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**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

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



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**C/U 2329**

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# Exhibit 1



**The Tom Drgon Revocable Trust**

**Conditional Use 2329**

**APPLICANT'S SUMMARY OF EVIDENTIAL SUPPORT**

The documents in this file were composed from forensic specialists in their specialized field, neighbors, a private detective , expert witnesses, government records, ariel photography, and business and social data from the internet. This data supports Tom Drgon's request for a conditional use permit.

Tom Drgon proposes to live in his dwelling [**Exhibit 2, Personal Dwelling and Site Plan**] on the parcel and to restore boats within an accessory building on the 6.5 acre parcel. The restoration process also involves the application of coating material to the surface of boats, art, and other items. Tom does not just restore boats but also repairs art for local businesses such as the dolphins that sit on top of Fun Land in Rehoboth Beach Delaware in Sussex county.

First, Tom's conditional use application may not be required under the current definition of Home Occupation for the following reasons: (a) the activity is conducted solely by one family member on the premises; (b) the activity is incidental and secondary to the use of the premises for dwelling; (c) no commodity is stored or sold on the premises, (d) there shall be no group instruction, assembly or activity, and no outside storage or display material on the premises. Home Occupations are permitted in AR-1 as an Accessory Business. [**Exhibit 3, Sussex County Code Sections 115-4 and 115-21(B)**]

Second, in direct response to residents' concerns the following data is being provided to categorically rebut their speculative allegations:

- A. **Traffic.** Attached is an accountant's report of Tom's business demonstrating that he has a very limited number of customers. More



than half of Tom's work is done at or nearby marinas and boat yards. Tom's average number of monthly customers at his current site based on transactions is 3-5 per month over the last two and half years.

**[Exhibit 4, Accountant's Report].**

**B.Noise.** A forensic sound specialist has verified any noise generated by Tom's loudest activity, performed in his insulated accessory building, is no more than a lawn mower or a leaf blower and arguably much less frequent in this area. The frequency of his machinery and decibel level are less than any domestics services performed by any neighbors near or far. **[Exhibit 5, Noise Specialist Report].**

**C.Environment.** Experts and state-run marina managers have provided facts with respect to the environment and Tom's methods of operation. All Marinas have boats and all marinas repair boats at the water's edge. Tom is an approved State of Delaware vendor for boat repairs. Tom conforms to state and county rules, policies and regulations concerning his application and use of materials and chemicals. **[Exhibit 6, Letters from State Indian River Marina Manager and Ed Launay, Environmental Scientist.]** In addition, any concern about dust or discharge is obviated by the fact that work will be performed in the insulated accessory building and equipment such as: **[Exhibit 7]** Tom has performed his trade for three decades and never had a job-related health issue.

Third, oppositions' portrayal of this area of Sussex County as purely residential is misleading. Several businesses operate on Dirickson Creek Road. Some of these businesses are:



- A. Coastal Kayaks,
- B. Coastal Drone Marketing,
- C. Dirickson Creek Bed and Breakfast,
- D. Bethany Florist,
- E. Garth Enterprises,
- F. DRM Homes, and
- G. RRD Landscaping.

**[Exhibit 8, Aerial Photographs and Internet Posting]**

Fourth, Tom has valued clients who work and reside in this area. Some of which have recently written letters in support of Tom's work, character, and his proposal to improve his craft and reside on the C/U site. **[Exhibit 9, Letters of Support]**

Tom's residence and shop is 6.47 acres with a front road berm and tree lined borders to provide privacy from the road for Tom's personal residence and accessory building. He has amended his proposal to ensure all customer boats shall be stored and all work performed within the ancillary building. The only boats that will be outside will be for pick up or drop off.

Proposed Findings are attached as **Exhibit 10**, and Proposed Conditions are attached as **Exhibit 11**.



## Exhibit 2



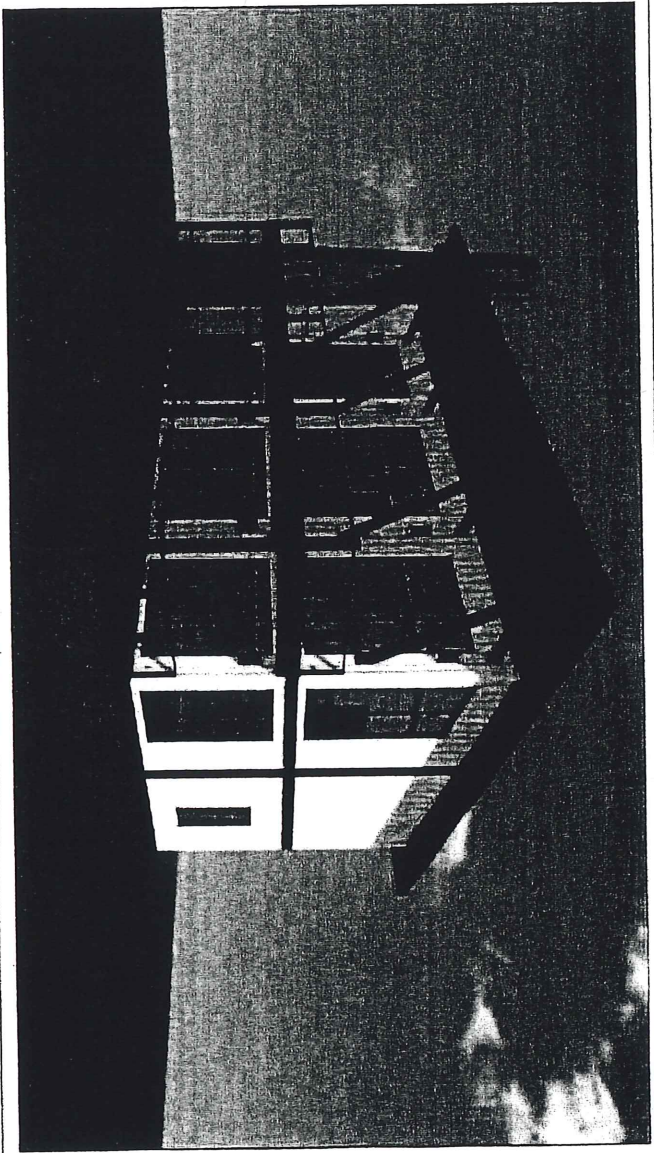


LAKE + LAND

GENERAL NOTES

1. THE CONTRACTOR SHALL FULLY COMPLY WITH THE MOST CURRENT IBCS AS WELL AS ALL ADDITIONAL STATE AND LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
2. THE CONTRACTOR SHALL USE ONLY WRITTEN DIMENSIONS OR THOSE OTHERWISE SPECIFIED BY LAKE AND LAND STUDIO, LLC. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS INCLUDING ROUGH OPENINGS AND FOR THE CONDITIONS ON THE JOB.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.
4. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND DETAILS CONTAINED WITHIN THE DESIGN PLANS, PRIOR TO THE INITIATION OF CONSTRUCTION. ANY SUSPECTED ERRORS, INCONSISTENCIES, AND/OR POTENTIAL DEFECTS FOR OMISSIONS ARE TO BE REPORTED TO LAKE AND LAND STUDIO, LLC FOR CORRECTION. THE CONTRACTOR SHALL NOT WORK WITHOUT CORRECT DESIGN PLANS. LAKE AND LAND STUDIO, LLC WILL NOT BE RESPONSIBLE FOR ANY IMPLICATIONS THAT RESULT SECONDARY TO A CONTRACTOR OR SUBCONTRACTOR'S CONSTRUCTION MEANS AND METHODS OR ACTS THAT ARE NOT COMPLETED IN ACCORDANCE WITH DESIGN PLANS.
5. THESE DESIGN PLANS ARE PROPERTY OF LAKE AND LAND STUDIO, LLC AND ARE INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR ONE-TIME USE ONLY. AS OUTLINED WITHIN THE DESIGN PLAN PURCHASE AGREEMENT, ANY DUPLICATION, PUBLICATION, DISTRIBUTION, AND/OR SALE OF ANY OF THE PLANS IS STRICTLY PROHIBITED. ANY VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES. A VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES. A VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES.
6. PURCHASE AGREEMENT: THE BUYER GRANTS THE BUYER THE RIGHT TO USE DOCUMENTS CONTAINED WITHIN FOR THE CONSTRUCTION OF A SINGLE HOME. THE BUYER ACKNOWLEDGES THAT THE TITLE, DESIGN PLANS, LAND DERIVATIVES THEREON, INTEREST IN COPYRIGHTS AND ALL OTHER RIGHTS OF OWNERSHIP REMAIN WITH LAKE AND LAND STUDIO, LLC. THE ORIGINAL AND MODIFICATIONS ARE CONSIDERED THE PROPERTY OF LAKE AND LAND STUDIO, LLC. ANY REPRODUCTION OR DISTRIBUTION OF THE PLANS WITHOUT THE WRITTEN PERMISSION OF LAKE AND LAND STUDIO, LLC IS STRICTLY PROHIBITED. ANY VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES. A VIOLATION OF FEDERAL LAW AND IS SUBJECT TO THE PRESCRIBED PENALTIES.
7. LAKE AND LAND STUDIO, LLC WILL NOT BE HELD RESPONSIBLE FOR ANY FAULT RESULTING FROM UNAUTHORIZED USE AND MODIFICATION OF THESE DESIGN DOCUMENTS FOR ANY PURPOSES OTHER THAN THAT FOR WHICH THEY WERE DESIGNED FOR CONSTRUCTION OR BUILDING ACT.
8. LAKE AND LAND STUDIO, LLC RESERVES THE RIGHT TO MAKE MODIFICATIONS TO DESIGN PLANS, DRAWINGS, AND/OR MODELS AT ANY TIME. ANY CHANGES IN IMAGES USED FOR THE DESIGN PLANS, DRAWINGS, AND/OR MODELS MAY NOT MATCH DESIGN PLANS EXACTLY.
9. LIMITATION OF LIABILITY: LAKE AND LAND STUDIO, LLC SHALL NOT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, INCIDENTAL, OR PUNITIVE DAMAGES, INCLUDING BUT NOT LIMITED TO, DAMAGES FOR LOSS OF ANTICIPATED PROFITS OR LOSS OF BUSINESS OPPORTUNITY. TO THE EXTENT PERMITTED BY LAW, LIABILITY OF LAKE AND LAND STUDIO, LLC SHALL BE LIMITED TO THE RETAIL PRICE OF THE PLANS.
10. BUILDING CODES VARY BY LOCATION DUE TO VAST DIFFERENCES IN CONSTRUCTION EACH STATE, COUNTY, AND MUNICIPALITY HAS ITS OWN RESPECTIVE BUILDING CODES, ZONE REQUIREMENTS, AND ORDINANCES FOR BUILDING REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING PLANS TO THE NECESSARY STATE, COUNTY, AND MUNICIPALITY FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.

# THE TOM DRAGON REVOCABLE TRUST RETREAT



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P-101	PLUMBING PLANS

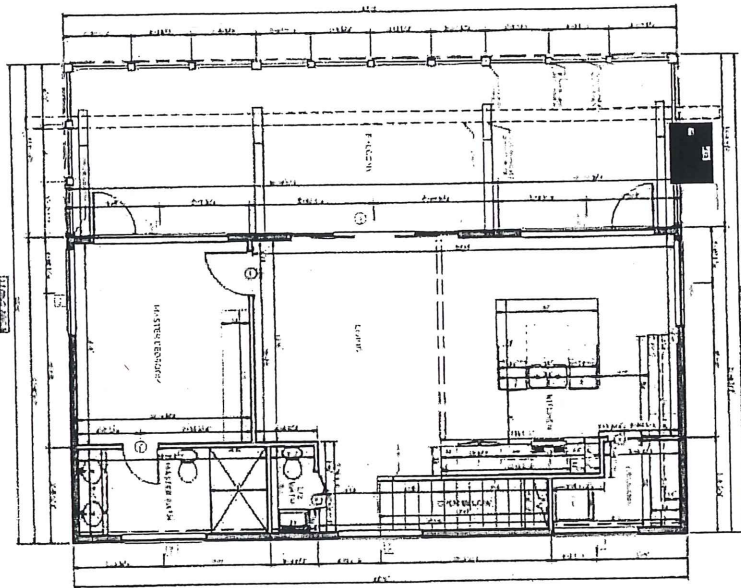
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	WINDOW LABEL
	INTERIOR ELEVATION LABEL
	ANNOTATION
	BREAK LINE
	HIDDEN OR INVISIBLE LINE
	ELEVATION DATUM LINE
	SECTION CUT LINE

SQUARE FOOTAGE	
CONDITIONED SPACE	UNCONDITIONED SPACE
FIRST FLOOR 921 SF	FRONT PORCH 41 SF
SECOND FLOOR 887 SF	BACK PORCH 530 SF
TOTAL 1,808 SF	BALCONY 530 SF
	TOTAL 1,101 SF
TOTAL UNDER ROOF SF	
2,909 SF	

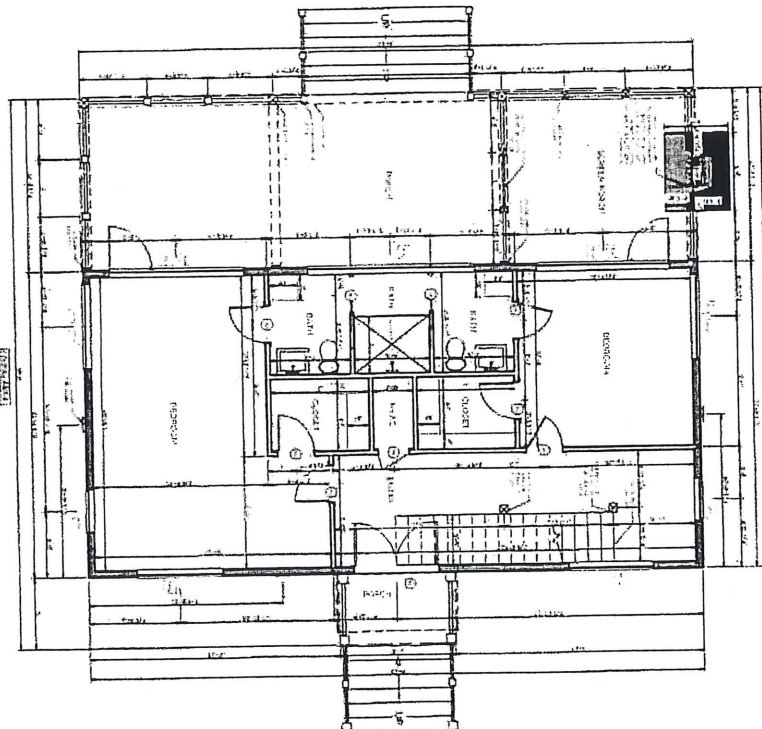








SECOND FLOOR PLAN



FIRST FLOOR PLAN

1. GENERAL FLOOR PLAN NOTES
2. ALL WOOD DECKING AT PORCHES SHOULD BE VISIBLE
3. ALL PORCHES ARE 4 INCHES BELOW FIRST FLOOR LEVEL

WALL LEGEND	
	WALL OF EXTERIOR WALL
	EXTERIOR WALL WITH GLAZING
	EXTERIOR WALL WITH GLAZING
	WALLS AND PARTITION WALLS
	WALLS AND PARTITION WALLS
	WALLS AND PARTITION WALLS

A-101

SHEET:

SCALE  
1/4" = 1'-0"

DATE:  
7/15/21

DRAWINGS PROVIDED BY  
LAKE AND LAND STUDIO, LLC  
16 Bellegard Blvd  
Holtzman, MS 39002  
601.338.8111  
Info@lakeandlandstudio.com

