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RECEIVED

MAY 10 2022

May 10, 2021

Sussex County Board of Adjustment
RE: Case No. 12690
33309 Kent Ave, Bethany Beach. Zoning District:
MR. Tax Parcel: 134-17.11-6.00

SUSSEX COUNTY
PLANNING & ZONING

To whom it may concern,

My husband and I own the property at 33378 Ocean Pines Lane which was transferred to us by my mother in January 2021. My parents had owned this property since the 1970's along with 3 other lots and a small house at 33343 Ocean Pines Lane. I have spent significant time in Bethany Beach throughout my youth and adulthood, sometimes living year round and sometimes travelling from as far away as Southern California to spend time there. I have shared this special place with my children and plan to develop the lot we now own as a family retreat. We are subject to stricter setbacks due to our property's covenants than Sussex County requires and we will build within those setbacks maintaining the character of the neighborhood.

We are writing today to express our **opposition to permitting lot width variances** on the above referenced property on Kent Ave. What has been so important to us in the 40 years being part of the Bethany Beach community is the quieter character of this neighborhood which is directly a result of a lower density of development.

The surrounding area to the proposed variances at 33309 Kent Avenue was quieter than Bethany Beach proper and nearby communities, without homes being on top of each other, and the scale of what has been built, until recently, has been fitting within the current character of the area.

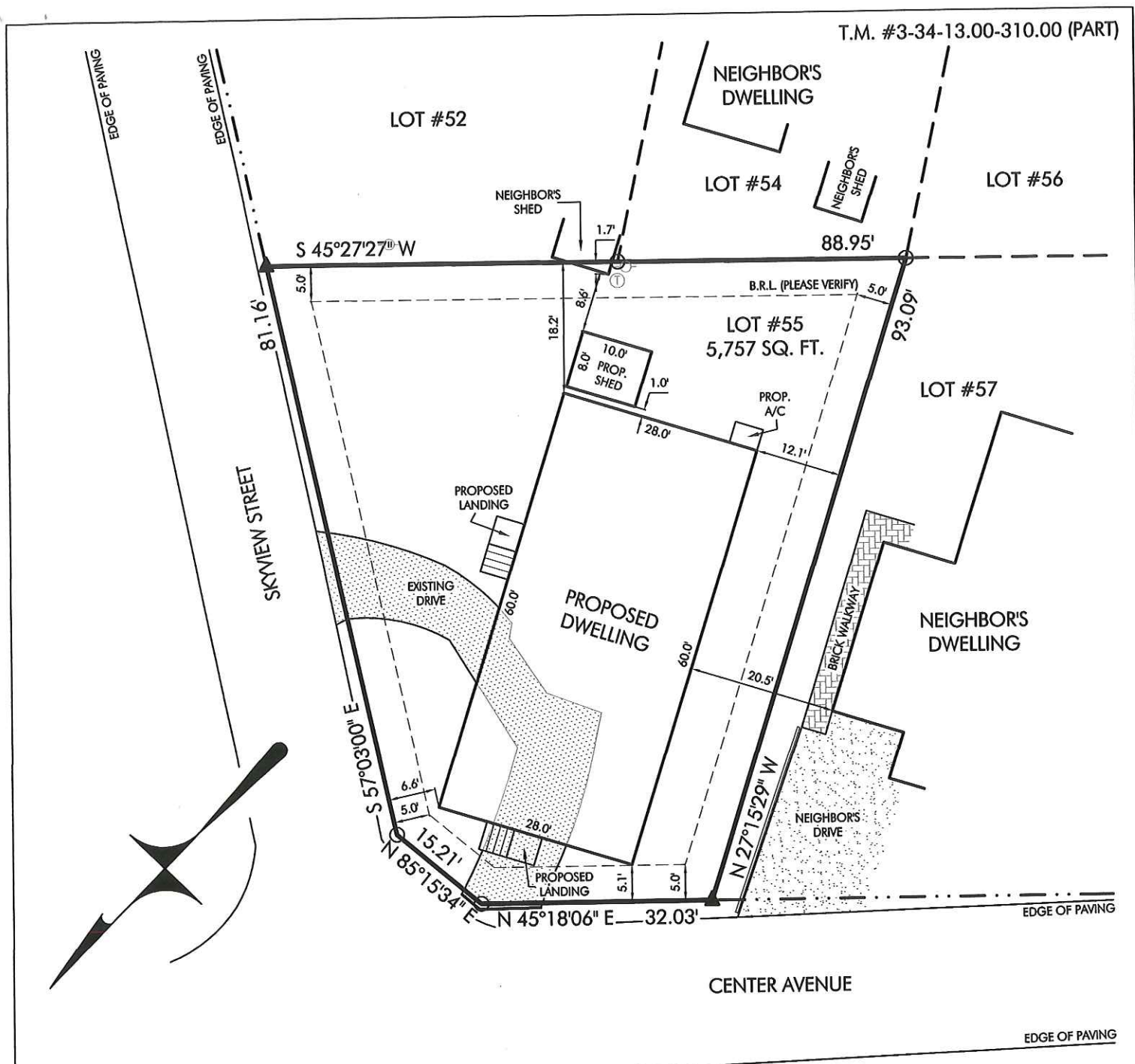
The slow creep of high density development is impacting the community greatly, traffic has increased and infrastructure has not kept up. Road safety for pedestrians has deteriorated and needs to be addressed. Drainage continues to be an issue.

All in all granting high density development without generous setbacks to maintain mature vegetation will damage the quality of life for all current residence. Thoughtful improvements while maintaining the special character of this area are desired, high density development which alters it is not.

Bethany Beach's motto has always been "The Quiet Resort" please maintain that to the greatest extent possible.

Respectfully,
Susan and Craig Curtis

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T.M. #3-34-13.00-310.00 (PART)

LOT #52

NEIGHBOR'S DWELLING

LOT #54

NEIGHBOR'S SHED

LOT #56

NEIGHBOR'S SHED

S 45°27'27" W

88.95'

B.R.L. (PLEASE VERIFY) 5.0'

LOT #55
5,757 SQ. FT.

LOT #57

PROPOSED DWELLING

NEIGHBOR'S DWELLING

PROPOSED LANDING

EXISTING DRIVE

BRICK WALKWAY

NEIGHBOR'S DRIVE

S 57°03'00" E

N 85°15'34" E

N 45°18'06" E 32.03'

N 27°15'29" W

CENTER AVENUE

EDGE OF PAVING

LEGEND:

- ▲ IRON ROD (FOUND)
- POINT

**PLAN #2
PROPOSED CONDITIONS
LOCATION PLAN FOR
19909 CENTER AVENUE**

LOT #55 BLOCK D OF "SEA AIR" SUBDIVISION
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

AUGUST 9, 2021* SCALE: 1" = 20'

NOTES:
*DRAWING REVISED ON 4/20/2022 TO SHOW PROPOSED STAIRS & A/C.
ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (302-855-7878) AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).
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.
NO TITLE SEARCH PROVIDED OR STIPULATED.



Prepared by:

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