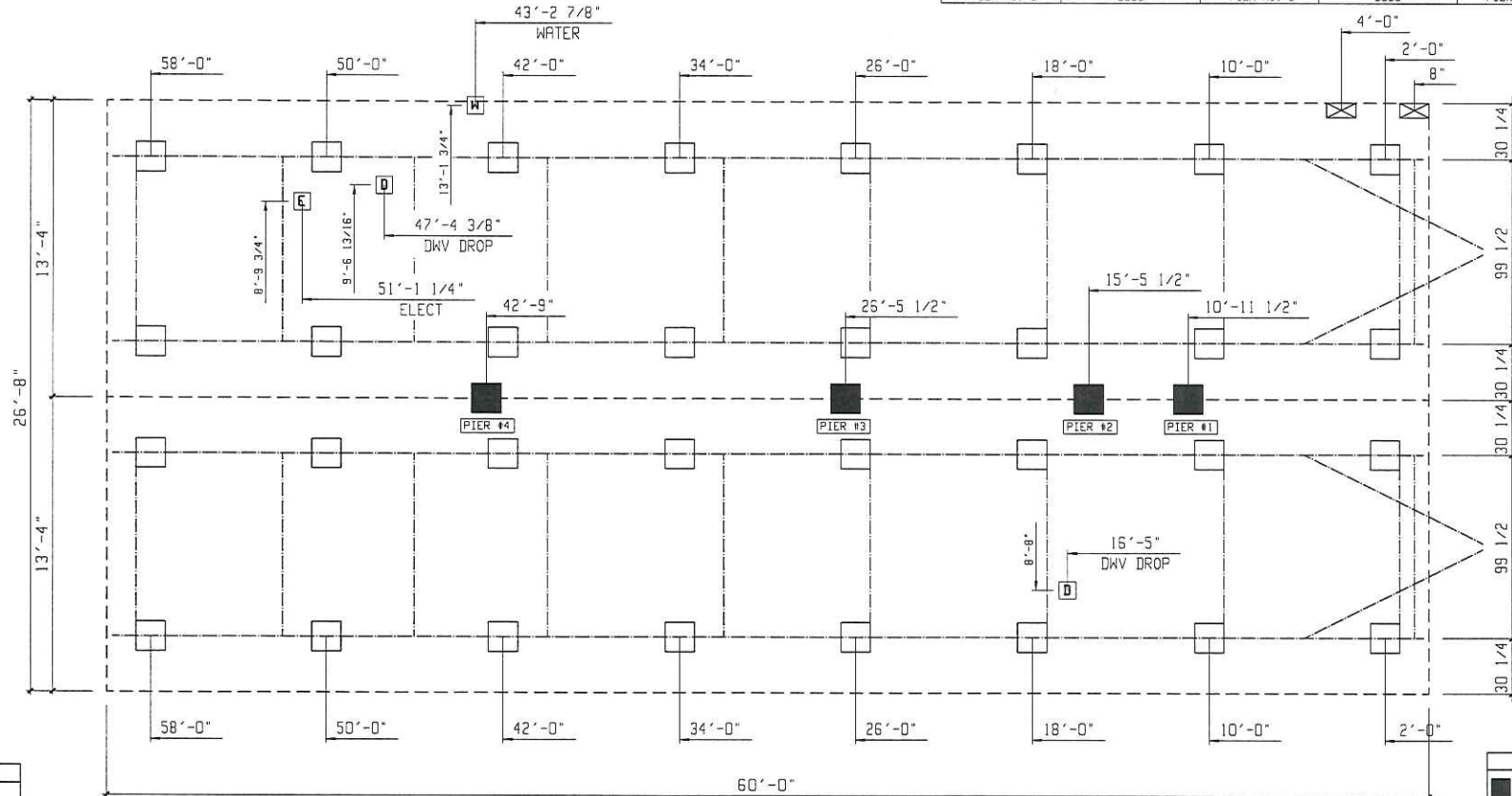


COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

Updated 10/9/2020

DEALER: SUN COMMUNITY - ~~1900 SOUTH 2800~~ SEA AIR VILLAGE
QUOTE: #46090
CUSTOMER: D55
20 LB. PIER PRINT

PIER LOAD - 20 LB. ROOF LOAD		PIER LOAD - 30 LB. ROOF LOAD		PIER LOAD - 40 LB. ROOF LOAD	
COLUMN PIER NO.	COLUMN LOAD (LBS.)	COLUMN PIER NO.	COLUMN LOAD (LBS.)	COLUMN PIER NO.	COLUMN LOAD (LBS.)
PIER NO. 1	1.21K	PIER NO. 1	0000	PIER NO. 1	0000
PIER NO. 2	1.21K	PIER NO. 2	0000	PIER NO. 2	0000
PIER NO. 3	3.23K	PIER NO. 3	0000	PIER NO. 3	0000
PIER NO. 4	3.23K	PIER NO. 4	0000	PIER NO. 4	0000
PIER NO. 5	0000	PIER NO. 5	0000	PIER NO. 5	0000
PIER NO. 6	0000	PIER NO. 6	0000	PIER NO. 6	0000



SERVICE ENTRANCE LEGEND
[E] = ELECTRICAL DROP
[W] = WATER INLET
[D] = DWV PLUMBING DROP
[G] = GAS INLET
NOTE:
ALL LOCATIONS ARE APPROXIMATE

CRAWLSPACE VENTILATION
VENTILATION IS BASED ON 144 SQ. IN. OF VENT FOR EVERY 300 SQ. FT. OF CRAWLSPACE AREA WITH APPROVED VAPOR RETARDER MATERIAL. ONE SUCH VENT MUST BE WITHIN 3 FT. OF EACH CORNER

1600 SQ. FT. OF CRAWLSPACE AREA
768 SQ. IN. OF VENT REQUIRED
15 VENTS NEEDED @ 52 SQ. IN. EACH