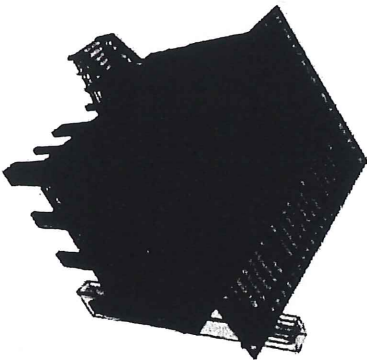
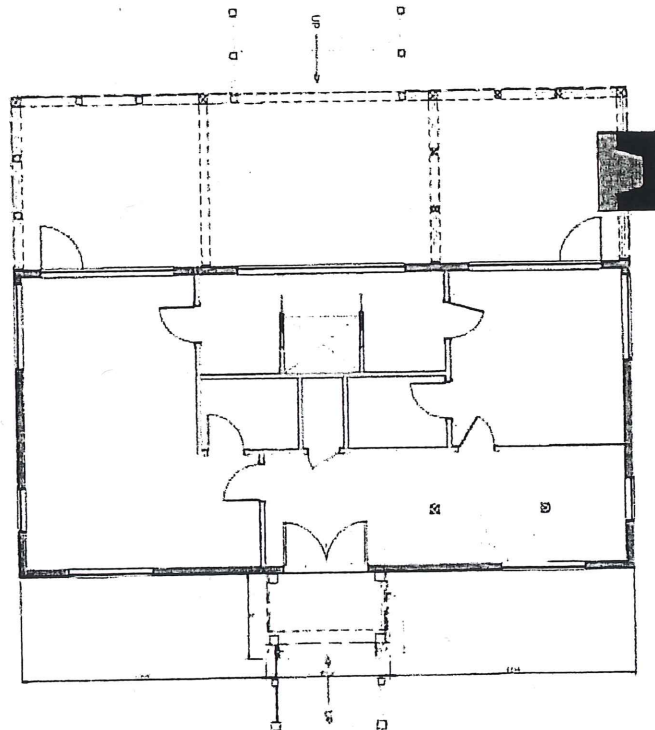
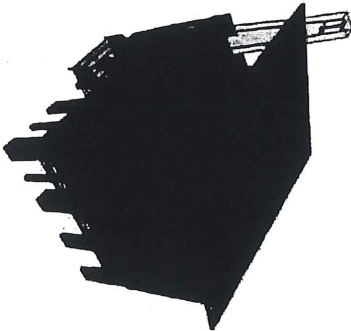
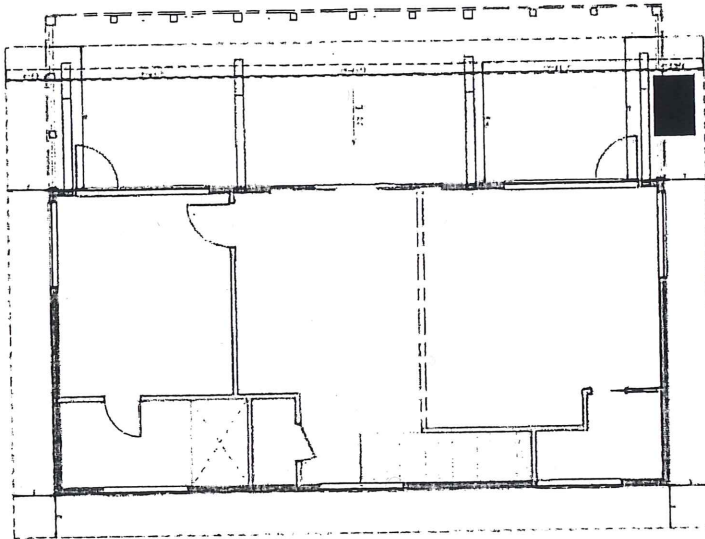
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THE TOM DRGON  
REVOCABLE TRUST  
RETREAT

SHEET TITLE  
FLOOR PLANS

LAKE AND LAND STUDIO, LLC RECOMMENDS  
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UPPER ROOF PLAN

LOWER ROOF PLAN

[illegible]

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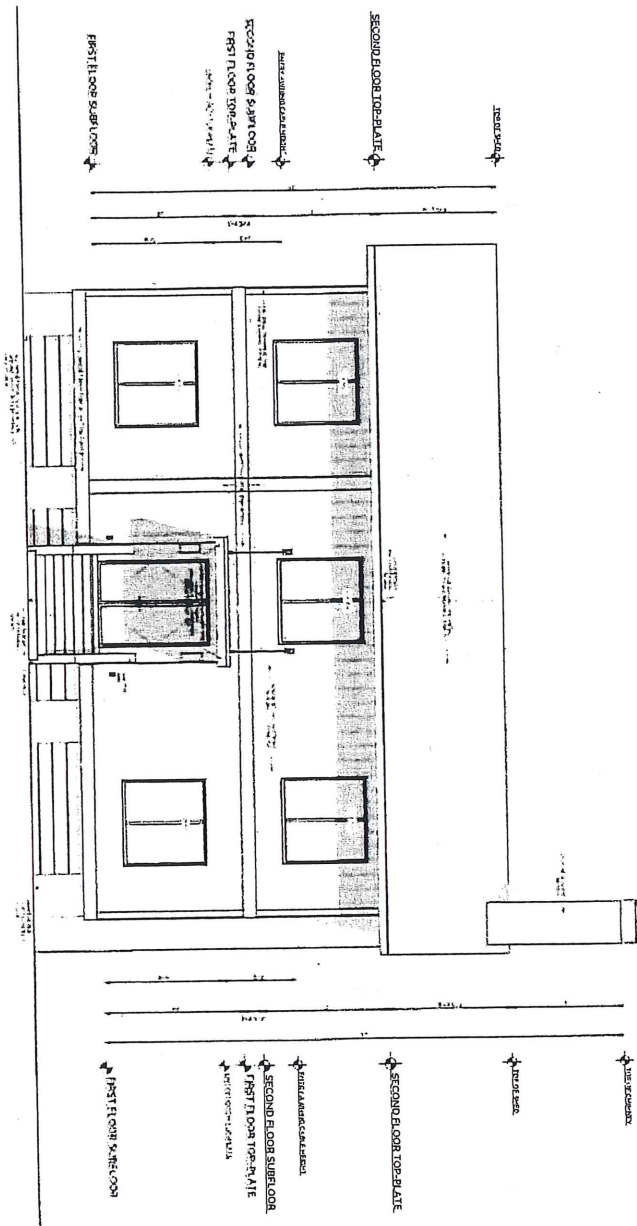
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RETREAT

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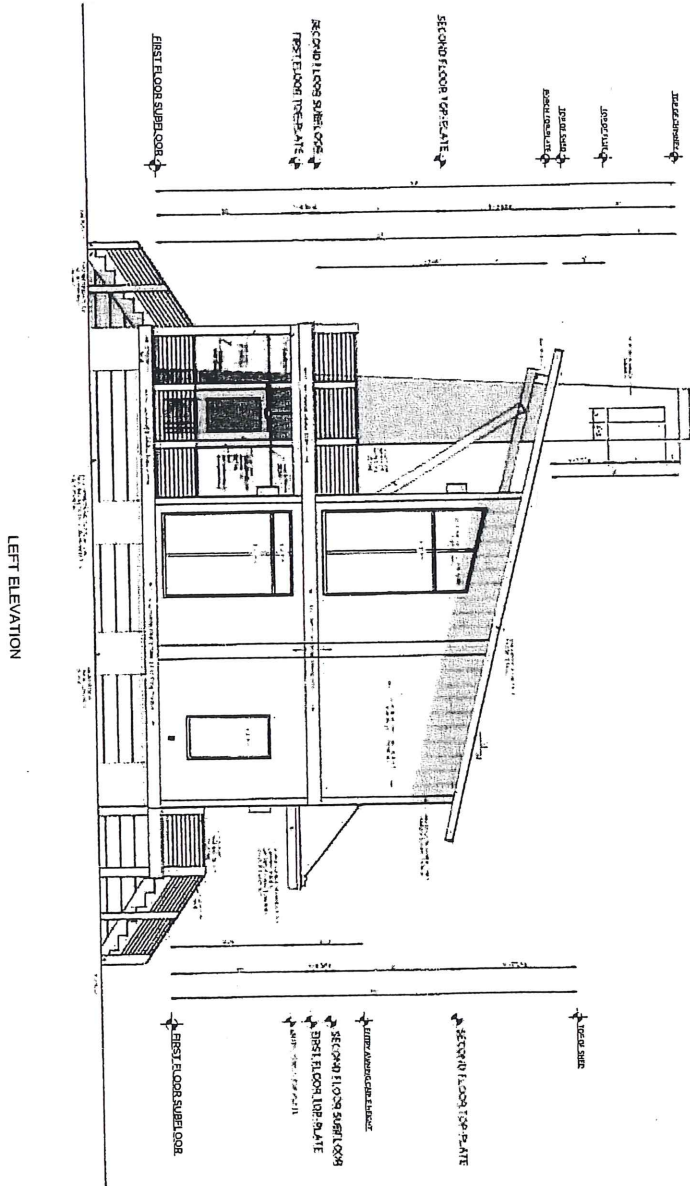


FRONT ELEVATION

GENERAL NOTES:  
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 2. THE DRAWING IS THE PROPERTY OF LAKE AND LAND STUDIO, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.  
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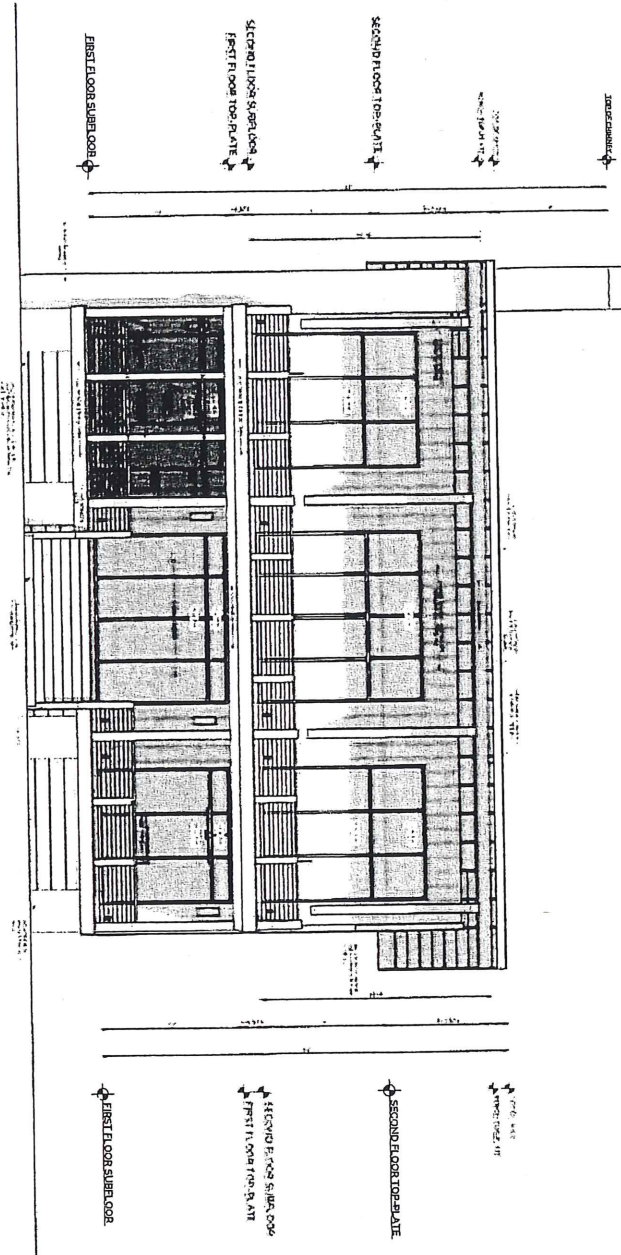




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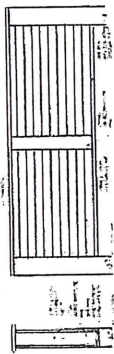




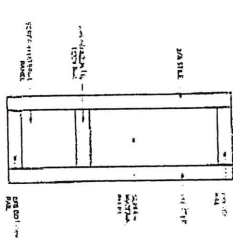




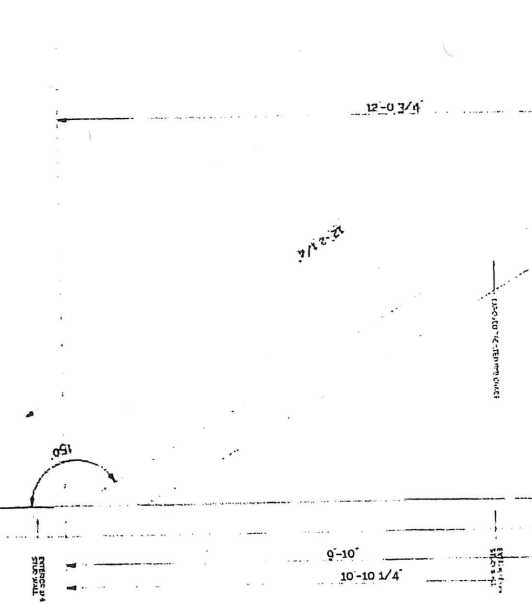
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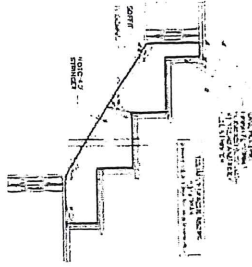
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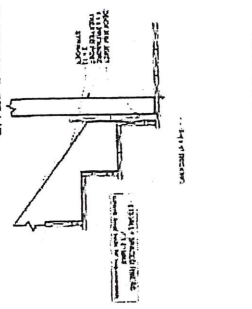
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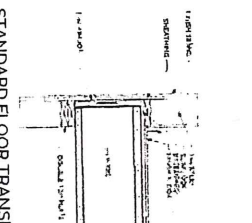
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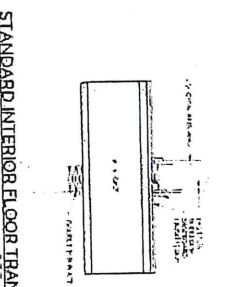
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STANDARD FLOOR TRANSITION  
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STANDARD INTERIOR FLOOR TRANSITION  
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SHEET: A-501	SCALE: PER DETAIL	DATE: 7/5/21	DRAWN BY: PROMPT211T LAKE AND LAND STUDIO, LLC 15 Bellegrass Blvd Holtzberg, MS 39060 Phone: 601.238.1114 info@lakeandlandstudio.com	PROJECT DESCRIPTION THE TOM DRAGON REVOCABLE TRUST RETREAT	SHEET TITLE DETAILS	LAKE AND LAND STUDIO, LLC RECOMMENDS THAT ALL DRAWINGS BE REVIEWED AND APPROVED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER. INCLUDED DRAWINGS ARE FOR DESIGN PURPOSES ONLY.	STUDIO
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**STUDIO**

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**PROJECT DESCRIPTION**  
THE TOM DRGON  
REVOCABLE TRUST  
RETREAT

**SCHEDULES**

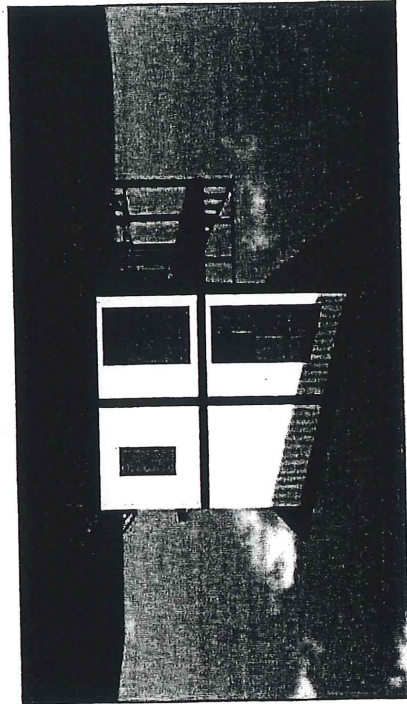
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LAKE AND LAND STUDIO, LLC  
16 Bellefleur Blvd  
Hattiesburg MS 39402  
P.O. Box 100  
info@lakeandlandstudio.com

**DATE:**  
7/15/21

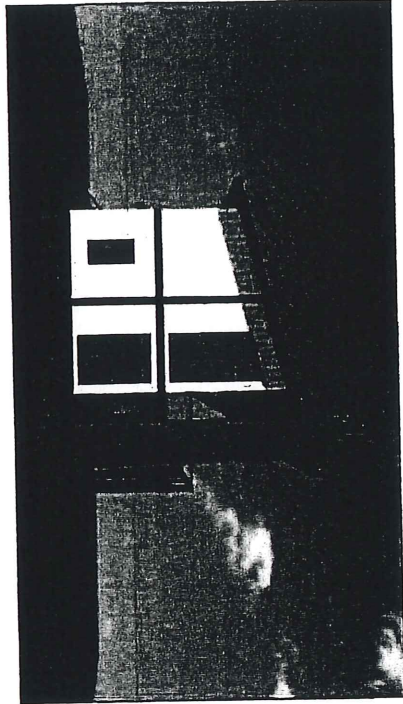
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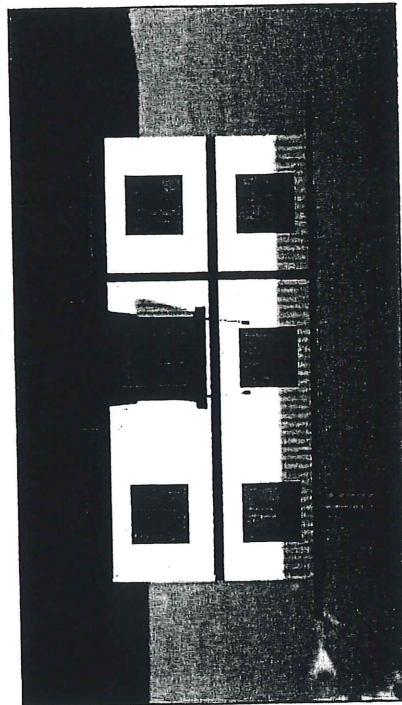




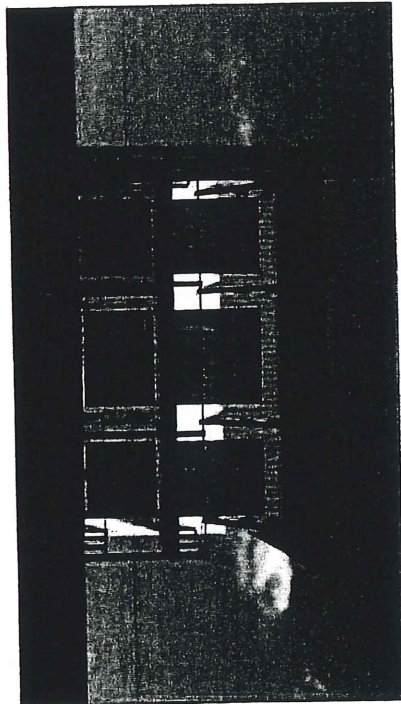
LEFT SIDE



RIGHT SIDE



FRONT



BACK

RENDERING PROVIDED BY:  
LAKE AND LAND STUDIO, LLC  
10 BELLEGRASS BLVD  
HALLSBURG, MS 39402  
801.225.8114  
info@lakeandlandstudio.com



LAKE AND LAND STUDIO, LLC, REPRESENTS  
THAT ALL DRAWINGS ARE PREPARED AND  
DESIGNED BY LAKE AND LAND STUDIO, LLC  
STRUCTURAL, ELECTRICAL, MECHANICAL, AND  
PLUMBING DRAWINGS ARE FOR DESIGN PURPOSES ONLY

SHEET TITLE  
PERSPECTIVES

PROJECT DESCRIPTION  
THE TOM DRAGON  
REVOCABLE TRUST  
RETREAT

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HALLSBURG, MS 39402  
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info@lakeandlandstudio.com

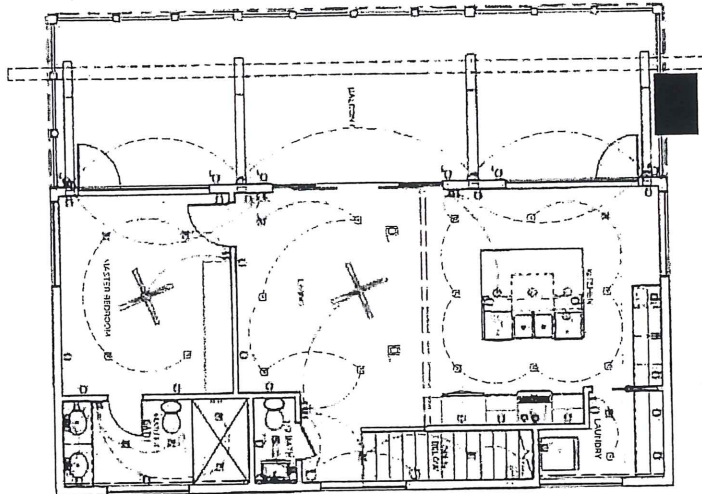
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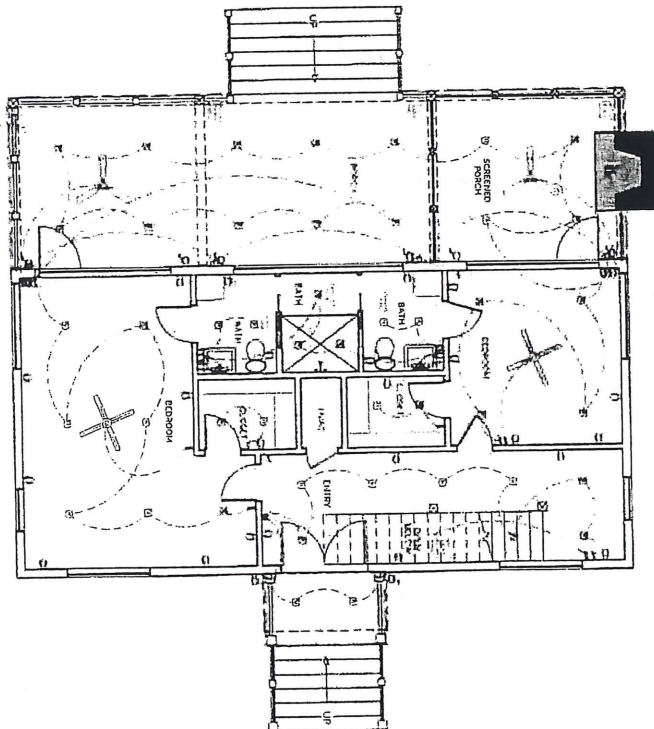
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A-901



SECOND FLOOR ELECTRICAL PLAN



FIRST FLOOR ELECTRICAL PLAN



**GENERAL MECHANICAL NOTES**  
 1. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 90A, 90B, AND 90C.  
 2. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 90A, 90B, AND 90C.  
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SYMBOL	DESCRIPTION
	120V SINGLE PHASE OUTLET
	240V SINGLE PHASE OUTLET
	120V/240V SINGLE PHASE OUTLET
	120V/240V SINGLE PHASE OUTLET
	120V/240V SINGLE PHASE OUTLET
	120V/240V SINGLE PHASE OUTLET
	120V/240V SINGLE PHASE OUTLET
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	120V/240V SINGLE PHASE OUTLET
	120V/240V SINGLE PHASE OUTLET

**GENERAL ELECTRICAL NOTES**  
 1. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70.  
 2. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70.  
 3. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70.  
 4. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70.  
 5. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70.

DRAWINGS PROVIDED BY <b>LAKE AND LAND STUDIO, LLC</b> 1600 N. 11th St., Suite 100 Phoenix, AZ 85006 info@lakeandlandstudio.com	PROJECT DESCRIPTION <b>THE TOM DRON          REVOCABLE TRUST          RETREAT</b>	SHEET TITLE <b>ELECTRICAL PLANS</b>	LAKE AND LAND STUDIO, LLC RECOMMENDS THAT ALL DRAWINGS BE REVIEWED AND APPROVED BY A LICENSED ARCHITECT OR STRUCTURAL ENGINEER. INCLUDED DRAWINGS ARE FOR DESIGN PURPOSES ONLY.	
DATE 7/25/21	SCALE 1/4" = 1'-0"	SHEET E-101		



Floor plan of a two-story house. The plan shows a front porch, a living room with a fireplace, a dining room, a kitchen with a breakfast nook, a bathroom, and a master bedroom. The layout is symmetrical around a central hallway. The front porch has a small square area. The living room is on the left, the dining room is in the center, and the kitchen is on the right. The master bedroom is at the back left, and the bathroom is at the back center. The stairs lead down from the living room area.

Floor plan of a two-story house. The plan shows a central hallway with a staircase leading up and down. There are three bedrooms: one on the left, one on the right, and one at the top. There are two bathrooms, one on the left and one on the right. There are two closets, one on the left and one on the right. There is a porch at the bottom. The plan is labeled with 'BEDROOM', 'BATH', 'CLOSET', 'HALL', 'PORCH', and 'STAIRS'.

[illegible]





DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA DISTRICT  
100 PENN SQUARE EAST  
PHILADELPHIA PENNSYLVANIA 19107-3390

January 19, 2022

Regulatory Branch

SUBJECT: Nationwide Permit 18 Verification NAP-2021-00279-85  
Drgon Property Dirickson Creek Road SX  
38.489763 ° N / 75.098687° W (NAD 83)

Thomas Drgon  
37230 Dirickson Creek Road  
Frankford, Delaware 19945

Dear Mr. Drgon:

This letter is written in regard to your proposal to discharge fill material into 0.09 acre of waters of the United States for the construction of a single-family home and attendant features. This project is located in non-tidal wetlands at 37230 Dirickson Creek Road, tax map parcel 134-21.00-14.07 in Frankford, Sussex County, Delaware. Based upon our review of the information you have provided, it has been determined that the proposed work is authorized by Department of the Army Nationwide Permit (NWP) 18 Minor Discharges pursuant to Section 404 of the Clean Water Act (33 USC 1344).

This verification of authorization under NWP 18, described in the Federal Register at 82 FR 1860, is based on your agreement to comply with the general conditions, regional conditions and project specific special conditions listed in this letter. Copies of the NWP descriptions, NWP general conditions and the NWP regional conditions for Delaware can be found at:

2017 NWP Descriptions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/nwp/2017-NWP-Descriptions.pdf?ver=2020-05-12-205253-183>

2017 NWP General Conditions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/publicnotices/2017%20Nationwide%20Permit%20General%20Conditions.pdf>

2017 Delaware Regional Conditions:

<https://www.nap.usace.army.mil/Portals/39/docs/regulatory/publicnotices/2017 DE Reg %20Cond Final.pdf>

Federal permits require determination from the State that the activities are consistent with the State's coastal zone management (CZM) program if the activity is located within the State's coastal zone. The entire State of Delaware has been designated as a Coastal Zone Management Area. Federal permits also require the State's certification of compliance with section 401 of the Clean Water Act through the receipt of a 401 Water



Quality Certification (WQC) if the activity involves a Section 404 discharge. A general water quality certification has been issued for this permit. A general CZM consistency concurrence has been issued for this permit. Therefore, no further action is needed as part of the Federal review of your project, provided that you comply with all the terms and conditions of this NWP.

This verification of NWP authorization is valid until the Nationwide Permits expire on **March 18, 2022**, unless the NWP authorization is modified, suspended, or revoked prior to this date. In the event that the NWP authorization is modified during that time period, this expiration date will remain valid, provided the activity complies with any subsequent modification of the NWP authorization.

Activities which have commenced (i.e. are under construction) or are under contract to commence in reliance upon an NWP will remain authorized provided the activity is completed within twelve months of the date of an NWP's expiration, modification, or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR 330.4(e) and 33 CFR 330.5 (c) or (d). Activities completed under the authorization of an NWP which was in effect at the time the activity was completed continue to be authorized by that NWP.

#### **Special Conditions:**

1. All work performed in association with the subject project shall be conducted in accordance with the **enclosed** project plans identified as SITE PLAN NATIONWIDE PERMIT NO. 18 PRECONSTRUCTION NOTICE TAX MAP PARCEL 134-21.00-14.07 BALTIMORE HUNDRED SUSSEX CO. DELAWARE, prepared by Environmental Resources, Incorporated, dated December 5, 2021, 1 sheet.
2. Construction activities shall not result in the disturbance or alteration of greater than 0.09 acre of waters of the United States.
3. Any deviation in construction methodology or project design from that shown on the enclosed project plans must be approved by this office, in writing, prior to performance of the work. All modifications to the enclosed project plans shall be approved, in writing, by this office. No work shall be performed prior to written approval of this office.
4. This office shall be notified prior to the commencement of authorized work by completing and signing the **enclosed** "Notification of Commencement" form. This office shall also be notified within 10 days of the completion of the authorized work by completing and signing the **enclosed** "Notification of Completion" form. Notification is required each time maintenance work is to be done under the terms of this Corps of Engineers permit.



5. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your general permit.
6. The permittee is responsible for ensuring that the contractor and/or workers executing the activity(s) authorized by this permit have knowledge of the terms and conditions of the authorization and that a copy of the permit document is at the project site throughout the period the work is underway.

Also **enclosed** with this NWP verification letter is a form seeking any comments, positive or otherwise, on the procedures, timeliness, fairness, etc. of the permit process. You may forward your comments along with the signed "Notification of Commencement" form or "Notification of Completion" form, following the directions provided on the form. If you should have any questions or concerns, please contact Michael D. Yost at (267) 240-5278 or michael.d.yost@usace.army.mil.

Sincerely,



Digitally signed by  
Todd A. Hoernemann  
Date: 2022.01.19  
14:54:51 -05'00'

Todd A. Hoernemann  
Chief, Application Section I

Enclosures

Copies furnished (via email):  
Edward Launay, Environmental Resources, Incorporated  
Wetlands and Subaqueous Lands Section, DDNREC  
Delaware Coastal Management Program, DDNREC



DIRICKSON CREEK ROAD

UPLANDS

WASTEWATER  
DISPOSAL  
AREAS

PROPOSED DRIVEWAY

CORPS OF ENGINEERS  
SECTION 464  
WETLAND BOUNDARY

EX. EMERGENT  
WETLAND FIELD

AREA OF  
PROPOSED FILL  
IN SECTION 464  
NON-TIDAL WETLANDS  
0.099 ACRE

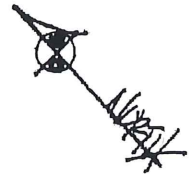
PROPOSED  
SINGLE  
BUILDING

ELEVATED  
SINGLE FAMILY  
HOME ON  
PILINGS  
(PARTIAL  
DRIVEWAY  
UNDERPASS)

WATER LINE

FORESTED  
NON-TIDAL WETLANDS

DIRICKSON CREEK WETLAND  
BOUNDARY  
STATE  
REGULATED  
WETLAND



0 50 100 150 FT.  
SCALE 1" = 100 FEET

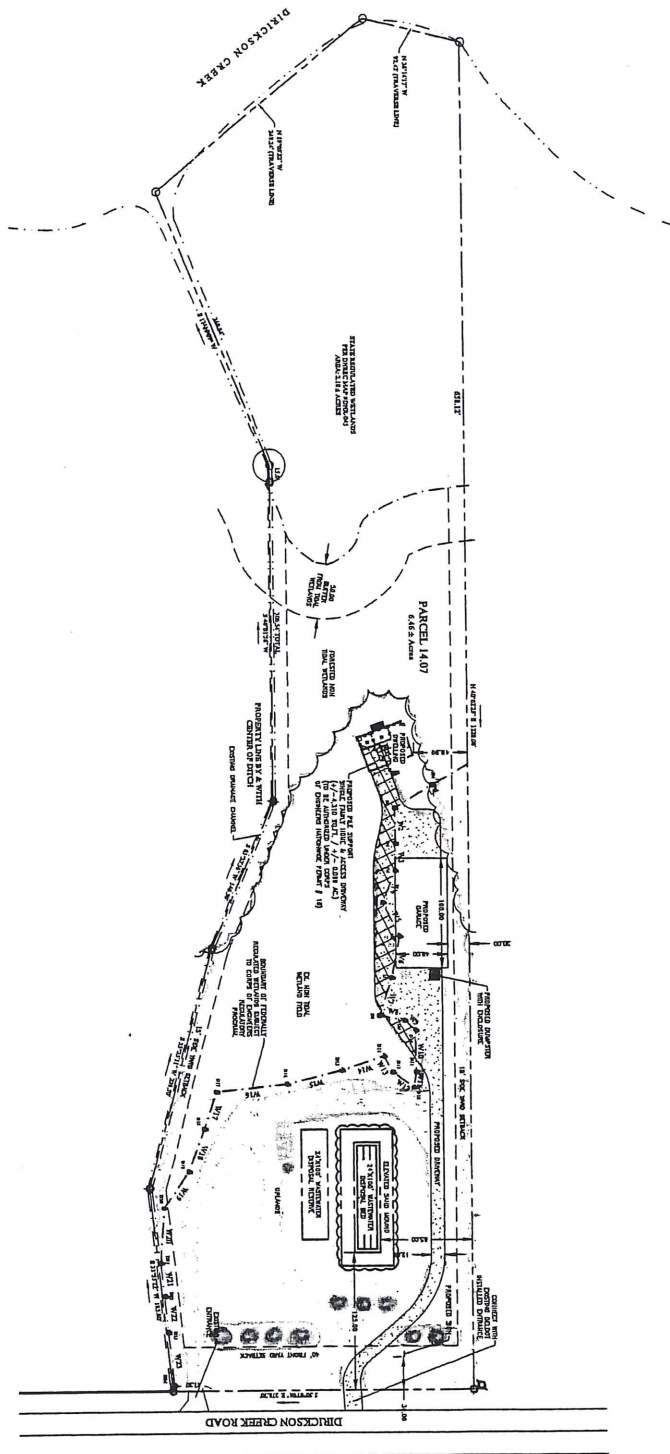


AREA OF PROPOSED  
FILL-NON TIDAL  
WETLAND FIELD  
0.099 ACRE  
4 FT. HIGH

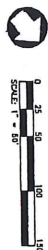
## SITE PLAN

NATIONWIDE PERMIT NO. 18  
PRECONSTRUCTION NOTICE  
TAX MAP PARCEL 134-21.00-14.07  
BALTIMORE HUNDRED  
SUSSEX CO. DELAWARE  
SHEET 2: DECEMBER 5, 2021





- GRASS
- GRAVEL
- LEYLAND CYPRESS
- PARKING
- BEVM



CONDITIONAL USE  
/ PRELIMINARY  
SITE PLAN

DIRICKSON CREEK ROAD  
SUSSEX COUNTY, DELAWARE

GMB

**GEORGE, MILES & BUHR, LLC**  
**ARCHITECTS & ENGINEERS**  
 SALISBURY • BALTIMORE • SEAFORD  
 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-782-3113, FAX 410-848-8780  
[www.gmbnel.com](http://www.gmbnel.com)

[illegible]



## Exhibit 3



## **HOME OCCUPATION**

[Amended 7-28-1992 by Ord. No. 847]

Any occupation, profession, enterprise or activity, conducted solely by one or more members of a family on the premises, which is incidental and secondary to the use of the premises for dwelling, provided that no commodity is stored or sold, except such as is made on the premises, and there shall be no group instruction, assembly or activity and no outside storage or display material on the premises.

### **(1)**

When within the above requirement, a "home occupation" includes, but is not limited to, the following:

### **(a)**

Art or craft studio.

### **(b)**

The practice of cosmetology or barbering in AR and GR Districts, limited to one chair.

### **(c)**

Dressmaking or custom baking.

### **(d)**

Professional office of a physician, dentist, lawyer, engineer, architect, accountant or salesman.

### **(e)**

Private instruction limited to one or two pupils at a time.