768 SQ. IN. VENTILATION INSTALLED MINIMUM

NOTE: THE FOUNDATION WIDTH SHOWN 26'-8"
IS IDENTICAL TO THE OVERALL FLOOR WIDTH OF THE HOME.
THE FOUNDATION MAY BE CONSTRUCTED UP TO 1 1/2" WIDER
TO COMPENSATE FOR PRODUCTION AND ASSEMBLY TOLERANCES

THIS DIAGRAM IS NOT DAPIA-APPROVED AND IS BEING PROVIDED
AS A CONVENIENCE FOR ESTIMATING PURPOSES ONLY. REFER TO
THE DAPIA APPROVED INSTALLATION MANUAL FOR THE OFFICIAL PIER LOAD,
SPACING, AND FOOTING REQUIREMENTS

PIER LEGEND	
[Symbol]	SUPPORT AT MATING COLUMN
[Symbol]	SUPPORT UNDER MATING WALL
[Symbol]	SUPPORT UNDER MATING OPENING
[Symbol]	SUPPORT AT PORCH/RECESSED ENTRY
[Symbol]	SUPPORT UNDER MAIN I-BEAM
[Symbol]	SUPPORT UNDER PERIMETER WALL
[Symbol]	SUPPORT AT CROSS I-BEAM BASEMENT

BRAND	SERIES	REVISIONS	BY	DATE
MARLETTE	VI28			
CLAYTON HOME BUILDING GROUP				

GENERAL NOTES	
FOOTING SIZES VARY BASED ON SOIL BEARING CAPACITY AND PIER LOADS REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING	

DRAWING TITLE	
PIER SET 99 1/2 BEAM SPACING	

MODEL NAME		SQ. FT.	
MIFFLIN (QUOTE #46090)		1600	
PLANT 956	DESCRIPTION 28X60 3BR-2BR	MODEL NO. 956H6028-942	
DRAWN BY TMB	DATE 02/25/2022	DATE PRINTED 03/01/2022	SHEET NO. 21-PS-99