### **(f)**

Family day-care homes.



two years of the time of erection of such temporary buildings, whichever is sooner. If construction operations or the initial sale of lots remain actively underway, the Director may grant extensions to this time period

## 115-22 Conditional uses.

Following uses may be permitted as conditional uses when approved in accordance with the provisions of Article XXIV of this chapter:

Agricultural related industry, provided that such use is visually and acoustically screened from adjacent highways and property in such a manner that a reasonable passerby is not attracted to or aware of the establishment

[Added 1-27-2004 by Ord. No. 1658]

Airports and landing fields or seaplane bases, provided that they shall comply with the recommendations of the Federal Aviation Administration

Aquariums, commercial

Beaches, commercial

Biotech campus

[Added 1-27-2004 by Ord. No. 1659]

Biotech industry not located within a biotech campus provided that such use is visually and acoustically screened from adjacent highways and property in such a manner that a reasonable passerby is not attracted to or aware of the establishment.

[Added 1-27-2004 by Ord. No. 1659]

Cemeteries, including a crematorium if located at least 200 feet from the boundaries of the cemetery

Excavation or backfilling of borrow pits, extraction, processing and removal of sand, gravel or stone, stripping of topsoil (but not including stripping of sod) and other major excavations other than for construction of swimming pools and foundations for buildings and other than those approved in connection with a street, subdivision or planned residential development. (See § 115-172B.)

Exposition centers or fairgrounds

Heliports or helistops

Hospitals and sanitariums, but not animal hospitals

Institutions, educational or philanthropic, including museums, art galleries and libraries

Land application of sludge, treated sludge or any product containing these materials. For purposes of this section, "sludge" means the accumulated semiliquid suspension, settled solids or dried residue of these solids that is deposited in liquid waste in a wastewater treatment plant or surface or ground waters treated in a water treatment plant, whether or not these solids have undergone treatment. "Septage" is included herein as sludge. "Land application" means the placement of sludge, treated sludge or any other product containing these materials within two feet below the surface of land used to support vegetative growth.

[Added 5-8-1990 by Ord. No. 681]

Livestock auction markets in an AR District

Marinas or yacht clubs

Multifamily dwelling structures and/or townhouses and/or town homes, subject to the provisions of this chapter when:

[Added 7-31-2007 by Ord. No. 1920]

A. Said multifamily dwelling structures and/or townhouses and/or town homes, the owners of which would share and own in common the surrounding grounds (which may also be referred to herein collectively as "units"), lie within a Town Center, a Developing Area, or a Coastal Area as described within the Land Use Element and as shown on the Future Land Use Plan of the adopted Sussex County Comprehensive Plan; and

[Amended 5-21-2019 by Ord. No. 2656]

B. The developer has proffered to Sussex County for the purpose of creating open space for preservation and/or active and/or passive recreation areas a development fee per unit, as described in Chapter 62, § 62-7, for every unit in excess of two units per gross acre that is included in the application; and

C. The Sussex County Council prior to the signing of a contract to purchase or lease open space for preservation and/or active and/or passive recreation areas shall approve all such land or conservation easement purchases which utilize monies paid to the County under the terms of this amendment. All such approvals by the Council shall be by a four-fifths majority vote and shall include a determination that the land and/or conservation easement to be acquired is located in the same watershed area as the land where the bonus density will be located; and

D. It is understood that Sussex County shall control all monies paid to it under this amendment and that the Sussex County Land Trust may act as a recommending body and/or partner at the discretion of the Sussex County Council; and

E. The maximum number of multifamily dwelling structures and/or townhouses and/or town homes, as defined in Subsection A above, included in the application, shall not exceed four dwelling units per gross acre, including land set aside for common open space and/or recreational uses; and

The minimum percentage of the total site which shall be set aside as common open space shall be 40% of the total land area included in the application; and

G. There shall be a vegetated buffer of not less than 75 feet, subject to the following conditions:

- (1) The vegetated buffer shall be located adjacent to a numbered road shown on the General Highway Map for Sussex County and may include the required setback area from the road and shall be kept free of vehicle parking areas, buildings and structures; and



- (d) Commercial slaughtering and processing of large animals such as horses, cows, pigs, sheep or goats shall not be conducted on the premises.
- (e) Structures for commercial aquaculture, fish and frog farming, structures for storage of fish or frog waste and structures for fish or frog product composting shall be located at least 50 feet from all boundary lines and shall be 200 feet from any UR, MR, HR, UB or B-1 District boundary and 200 feet from any dwelling not on the premises. Farm ponds utilized for aquaculture, fish or frog farming shall be located at least 50 feet from all boundary lines and shall be 200 feet from any UR, MR, HR, UB or B-1 District boundary and 200 feet from any dwelling not on the premises.  
[Amended 2-2-1999 by Ord. No. 1287]
- (2) Dog kennels, commercial, provided that any open pens, runs, cages or kennels shall be located at least 200 feet from any lot lines.
- (3) Grain storage structures.
- (4) Hospitals or clinics for large or small animals, provided that all buildings, structures, pens or open kennels shall be located at least 200 feet from any lot lines.
- (5) Stables, public, provided that any building for keeping of animals shall be located at least 200 feet from any lot lines.

### § 115-21 Permitted accessory uses.

#### A. Permitted accessory uses on a farm of five acres or more are as follows:

- (1) Accessory structures for sale or processing of farm products raised on the premises.
- (2) Accessory open or enclosed storage of farm materials, products or equipment.
- (3) Accessory farm buildings, including but not limited to barns, cribs, stable sheds, tool rooms, shops, bins, tanks and silos.
- (4) Dwellings for persons permanently employed on the premises.
- (5) With respect to a farm of 10 acres or more, one manufactured home for residential purposes for persons employed on the premises or immediate members of the family owning or operating the farm, in addition to the main dwelling structure on the premises. One additional manufactured home may be permitted on a farm of 50 acres or more for residential purposes for persons employed on the premises or immediate members of the family owning or operating the farm. Additional manufactured homes may be permitted on a farm of 10 acres or more as a special use exception for residential purposes for persons employed on the premises or immediate members of the family owning or operating the farm, pursuant to § 115-210A(3)(n).  
[Amended 3-5-1991 by Ord. No. 750; 3-25-1997 by Ord. No. 1131; 10-12-2010 by Ord. No. 2152]
- (6) All accessory farm buildings shall have the same setbacks as those which are required for a dwelling, except as stated elsewhere in this chapter.
- (7) A wind turbine which meets § 115-194.4 as a permitted use.  
[Amended 9-13-2011 by Ord. No. 2213]
- (8) Farm ponds, subject to § 115-219.

#### B. Other permitted accessory uses are as follows:

[Amended 10-8-2019 by Ord. No. 2683]

Accessory off-street parking and loading spaces

Boat docks and boathouses

Domestic storage in the main building or in an accessory building

Garages, private

Guest houses

Home barbecue grills

Home occupations in a main building or accessory building

Keeping of small animals, insects, reptiles, fish or birds, but only for personal enjoyment or household use and not as a business

Playhouses, without plumbing, limited in floor area to 150 square feet and headroom limited to five feet

Servants' quarters

Storage of a boat trailer or camp trailer or a boat, but not in a front yard, provided that it is not used for living purposes while so parked or stored

Swimming pools and game courts, lighted or unlighted, for the use of the occupants or their guests

Temporary buildings, including manufactured home-type structures, the use of which is incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction or upon the expiration of a period of



## Exhibit 4



**MOER & LEEGE, P.A.**  
*Certified Public Accountants*

---

Arthur L. Moer, CPA  
Joyce P. Legee, CPA

9065 Shady Grove Court  
Gaithersburg, Maryland 20877

Phone: (301) 921-8840  
FAX: (301) 921-8843

December 16, 2022

To whom it may concern,

I have inspected the bank statements of Thomas Drgon dba All-Ways Boat Restoration LLC and All-Ways Fiberglass for 2020, 2021, and 2022.

Per Mr. Drgon each deposit equals a visit to his shop and none of the deposits had more than one job associated with the deposit.

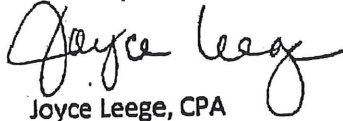
In 2020 there were 37 deposits divided by 12 months equal 3.08 persons per month visiting his shop.

For 2021 there were 57 deposits divided by 12 months equal 4.75 persons visiting the shop per month.

For 2022 the number of deposits was 51 divided by 11 months equal 4.64 persons visiting his shop per month.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Joyce Legee, CPA



## Exhibit 5





## **Creative Forensic Services**

**Forensic Audio Video & Image Analysis Lab (207) 577-0151**  
**5 Jeannette Avenue**  
**Lewiston, ME 04240**

December 19, 2022

RE: Frank Perna - Decibel Meter Readings

Frank A. Perna Jr.  
37230 Dirickson Creek Road  
Frankford, Delaware  
19945

Frank Perna contacted my office on or about December 1st, 2022, seeking assistance in a forensic audio matter. Mr. Perna informed me that he had an upcoming hearing in which his company was required to address noise complaints regarding a fiberglass grinder. He specifically requested that I measure the grinder noise levels and compare them to lawnmower and leaf blower noise levels.

I told Mr. Perna that in a previous similar case, I had instructed a client to hire a private detective to represent him as a credible witness. I also directed the client to create exemplar recordings for comparison.

This is the same advice I gave Mr. Perna.

1. Hire a private investigator to act as a credible witness to the recording events.
2. Obtain a real DB Meter (decibel meter for reading noise levels)
3. Provide four exemplar video/audio files containing the credible witness and decibel meter readings for comparison.
  - a. Fiberglass Grinder and Vacuum operating with garage door opened and closed.
  - b. Fiberglass Grinder operating outdoors.
  - c. Lawnmower running outside.
  - d. Leaf Blower running outside.

Each exemplar recording had two primary decibel readings taken from within a few feet and at one hundred feet.



As examples, two items that are commonly heard operating on any given day in any normal neighborhood are provided. The lawnmower and leaf blower were excellent examples of comparison.

On December 17th, Mr. Perna sent me the four video/audio recordings for analysis. The following are the file names.

1. **Grinder inside shop.MOV** – (Grinder/Vacuum garage door opened/closed)
2. **Lawn Mowe.MOV** – (Lawnmower operating outside)
3. **Grinder repair .MOV** – (Grinder operating outside shop)
4. **Leaf Blower.MOV** – (Leaf Blower operating outside)

The private detective Mr. Perna hired as his witness is named below.

Gordon D. Bowers  
ABI Security Group, Inc.  
P.O. Box 1471  
Rehoboth Beach, Delaware 19971

On the lawnmower video recording, Mr. Bowers identifies himself and further states that the recordings were made on December 10th, 2022, around 11 a.m.

The following quote is from Mr. Bowers web site **abisecuritygroup.com**.

**"ABOUT ABI SECURITY'S OWNER & LEAD INVESTIGATOR**

Gordon Bowers has over 12 years law enforcement experience providing expert investigative support to major crimes, hostage negotiation, tactical control, and recruit training. He's been Managing Partner of his own private investigation firm for almost 10 years, offering corporate and individual investigative and security services. For two years, he also led static security efforts and ethics investigation services for SOC, LLC contracted to the US Military in Iraq. When in Major Crimes, he worked hard for a 95% case closure rating and 99.9% conviction rating. Gordon wasn't satisfied with making any arrest unless he was convinced, he was making the correct arrest. He kept these high ratings despite being involved in numerous other units within DSP."

As with any case in which a credible witness to the facts is crucial, I advise the client to seek out someone with high standards and an impeccable reputation. This will provide a clear and unbiased credible witness to the events as they occurred on that day.



## **Analysis of the Video/Audio Exemplars**

Below is a decibel readings chart used in the comparison.

### **Environmental Noise dBA**

Jet engine at 100' **140**  
Pain Begins **125**  
Pneumatic chipper at ear **120**  
Chain saw at 3' **110**  
Power mower **107**  
Subway train at 200' **95**  
Walkman on 5/10 94 Level at which sustained exposure may result in hearing loss **80-90**  
City Traffic **85**  
Telephone dial tone **80**  
Chamber music, in a small auditorium **75-85**  
Vacuum cleaner **75**  
Normal conversation **60-70**  
Business Office **60-65**  
Household refrigerator **55**  
Suburban area at night **40**  
Whisper **25**  
Quiet natural area with no wind **20**  
Threshold of hearing **0**

### **Grinder inside shop.MOV**

The decibel readings with the garage door opened inside the shop, with the grinder and vacuum operating at close range, averaged **87.7** decibels.

City Traffic **85**  
Telephone dial tone **80**  
Food Mixer or Processor **80-90**  
Blender **80-90**

The decibel readings with the garage door closed outside the shop, with the grinder and vacuum operating at close range, averaged **69.5** decibels.

Normal conversation **60-70**  
Business Office **60-65**  
Dishwasher **55-70**  
Air Conditioner **50-75**



The decibel readings with the garage door closed outside the shop, with the grinder and vacuum operating at 100' away, averaged **51** decibels.

Household refrigerator **55**

### **Grinder repair .MOV**

The decibel readings with the grinder operating outside the shop at close range, averaged **95.1** decibels.

Subway train at 200' **95**

Walkman on 5/10 94 Level at which sustained exposure may result in hearing loss **80-90**

The decibel readings with the grinder operating outside the shop at 100' away averaged **70** decibels.

Normal conversation **60-70**

### **Lawn Mowe.MOV**

The decibel readings with the lawnmower operating outside the shop at close range, averaged **90.4** decibels.

Power mower **107**

Subway train at 200' **95**

The decibel readings with the lawnmower operating outside the shop at 100' away averaged **70** decibels.

Vacuum cleaner **75**

Normal conversation **60-70**

### **Leaf Blower.MOV**

The decibel readings with the leaf blower operating outside the shop at close range, averaged **94** decibels.

Subway train at 200' **95**

Walkman on 5/10 94 Level at which sustained exposure may result in hearing loss **80-90**

The decibel readings with the leaf blower operating outside the shop at 100' away, averaged **74** decibels.

Vacuum cleaner **75**



Pages 5 and 6 give additional noise levels from three common sources.

### **Home**

- 50 Refrigerator
- 50-60 Electric Toothbrush
- 50-75 Washing Machine
- 50-75 Air Conditioner
- 50-80 Electric Shaver
- 55 Coffee Percolator
- 55-70 Dishwasher
- 60 Sewing Machine
- 60-85 Vacuum Cleaner
- 60-95 Hair Dryer
- 65-80 Alarm Clock
- 70 TV Audio
- 70-80 Coffee Grinder
- 70-95 Garbage Disposal
- 75-85 Flush Toilet
- 80 Pop-Up Toaster
- 80 Doorbell
- 80 Ringing Telephone
- 80 Whistling Kettle
- 80-90 Food Mixer or Processor
- 80-90 Blender
- 110 Baby Crying
- 110 Squeaky Toy Held Close to Ear
- 135 Noisy Squeeze Toys

### **Work**

- 40 Quiet Office, Library
- 50 Large Office
- 65-95 Power Lawn Mower
- 80 Manual Machine, Tools
- 85 Handsaw
- 90 Tractor
- 90-115 Subway
- 95 Electric drill
- 100 Factory Machinery
- 100 Woodworking Class
- 105 Snow Blower
- 110 Power Saw
- 110 Leaf Blower
- 120-125 Chainsaw, Hammer On Nail



- 120 Pneumatic Drills, Heavy Machine
- 120 Jet Plane at Ramp
- 120 Ambulance Siren
- 130 Jackhammer, Power Drill
- 130 Air Raid
- 130 Percussion Section at Symphony
- 140 Airplane Taking Off
- 150 Jet Engine Taking Off
- 150 Artillery Fire at 500 Feet
- 189 Rocket Launching from Pad

### **Recreation**

- 40 Quiet Residential Area
- 70 Freeway Traffic
- 85 Heavy Traffic, Noisy Restaurant
- 90 Truck, Shouted Conversation
- 95-110 Motorcycle
- 100 Snowmobile
- 100 School Dance, Boom Box
- 110 Music Club, Disco
- 110 Busy Video Arcade
- 110 Symphony Concert
- 110 Car Horn
- 110-120 Rock Concert
- 112 Personal Music Player on High
- 117 Football Game Stadium
- 120 Band Concert
- 125 Auto Stereo
- 130 Stock Car Races
- 143 Bicycle Horn
- 150 Firecracker
- 156 Cap Gun
- 157 Balloon Pop
- 162 Fireworks (at 3 Feet)
- 163 Rifle
- 166/170 Handgun, Shotgun



**Conclusion:**

The submitted exemplars included verifiable decibel readings in each of the video/audio files.

The grinder inside the shop had noise levels like a food processor, blender, city traffic, phone dial tone.

At 100' away, the grinder operating inside the shop with the door closed was comparable to dishwasher, normal conversation, or a business office.

At close range, the grinder was comparable to the leaf blower, lawnmower, subway train.

At 100' away, the sound of the grinder was comparable to that of normal conversation, sewing machine.

I have attached my curriculum vitae to this letter of opinion.

A handwritten signature in black ink, appearing to read 'Arlo E. West', with a large, sweeping loop at the end.

Arlo E. West [ACFEI, AES, PPSC, NYIFA]  
President/CEO  
Creative Forensic Services LLC  
5 Jeannette Avenue  
Lewiston, Maine 04240



# ARLO WEST

CEO CREATIVE FORENSIC SERVICES



## SUMMARY

ARLO E. WEST  
AES, PPSC, NYIFA, MTI

Certified as a Forensic Audio & Video Expert at New York Institute of Forensic Audio

## CONTACT

✉ creativeforensic@gmail.com

☎ 1 (207) 577-0151

📍 Lewiston, Maine

🌐 www.creativeforensic.com

## EDUCATION

### Certification

**New York Institute of Forensic Audio**

Certified as a Forensic Audio & Video Expert at New York Institute of Forensic Audio

**Audio Engineering and Film Production**  
**MediaTech Institute**  
**Dallas Sound LAB**

## QUALIFIED EXPERT

Qualified as an expert in several states including:  
NY, LA, NV, TX, FL, MA, ME, MT, SC, NH, NJ, IA, IL, SD.

### Recent Testimony

2020 - COOPER v. GRUMMONS USDC S. NY (No. 1:8-cv-6426)  
2019 - COMM. OF WEST VIRGINIA v. RIGNEY CC, WV (No. CR19000579-00)  
2018 - STATE OF TEXAS v. JOSEPH CANCINO 94th DC, TX (No. 16-CR-2866-C)  
2017 - JOHN HUNT v. CITY OF BOLDER CITY, NV (No. 2:17-CV-1519 JCM (NJK)  
2015 - STATE OF ILLINOIS v. KEJUAN JOHNSON (No. 1-13-2053)  
2011 - STATE OF NEW HAMPSHIRE v. DIANNA SAUNDERS (No. 8018318)  
2010 - STATE OF IOWA v. ROSCHELL LLOYD (No. #21260)  
2010 - MA. B.O.R.I.M. v. DHIRENDRA MOHAN M.D. (No. RM-09-908)

## EXPERIENCE

### FORENSIC EXPERT

**Creative Forensic Services, LLC.** 2000 - Present  
President and CEO, Creative Forensic Services, INC.

Testified and consulted as a forensic audio expert in many high-profile cases. Trayvon Martin, Natalee Holloway, Mel Gibson, Britney Spears and Michael Jackson are just a few. Forensic Audio Enhancement, Audio Authentication, Video Enhancement, Authentication, Restoration Analysis of Recorded Evidence. Provided forensic expertise in hundreds of cases involving Audio, Video and Photographic Evidence.

### ENGINEERING AND PRODUCTION

**West Mastering Studio** 2019 - Present  
ENGINEERING AND PRODUCTION

Mastering Engineer, Owner, West Mastering Studio 2019.

Mastering audio recordings for release.

### AUDIO ENGINEER

**Elmwood Recording Studio** 1999 - Present  
Audio Engineer, Owner, Elmwood Recording Studio 1999 - 2019."

**Sound Technician and Audio Engineer**  
**Dallas Sound Lab** 1987 - 1998

Sound Technician and Audio Engineer, Dallas Sound Lab 1987 - 1998.

Assistant Engineer, Digital Audio Editing for Grammy Award winning rock group "U2."

Assistant Engineer, Audio Dialogue Replacement for the Oscar Award winning motion picture "Titanic."

Audio Engineer, Live I.S.D.N. feed for NFL commentator "Pat Somerall" during halftime commentary.



## Named as Expert

VALDA T JOHNSON v. DAVID HOLWAY (DOCKET No.03-2513 (ESH)  
STATE OF MAINE v. DANIEL ROBERTS (DOCKET No.And-07-455)  
STATE OF IDAHO v. SARAH JOHNSON (DOCKET No.33312)  
UNITED STATES v. RICARDO CORDOBA-RAMIREZ(DOCKET No. 03-10034)  
STATE OF MAINE v. DANA RICHARDSON (DOCKETNo. CR-06-440)  
STATE OF MAINE v. SARAH ALLEN (DOCKET No. And-05-202)  
STATE OF W. VIRGINIA v. ORLANDO DAILEY (DOCKETNo. 06-4052)  
STATE OF CALIFORNIA v. SHERI NOLAN (DOCKET No.CC 789691)

### **iZotope Software**

#### **Beta Engineer**2012 - Present

Beta test engineer for, **iZotope Software** [iZotope RX5 Advanced, Ozone 7 Advanced] 2012 - Present

### **Sony Software**

#### **Beta Engineer**2010 - 2013

Beta test engineer for, **Sony Software** [Sony Sound Forge] 2010 - 2013

### **Expert Services**

#### **Expert/ Consultant**Present

CIVIL AND CRIMINAL ATTORNEYS / CORPORATIONS /  
PROSECUTION AND DEFENSE / LAW ENFORCEMENT  
/ INSURANCE INVESTIGATION  
PRIVATE INVESTIGATION / DOMESTIC DISPUTES /  
AUDIO PRESERVATION AND RESTORATION / PRIVATE  
CITIZENS / DOMESTIC CASES / LITIGATION

### **Member**

**A.E.S.** - Audio Engineering Society, International  
**A.C.F.E.I.** - International  
**P.P.S.C.** - Police Policy Studies Counsel

### **Member**

Replacement, **Universal Pictures**, **TBS**, **Warner Brothers**, for the motion pictures "Leave It to Beaver", "Rough Riders", "Tarzan and the Lost City".

Audio Engineer, Foley Assistant, **PBS**, "**Wishbone**" and "**Barney**" children's programs.

Software Development, Audio Engineer, **Dave Faherty** from **CBS** golf, for **Microsoft Corporation**.

Audio Engineer, Forensic Audio Analyst, Digital Audio Engineer.

Assistant Engineer, **Mary Kay Corporation**, Dallas Texas).

1986-2002 Composer, Midi Engineer, Producer, Dallas Sound Lab in Irving, Texas)

## **CONSULTANT**

### **Media**

**ID MURDER MYSTERY** [Consultant, guest]

**ID BREAKING HOMICIDE** [Consultant, guest]

**CNN, LARRY KING SHOW** [Consultant, guest]

**FOX, CRIME WATCH DAILY** [Consultant, guest]

**ABC, NEWS** [Consultant, guest]

**GOOD MORNING AMERICA** [Consultant, guest]

**DR. PHIL SHOW** [Consultant, guest]

**CBS, NEWS, WGME NEWS 13** [Consultant, guest]

**NBC, NEWS** [Consultant, guest]

**ANIMAL PLANET, FINDING BIGFOOT** [Consultant, guest]

**DISCOVERY CHANNEL, GHOST LAB** [Consultant, guest]

### **INTERVIEW MAGAZINE**

**TMZ** [Consultant]

**SOUND ON SOUND MAGAZINE** [Consultant]

**GRAMMY MAGAZINE** [Consultant]

**LEWISTON SUN JOURNAL** [Consultant]

**HOLLYWOOD LIFE** [Consultant]

**ORLANDO SENTINEL** [Consultant]

**MIAMI HERALD** [Consultant]



[SERVICES](#)[ABOUT](#)[TESTIMONIALS](#)[CONTACT](#)

# ABOUT DELAWARE BASED ABI SECURITY GROUP, INC.

ABI Security Group is a consummate and highly motivated investigation and security company dedicated to uncovering the truth by drawing on extensive practical experience, ongoing training, and out-of-the-box thinking to resolve cases quickly and accurately.



ABI is the Master Dealer for Intensity Security covering both Maryland and Delaware. The products we offer are both innovative, effective, relevant and cost effective. A few of our best sellers are the ballistic window film for Military, Law Enforcement and Security Professionals. This window film is designed to mitigate the threats that we



**ABI**  
SECURITY GROUP, INC.

SERVICES

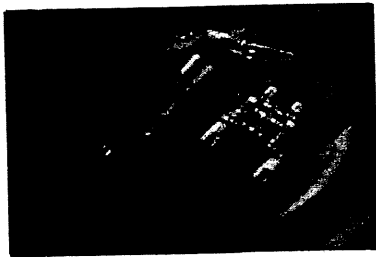
ABOUT

TESTIMONIALS

CONTACT

outwards, inwards (into the cab) and is equipped with GPS.

We are collaborative communicators, continually focused on building relationships and developing well-trained, top-performing teams dedicated to providing world-class investigative and security services to valued customers.



## **OUR PROMISE TO OUR CLIENTS THROUGHOUT DELAWARE**

ABI Security Group promises to offer an old fashioned work ethic that seems lost in today's society.

Due to our inherent love for investigations and security we promise to seek out the truth in each investigation with the same passion our clients have. The search for the unknown is what drives us. We enjoy the challenge each case presents. Our clients shouldn't wonder whether or not we are working hard on their case. We love what we do and we are passionate, strong work ethic. There is no way to guarantee 100% results in each case, but we do guarantee 100% effort. If we walk away from a case empty handed we are disappointed as well.



[SERVICES](#)[ABOUT](#)[TESTIMONIALS](#)[CONTACT](#)

## ABOUT ABI SECURITY'S OWNER & LEAD INVESTIGATOR

Gordon Bowers has over 12 years law enforcement experience providing expert investigative support to major crimes, hostage negotiation, tactical control, and recruit training. He's been Managing Partner of his own private investigation firm for almost 10 years, offering corporate and individual investigative and security services. For two years, he also led static security efforts and ethics investigation services for SOC, LLC contracted to the US Military in Iraq. When in Major Crimes, he worked hard for a 95% case closure rating and 99.9% conviction rating. Gordon wasn't satisfied with making any arrest unless he was convinced he was making the correct arrest. He kept these high ratings despite being involved in numerous other units within DSP.

W O R K I N G





COMPANIES

ABOUT

TESTIMONIALS

CONTACT

Investigations

✓ Child Custody & Support Investigations

✓ Professional Surveillance

▼ Background Checks

✓ Pre-employment Interviews

✓ Criminal & Vehicle Records

✓ Criminal Defense

✓ Cohabitation Investigations

✓ In-Home Defense Training



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## Exhibit 6



**Theresa Mosier  
Marina Manger  
39415 Inlet Road  
Rehoboth Beach Delaware 19971  
302-227-3071**

**Date 12-1-2022**

**Re: Thomas Drgon Always Boat Restoration**

**To whom it may concern:**

**Thomas Drgon is an approved vendor here at Delaware Seashore State Park Indian River Marina where he performs repairs on boats using methods of removing and patching fiberglass on boats as well as other restorations methods for boats of all sizes. Many of the charter boats and private boat owners use Tom's services. I can attest that Tom preforms his job here in accordance to the rules and regulations set out by the state of Delaware in order to maintain a safe environment. Tom has been an approved vender here for over a decade and is a professional in his field. Tom's skill set in mending and repairing boats for recreational and charter boats is critical for the boating industry in this area.**

**Sincerely,**

DocuSigned by:

*Theresa Mosier*

C8901C148DBE4F1...

**Theresa Mosier  
Marina Manager  
302-227-3071**

12/5/2022 | 4:45:56 AM PST





## **ERI** ENVIRONMENTAL RESOURCES, INC.

**ENVIRONMENTAL SCIENCES • RESOURCE MANAGEMENT & PLANNING • WETLAND ECOLOGY**  
**CORPORATE CAPABILITIES • PRELIMINARY ENVIRONMENTAL SITE ANALYSIS • CONTACT INFO & DIRECTIONS**

Since 1989, Environmental Resources, Inc. (ERI) has provided environmental consulting services throughout the Mid-Atlantic States. The ERI staff professionals have diverse educational and consulting backgrounds in wetland science, soil science, and forestry. ERI has concentrated on providing top-quality service in the regulatory process and has a solid reputation with the state and federal regulatory agencies. We are familiar with the regulations and permitting process regarding wetlands, waterways, dredging, marinas, golf courses, subdivisions, commercial development, highways, utilities, forest clearing, critical areas, and more.





ENVIRONMENTAL SCIENCES • RESOURCE MANAGEMENT & PLANNING • WETLAND ECOLOGY  
HOME • PRELIMINARY ENVIRONMENTAL SITE ANALYSIS • CONTACT INFO & DIRECTIONS

## CORPORATE CAPABILITIES

ERI provides consulting and ecological management services in the following areas:

### WETLANDS

- Jurisdictional Boundary Delineation
- Permit Assistance
- Functional Assessment
- Groundwater Level Monitoring
- Mitigation, Enhancement and Restoration including:
  1. Feasibility Analysis
  2. Design
  3. Construction Management
  4. Planting
  5. Monitoring and Maintenance

### MARYLAND

- Forest Conservation Act
  1. Forest Stand Delineation
  2. Forest Conservation Plans
  3. Reforestation/Afforestation
  4. Planting
  5. Monitoring
- Atlantic Coastal Bays and Chesapeake Bay Critical Area Evaluations

### SOILS

- Soil Mapping
- Feasibility Investigation for Wastewater Disposal, including:
  1. Percolation Testing
- Site Specific Investigation for System Design including:
  1. Individual Septic Systems
  2. Community Systems
  3. Spray Irrigation Systems For Development and Agricultural Use
  4. Seasonal Highwater Interpretation
  5. Permeability/Infiltration Testing For Stormwater Design

### OTHER

- Wildlife and Vegetation Surveys
  - Habitat Analysis
  - Habitat Restoration/Improvement
  - Water Quality Surveys
  - Preliminary Environmental Site Analysis
  - Geographic Information Systems (GIS)
-



## Exhibit 7





**PENN  
TOOL CO.**  
Your Partner in Precision Since 1968

Brand: Kalamazoo Industries Inc. SKU: DCV-6 ID: 102347

Weight 300 lbs.

**\$1,852.50**

▼ 1 ▲

ADD TO CART

**KALAMAZOO  
INDUSTRIES, INC.**

### Kalamazoo Industries Inc. DCV-6 Dust Collector

- Dust collector with 10" x 13" reusable filter
- 1 HP, 1 Phase or 3 Phase
- Capacity 400 CFM
- Used for S6M, BG260, S272, S460D and K12-14B
- Some models require optional hood for containing dust
- Dimensions: L 27" x W 18" x H 28"

## CUSTOMERS ALSO VIEWED



KALAMAZOO INDUSTRIES INC. DCV-6 DUST COLLECTOR - DCV-6

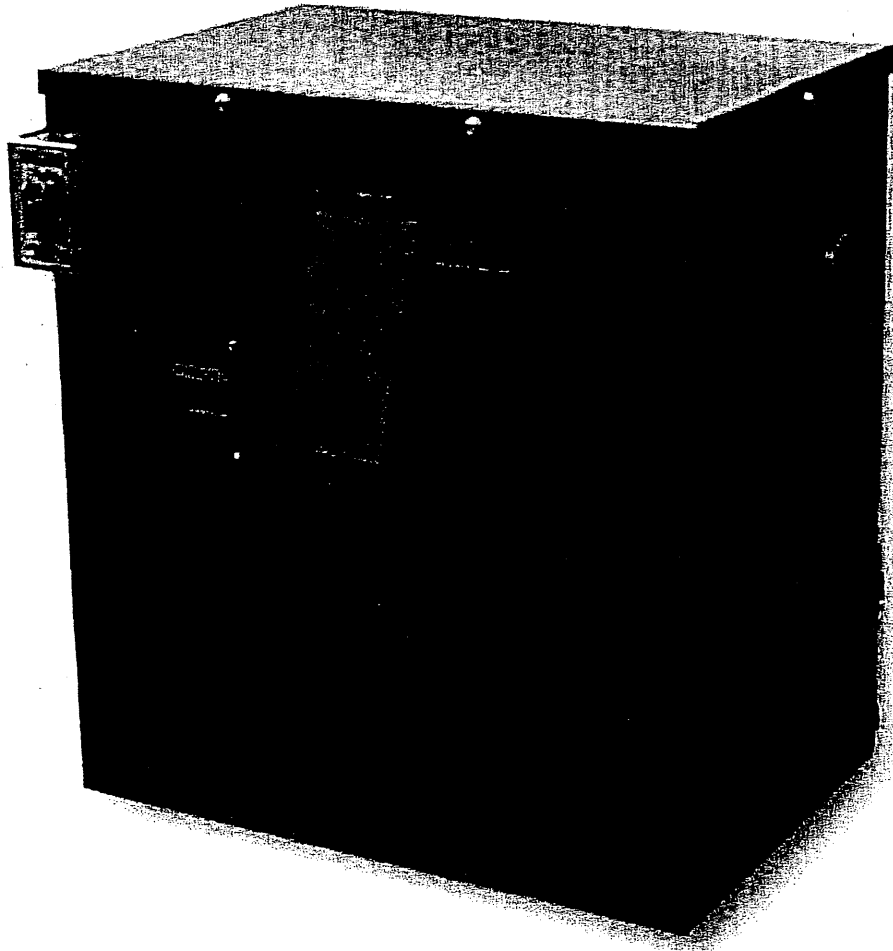




Search by Keyword, Part

**PENNA**  
**TOOL CO.**

Your Partner in Precision Since 1968



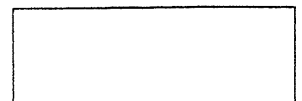
**Get \$10  
Off**

3.8 ★★★★★

Google

Customer Reviews

KALAMAZOO INDUSTRIES INC. DCV-6 DUST COLLECTOR - DCV-6





## Exhibit 8



## **C/U 2329**

### **Businesses Nearby A & B**

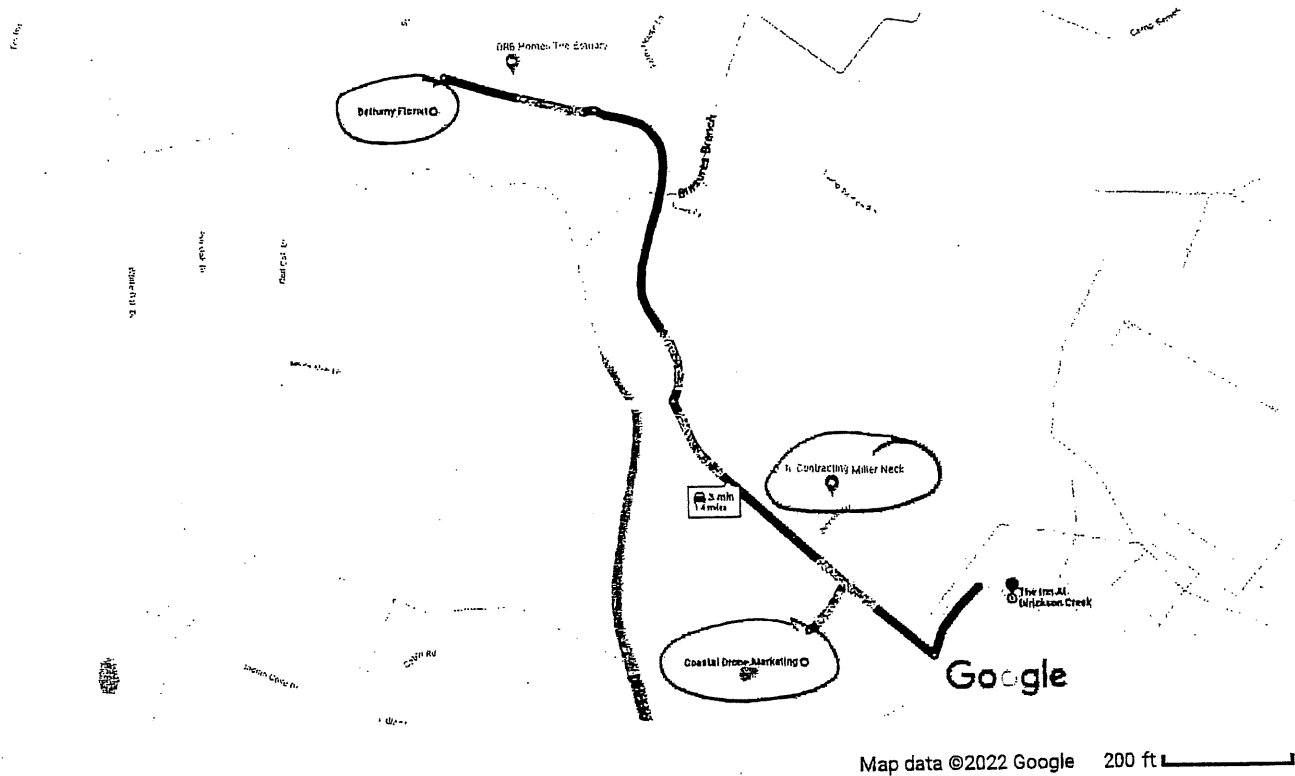
1. a-e. Next Door .0 – Walt Mitchel – Coastal Kayak Inc., and  
Coastal drone Marketing
2. a-h. Across the Street .0 – The Inn at Derrickson Creek
3. a-f. Down the Street .3 – Garth Enterprises Ltd.
4. a-b. Miller Neck Road .9 – Rrd Lawn and Landscaping
5. a-c. DRB Homes .7 –Camp Barnes Road



A

Google Maps

Coastal Drone Marketing, 36187 Cookie Ln, Frankford, DE 19945 to The Inn At Dirickson Creek, 37269 Dirickson Creek Rd, Frankford, DE 19945



via Dirickson Creek Rd and Rd 364A/Millers Neck Rd 3 min 1.4 miles 3 min without traffic

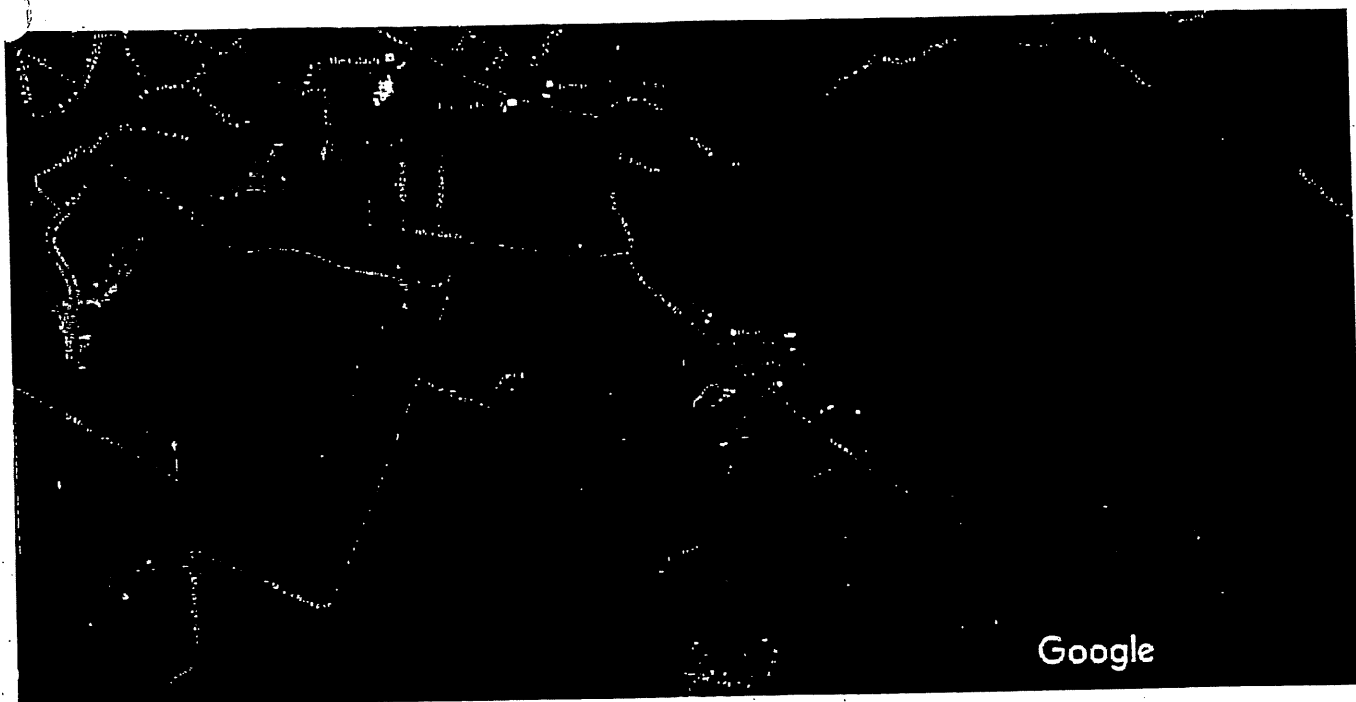
Explore The Inn At Dirickson Creek

Restaurants Hotels Gas stations Parking Lots More



B

# Google Maps Coastal Drone Marketing



Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 Google 500 ft



## Coastal Drone Marketing

5.0 ★★★★★ 2 reviews

Photography service



Directions



Save



Nearby



Send to  
phone



Share



36187 Cookie Ln, Frankford, DE 19945



Open · Closes 6PM



1a

Department of State: Division of Corporations

[Allowable Characters](#)[HOME](#)

Entity Details

## THIS IS NOT A STATEMENT OF GOOD STANDING

File Number: 4156086 Incorporation Date / 5/9/2006  
Formation Date: (mm/dd/yyyy)

Entity Name: COASTAL KAYAK, INC.

Entity Kind: Corporation Entity Type: General

Residency: Domestic State: DELAWARE

REGISTERED AGENT INFORMATION

Name: WALTER B MITCHELL, JR

Address: 36187 COOKIE LANE

City: FRANKFORD County: Sussex

State: DE Postal Code: 19945

Phone:

Additional information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like ☐ Status ☐ Status, Tax & History Information

For help on a particular field click on the Field Tag to take you to the help area.

[site map](#) | [privacy](#) | [about this site](#) | [contact us](#) | [translate](#) | [delaware.gov](#)



About 3,270,000,000 results

Any time ▾



## Coastal Kayak & Sailing

coastalkayak.com

36187 Cookie Ln, Frankford, DE 19945

(302) 539-7999

Open · Closes 6 PM ▾

Add photos

Suggest an edit · Your business? Claim now

Website

Directions

36187 Cookie Ln, Frankford, DE 19945 | Zillow

<https://www.zillow.com/homedetails/36187-Cookie-Ln...> ▾

Web 36187 Cookie Ln , Frankford, DE 19945-3470 is currently not for sale. The sq. ft. single-family home is a 3 bed, 1.0 bath property. This home was built in and last sold on for. View more ...

36187 Cookie Ln, Frankford, DE 19945 | Zillow

[https://www.zillow.com/homedetails/36187-Cookie-Ln-Frankford-DE-19945/311542732\\_zpid](https://www.zillow.com/homedetails/36187-Cookie-Ln-Frankford-DE-19945/311542732_zpid) ▾

Web 36187 Cookie Ln , Frankford, DE 19945-3470 is currently not for sale. The sq. ft. single-family home is a 0 bed, 0.0 bath property. This home was built in and last sold on for. View more ...

36187 Cookie Ln, Frankford, DE 19945 | Trulia

<https://www.trulia.com/n/de/frankford/36187-cookie-ln-frankford-de-19945->



-2133101476 ▾

Web 36187 Cookie Ln, Frankford, DE 19945. See the estimate, review home details, and search for homes nearby.

---

See frankperna.org results for 36187 cookie ln, frankford, de 19945... >

36187 Cookie Ln, Frankford, DE 19945 | Trulia

[https://www.trulia.com/p/de/frankford/36187-cookie-ln-frankford-de-19945-](https://www.trulia.com/p/de/frankford/36187-cookie-ln-frankford-de-19945-2018064745)

[-2018064745](https://www.trulia.com/p/de/frankford/36187-cookie-ln-frankford-de-19945-2018064745) ▾

Web May 15, 2010 · 36187 Cookie Ln, Frankford, DE 19945 is a 3 bed, 1 bath home. See the estimate, review home details, and search for homes nearby.

36187 Cookie Ln, Frankford, DE 19945 | MLS

<https://www.redfin.com/DE/Frankford/36187-Cookie-Ln-19945/home/146727673> ▾

Web Aug 07, 2010 · 36187 Cookie Ln is a house on a 5.88 acre lot with 3 bedrooms and 1 bathroom. This home is currently off market - it last sold on August 07, 2010 for \$250,000

36187 Cookie Ln, Frankford, DE 19945 | realtor.com®

<https://www.realtor.com/realestateandhomes-detail/...> ▾

Web This Home: 36187 Cookie Ln0: 256133: 37260 Jan Mar Ln, Frankford, DE 19945: \$340,400-867: 26055: 37140 Dirickson Creek Rd, Frankford, DE 19945: \$535,100-1556: 120661: ...

36187 Cookie Ln, Frankford, DE 19945 - MLS ...

<https://www.bexrealty.com/Delaware/Frankford/36187-Cookie-Ln/single-family-home>

Web 36187 Cookie Ln, Frankford, DE 19945 is a 3 bed, 1 bath, single-family home in Frankford Delaware and last sold for \$250,000 on 2010-08-07.

36187 Cookie Ln, Frankford, DE 19945 | Public Property ...

[https://www.longandfoster.com/realestate/36187-cookie-ln-frankford-de-19945-](https://www.longandfoster.com/realestate/36187-cookie-ln-frankford-de-19945-143593025)

[143593025](https://www.longandfoster.com/realestate/36187-cookie-ln-frankford-de-19945-143593025) ▾

1c



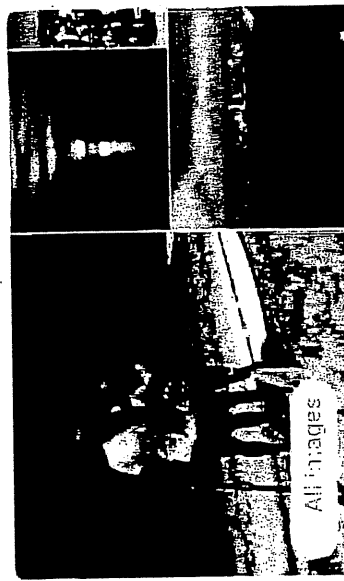
Web See details for 36187 Cookie Ln, Frankford, DE 19945: bed, bath, sq. ft. Rural Residence.  
View property data, public records, sales history and more.

36187 Cookie Ln, Frankford, Delaware 19945 | Foreclosure.com  
<https://www.foreclosure.com/address/36187-Cookie-Ln-Frankford-DE-19945> ▾  
Web This is located at Cookie Ln, Frankford, DE 19945. This property is currently in auction. Save money on this property now.

Walter Mitchell | Cookie Ln, Frankford, DE | Whitepages  
<https://www.whitepages.com/name/Walter-Mitchell/Frankford-DE/P53k07agN3p> ▾  
Web Walter Mitchell, age 60s, lives in Frankford, DE. View their profile including current address, phone number 410-289-XXXX, background check reports, and property record on ...

Some results have been removed

1 2 3 4 5 >



Some users are reporting that this business does not exist. Please help verify the

Verify

12



# Coastal Kayak &

## Sailing

Rafting/kayaking

Before booking your next kayak tour, eco-tour or purchase some of our merchandise read over the Coastal Kayak Cancellation & Refund Policy on Tours & Merchandise. See more

## Social profiles



Facebook



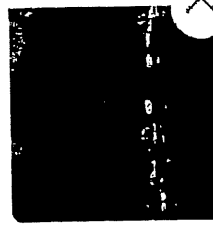
Twitter



YouTube

## People also search for

Rafting/kayaking



Coastal Kayak



Tripadvisor (346)

Ayers Creek

Adventures



Tripadvisor (208)

Hiking

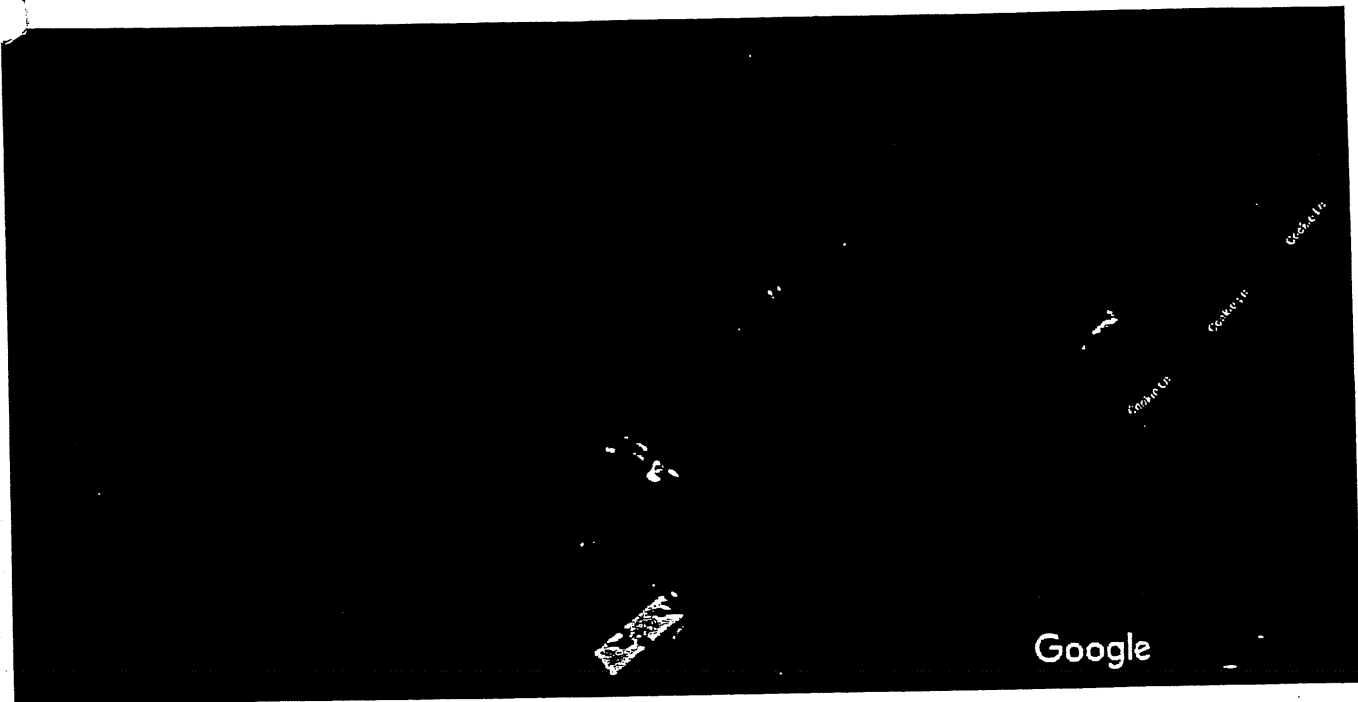


1e

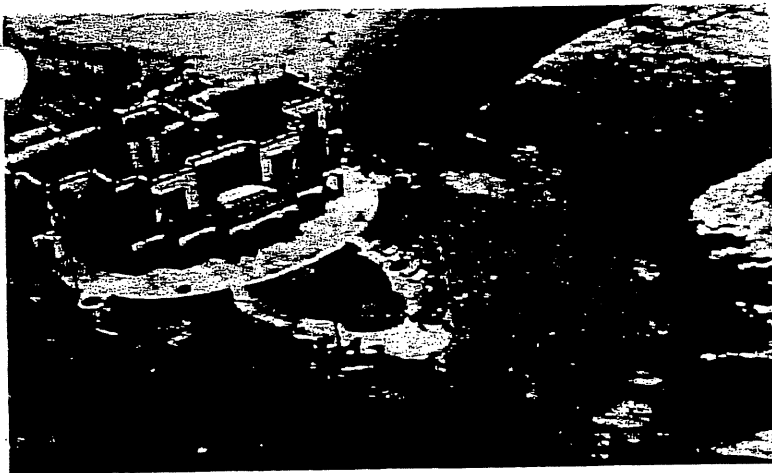


10

# Google Maps Coastal Drone Marketing



Map data ©2022, Map data ©2022 20 ft



## Coastal Drone Marketing

5.0 ★★★★★ 2 reviews

Photography service



Directions



Save



Nearby



Send to  
phone



Share



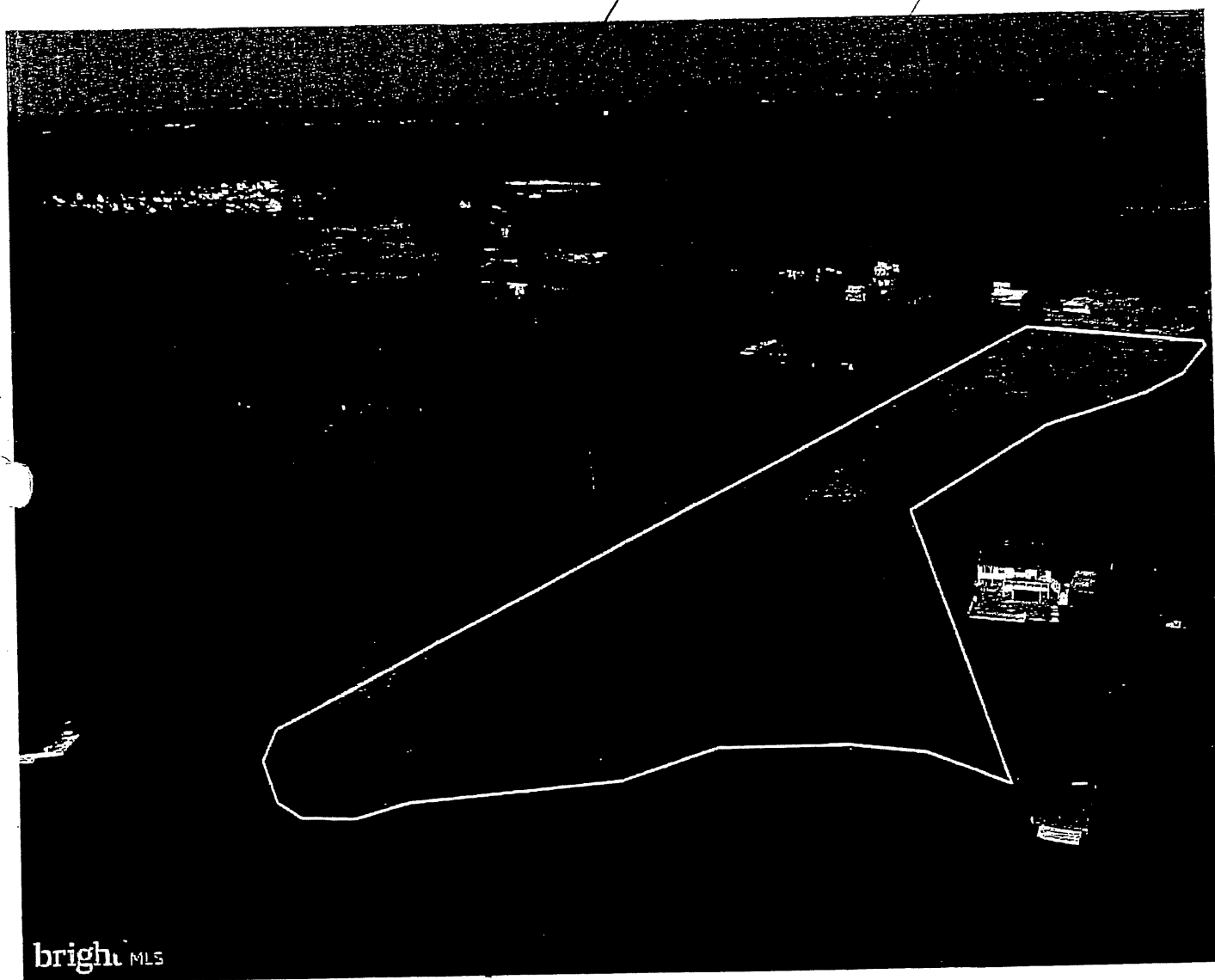
36187 Cookie Ln, Frankford, DE 19945



Open · Closes 6PM



1e

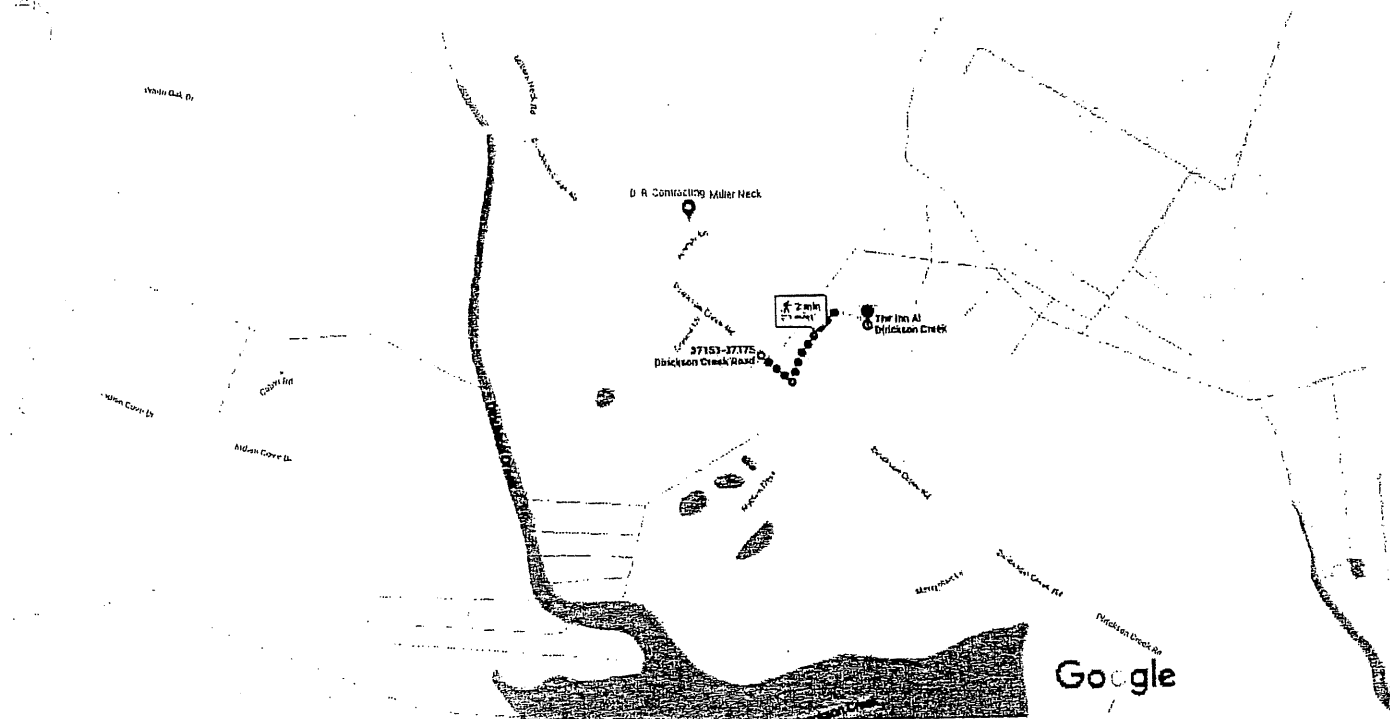




2a

Google Maps

37153-37175 Dirickson Creek Rd, Frankford, DE 19945 Walk 0.1 mile, 2 min  
to The Inn At Dirickson Creek, 37269 Dirickson Creek Rd, Frankford, DE 19945



Map data ©2022 Google 200 ft



via Dirickson Creek Rd

2 min

0.1 mile

Mostly flat



24



inn at dirickson creek



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[News](#)
[Videos](#)
[Shopping](#)
[Books](#)
[Flights](#)
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All filters ▾ Tools

About 4,340 results (0.67 seconds)

<https://www.airbnb.com/rooms/>

### The Inn at Dirickson Creek- Room One - Airbnb

The Inn at Dirickson Creek is a newly renovated coastal casual bed and breakfast just minutes from Bethany Beach and Fenwick Island.

<https://www.airbnb.com/rooms/>

### The Inn at Dirickson Creek- Room Two - Airbnb

The Inn at Dirickson Creek is a newly renovated coastal casual bed and breakfast just minutes from Bethany Beach and Fenwick Island.

<https://www.facebook.com/theinnatdiricksoncreekde/>

### The Inn at Dirickson Creek | Frankford DE - Facebook

The Inn at Dirickson Creek is a coastal casual bed and breakfast located six miles from ... 37269 Dirickson Creek Rd, Frankford, DE, United States, Delaware.

Rating: 5 · 2 votes

<https://www.rentbyowner.com/property/the-inn-at-d...>

### The Inn at Dirickson Creek- Room Five - Frankford

The Inn at Dirickson Creek- Room Five. 1 bedroom, 2 bathrooms Airbnb Bed and breakfast in Frankford, DE, United States. Max Occupancy of 4 persons.

<https://www.mapquest.com/United States/Delaware>

### The Inn At Dirickson Creek - MapQuest

Get directions, reviews and information for The Inn At Dirickson Creek in Frankford, DE. ... 37269 Dirickson Creek Rd FrankfordDE19945. (302) 402-6650.

<https://www.trivago.com/.../Delaware/Ocean View>

### Entire House / Apartment The Inn At Dirickson Creek - Trivago

Compare hotel prices and find an amazing price for the The Inn At Dirickson Creek- Room One Entire House / Apartment in Ocean View, USA.

Rating: 9.1/10 · 46 reviews

<https://m.yelp.com/.../Bed & Breakfast>

### The Inn At Dirickson Creek - Frankford, DE - Yelp

The Inn At Dirickson Creek in Frankford, reviews by real people. Yelp is a fun and easy way to find, recommend and talk about what's great and not so great ...

Where is The Inn At Dirickson Creek?

How long has The Inn At Dirickson Creek been on Yelp?

Images for inn at dirickson creek

37269 dirickson
 delaware hotels
 bed
 frankford



## The Inn At Dirickson Creek

[Website](#)
[Directions](#)
[Save](#)

4.8 22 Google reviews

Bed &amp; breakfast in Sussex County, Delaware

Located in: Woodsong Country Inn

Address: 37269 Dirickson Creek Rd, Frankford, DE 19945

Phone: (302) 402-6650

### Reviews ⓘ

[Write a review](#)
[Ad](#)


"My friend and I stayed here for two nights and you c the price!"



"I attempted to reach the host to move into another r no response."



"Our rooms have been spotlessly clean, stylish, comf and roomy."

### Questions & answers

Be the first to ask a question

[Ask a](#)

### People also search for

[View](#)

 Captain  
Chandler  
House Be...  
Indoor  
lodging

 An Inn On  
the Ocean  
Bed &  
breakfast

 Marina 23  
on the Bay  
Hotel

 The Inn  
Berlin  
Bed &  
breakfast

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26

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[https://www.helpmecovid.com/446638\\_the-inn-at-diri...](https://www.helpmecovid.com/446638_the-inn-at-diri...)**The Inn At Dirickson Creek - Frankford, Delaware - Helpmecovid**

37269 Dirickson Creek Rd, Frankford, DE 19945, United States | Bed & breakfast in Frankford, Delaware.

<https://zaubee.com/US/Frankford>**The Inn At Dirickson Creek - Zaubee**

The Inn At Dirickson Creek is a Bed & breakfast located in 37269 Dirickson Creek Rd, Frankford, Delaware, US . The business is listed under bed & breakfast ...

Ad · <https://www.vrbo.com/>

**Refuge at Dirickson Creek Vacation Rentals | Vrbo.com**

Your Next Getaway Starts Here! Book Vacation Home Rentals with Vrbo® and Save. Find Vacation Rentals with Your Favorite Amenities: Wi-Fi, Private Pool, Kitchen & More!

Book Online Now · Sleeps 2+ · Group Friendly Vacations · Sleeps 4+ · Weekend Getaways

Ad · <https://www.airbnb.com/>

**The Inn at Dirickson Creek- Room One - Bed and breakfasts for...**

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## The Inn at Dirickson Creek

192 likes • 201 followers

Posts About Photos Videos ...

### About

Contact and basic info

Page transparency

### Category



Bed and Breakfast

**Connect with The Inn at Dirickson Creek on Facebook**

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or

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facebook

✉ theinnatdirickson@yahoo.com

Email

## Websites and social links

🔗 <https://www.airbnb.com/users/show/230111562>

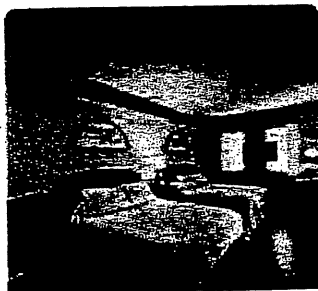
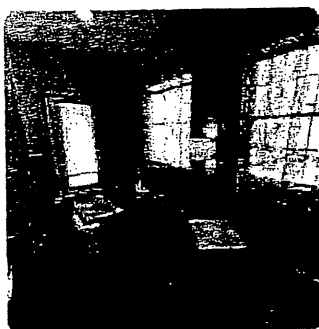
Website

## Basic info

★ Not yet rated (3 Reviews)

## Photos

The Inn at Dirickson Creek's Photos   Albums



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Log In

or

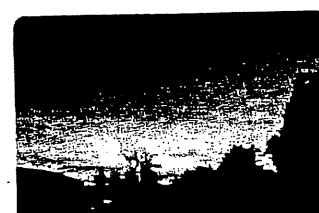
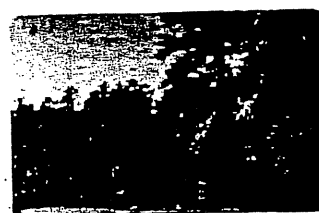
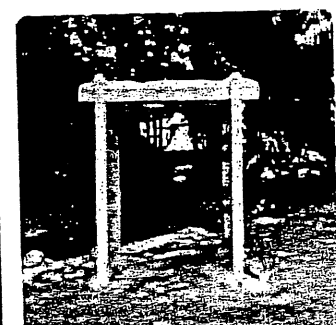
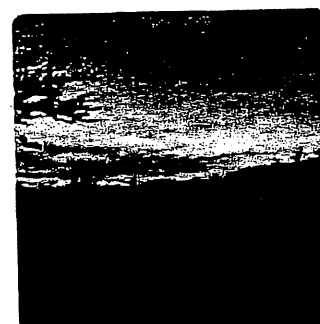
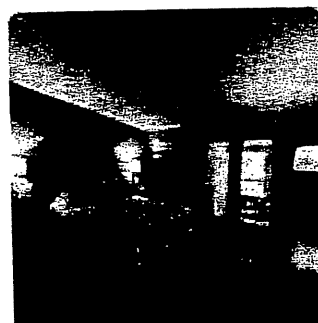
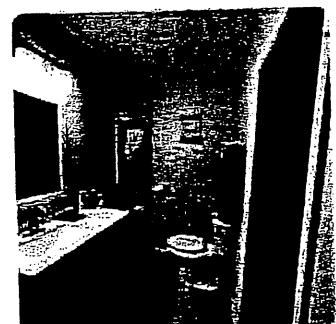
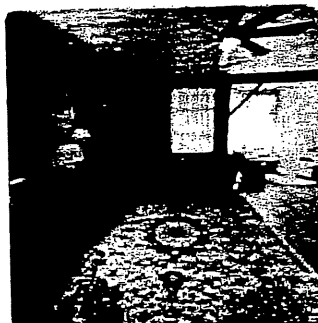
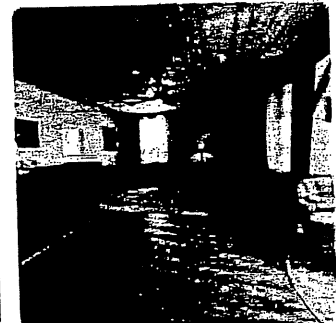
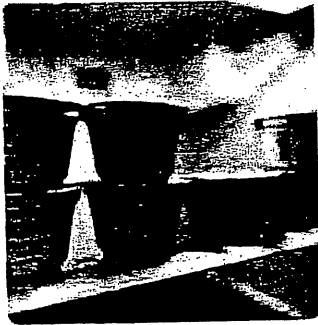
Create new account



25

facebook

Log In



Connect with The Inn at Dirickson Creek on Facebook

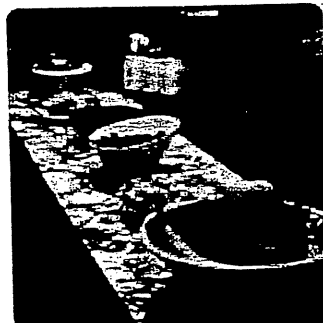
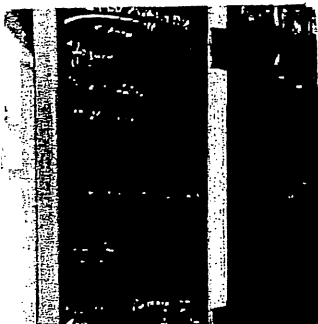
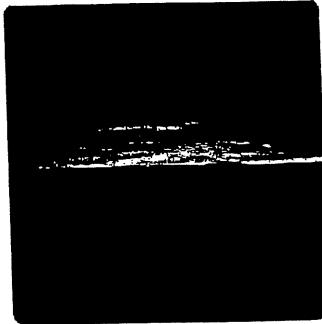
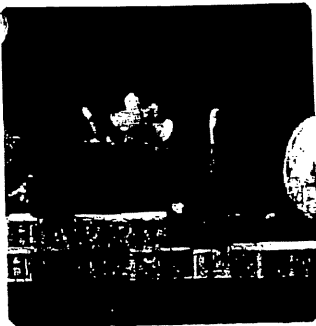
Log In

or

Create new account



facebook

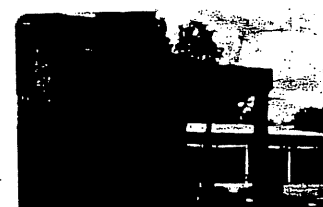
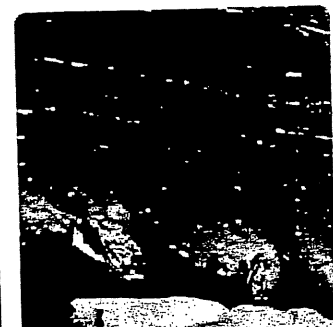
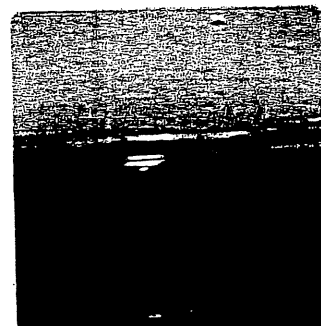


My husband and I have been lucky to stay at The Inn at Dirickson Creek. The inn is a beautiful, historic building that has been lovingly restored. The inn is a beautiful, historic building that has been lovingly restored. The inn is a beautiful, historic building that has been lovingly restored.

The inn is a beautiful, historic building that has been lovingly restored. The inn is a beautiful, historic building that has been lovingly restored. The inn is a beautiful, historic building that has been lovingly restored.

The inn is a beautiful, historic building that has been lovingly restored. The inn is a beautiful, historic building that has been lovingly restored. The inn is a beautiful, historic building that has been lovingly restored.

The inn is a beautiful, historic building that has been lovingly restored. The inn is a beautiful, historic building that has been lovingly restored. The inn is a beautiful, historic building that has been lovingly restored.



# Connect with The Inn at Dirickson Creek on Facebook

Log In

or

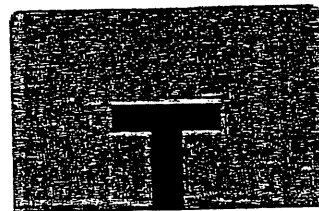
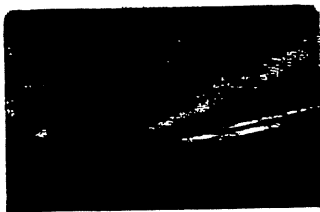
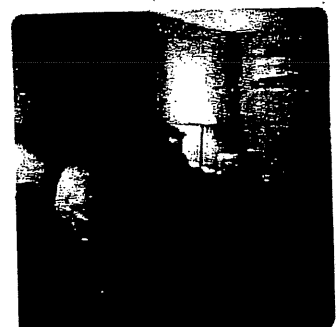
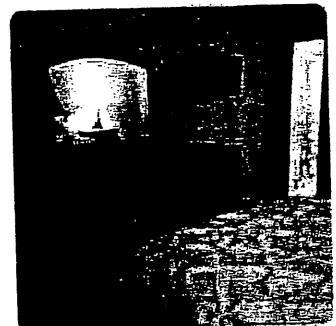
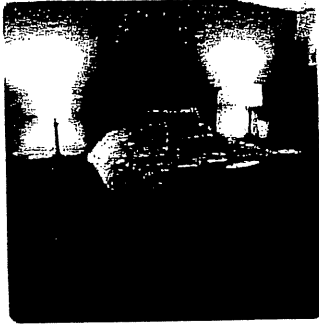
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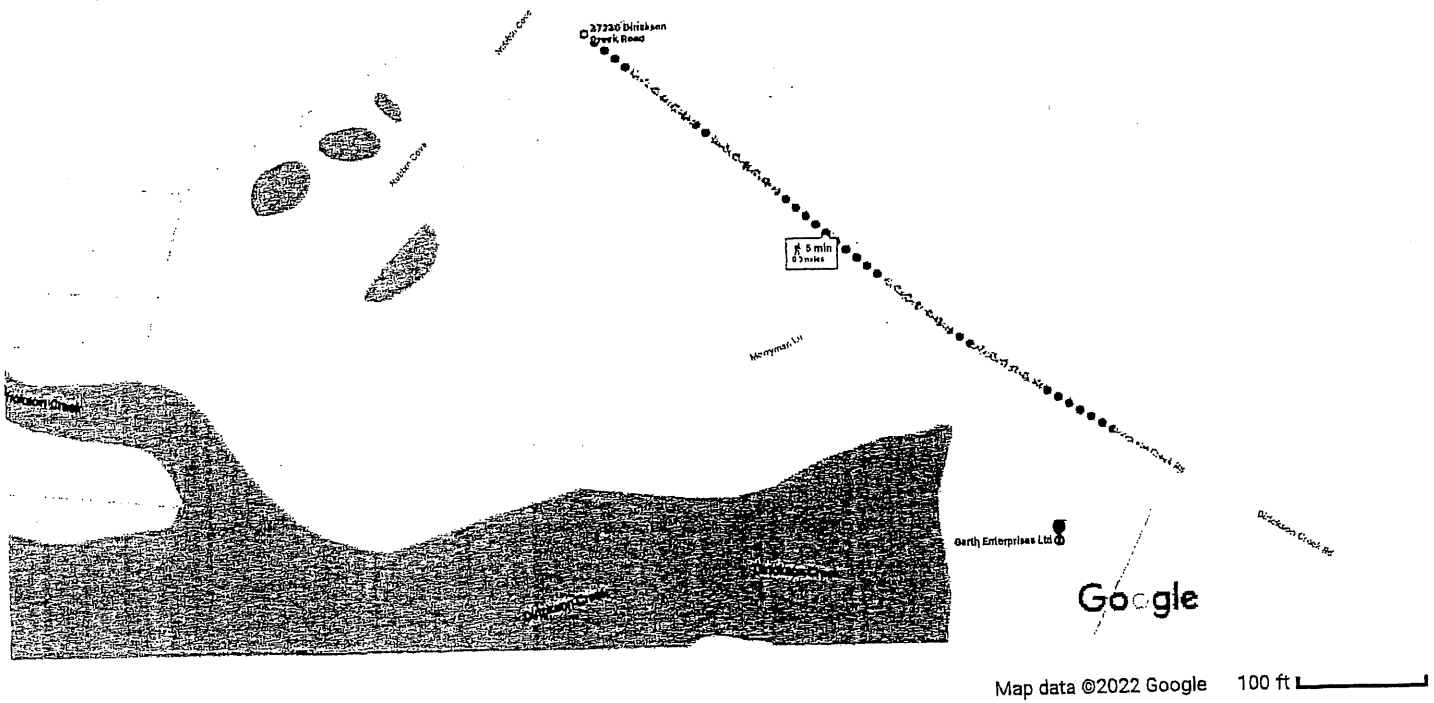
Create new account



34

Google Maps

37230 Dirickson Creek Rd, Frankford, DE 19945 to Garth Enterprises Ltd, 37428 Dirickson Creek Rd, Frankford, DE 19945



via Dirickson Creek Rd 5 min  
0.3 mile

Mostly flat

Map data ©2022 Google 100 ft



3b

ABOUT // RESIDENTIAL // COMMERCIAL



**GARTH  
ENTERPRISES**

302-537-2823







DECAY REMEDIATION // GALLERY // CONTACT

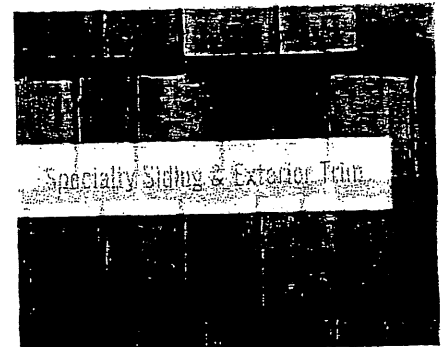
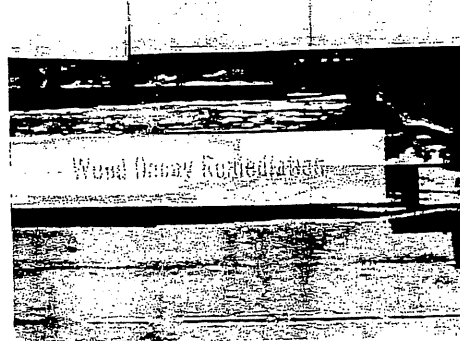
## GARTH ENTERPRISES

### SUPERIOR QUALITY AND VALUE FOR OVER 25 YEARS

Garth Enterprises offers a comprehensive range of residential and commercial framing services, residential and commercial trim and siding services, deck construction services, framing services, and home addition services to clients throughout the Delmarva area. We are proud to be the preferred framing contractor of numerous nationally-recognized builders and countless residential clients who know and love our work.

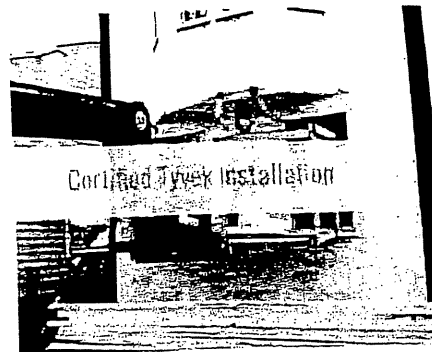
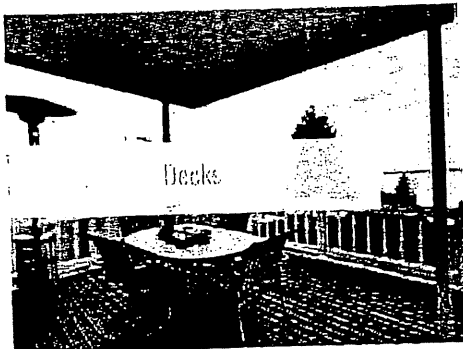
### Why Choose Us?

-  Superior Service at the Highest Level
-  Speed and Efficiency
-  Integrity
-  Communication
-  In-house Crew Leaders and Front-line Workers
-  Eco-friendly





30



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**HAMBRO**

**Tyvek**

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Building Products

**TAMKO**  
BUILDING PRODUCTS

**WOLF**

**GAF**

**ke  
bo  
ny**

**GARTH ENTERPRISE'S  
FEATURED PROJECT**



**BETHANY BEACH OCEAN SUITES MARRIOTT**

Garth Enterprises is proud to have partnered with Bethany Beach Ocean Suites Residence Inn by Marriott, an oceanfront luxury hotel located directly on the Bethany Beach Boardwalk. Our work scope included installing exterior wood framing including walls, roof, windows, doors, Tyvek weather protection, HardiPlank siding and



exterior trim and Boardwalk alterations. Interior work includes interior trim, doors, cabinets and wallpaper.

HOME

ABOUT

RESIDENTIAL

COMMERCIAL

DECAY REMEDIATION

GALLERY

CONTACT



### THREE LOCATIONS TO SERVE YOU

#### DELAWARE OFFICE

37428 Dirickson Creek Road

Frankford, DE 19945

Phone: 302-537-2823

Fax: 302-581-9414

#### CONFERENCE CENTER

35146 Sweet Gum Lane

Frankford, DE 19945

Phone: 302-537-2823

Fax: 302-581-9414

#### MARYLAND

PO Box 1265

Huntingtown, MD 20639

Phone: 301-440-2298

Fax: 302-581-9414

*the Quiet Resorts*





32

Google

businesses on dirickson creek road



Sign in

Rating ▾

Hours ▾

**Dirickson Creek Construction**  
4.9 (30) · Roofing contractor  
5+ years in business  
Open · Closes 5PM · (302) 251-9439

WEBSITE

**Garth Enterprises Ltd**

5.0 (2) · General contr...  
3+ years in business · Frankford, ...  
"Great company to do business with."

WEBSITE

DIRECTIONS

**Dolan & Mc Devitt Business Services**

No reviews · Accountant  
10+ years in business · Selbyville, DE  
(302) 436-6493

DIRECTIONS

**Smart Business Services**

No reviews · Accountant  
3+ years in business · Selbyville, DE  
(703) 957-4673

DIRECTIONS

**The Inn At Dirickson Creek**

8 (22) · Bed & break...  
Frankford, DE · In Woodsong Cou...  
(302) 402-6650

WEBSITE

DIRECTIONS

**Work Life Destinations Lif...**

No reviews · Business managem...  
5+ years in business · Selbyville, DE  
Closed · Opens 9AM · (301) 974-5...

WEBSITE

DIRECTIONS

**Garrett Design & Constru...**

No reviews · General contractor  
35+ years in business · Selbyville, ...  
Open · Closes 7PM · (302) 436-72...  
Online estimates ·  
Onsite services not available

WEBSITE

DIRECTIONS

**East Coast Elastomerics**

No reviews · Construction company  
7+ years in business · Selbyville, DE  
Opens soon · 8AM · (302) 524-8004  
Onsite services · Online estimates

DIRECTIONS

**Connecting Delmarva**

No reviews · Business networking company

WEBSITE

**Bethany-Fenwick Area C...**

4.2 (9) · Chamber of C...  
Fenwick Island, DE  
Closed · Opens 9AM · (302) 539-2...

WEBSITE

DIRECTIONS

**Garth Enterprises Ltd**

5.0 (2) General contractor in Sussex County, Delaware

Website

Directions

Save

Overview

Reviews

Address: 37428 Dirickson Creek Rd, Frankford, DE 19945

Suggest an edit · Own this business?

**Add missing information**

Add place's phone number

Add business hours

**Questions & answers**

Be the first to ask a question

Ask a question

**Review summary**5  
4  
3  
2  
1

5.0

2 reviews



"Great company to do business with."



"A EXCEPTIONALLY talented construction company!!"

→ More Google reviews

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People also search for

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& Co Inc  
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Painter

EMG  
Painting  
Contractor





garth enterprises



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Tools

About 1,030,000 results (0.38 seconds)

<https://www.garthenterprises.com>

## Garth Enterprises

Garth Enterprises offers a comprehensive range of residential and commercial framing services, residential and commercial trim and siding services, ...

### History & The Team

The team behind Garth Enterprises has worked on hundreds of ...

### Contact

Offering Commercial & Residential Framing, Exterior Siding & Trim ...

### Residential

Garth Enterprises offers over 25 years of residential framing, ...

### About

Garth Enterprises specializes in Framing, Carpentry, Exterior ...

More results from [garthenterprises.com](https://www.garthenterprises.com) »

<https://business.bethany-fenwick.org/list/member>

### Garth Enterprises, LTD. | Builders

About. Full service local contractor. Specializing in framing, siding, exterior trim, interior trim, decks, renovations and more! A Certified Tyvek Installer.

<https://www.facebook.com/.../Garth Enterprises, Ltd.>

### Garth Enterprises, Ltd. - Facebook

Garth Enterprises, Ltd., Frankford, Delaware. 445 likes · 1 talking about this. Garth Enterprises offers a comprehensive range of residential and...

Rating: 5 · 16 votes

<https://www.mapquest.com/United States/Delaware>

### Garth Enterprises - 37428 Dirickson Creek Rd - MapQuest

37428 Dirickson Creek Rd Frankford DE 19945. (302) 537-2823. Claim this business · (302) 537-2823 · Website. More. Order Online. Directions. Advertisement ...

<https://www.procore.com/garth-enterprises-frankford>

### Garth Enterprises - Procore

Garth Enterprises is a Specialty Contractor that serves the Frankford, DE area and specializes in Wood Framing. Popular Trades in Frankford ...

<https://www.zoominfo.com/plc/garth-enterprises>

### Garth Enterprises: Employee Directory | ZoomInfo.com

Results 1 - 9 of 9 — Garth Enterprises corporate office is located in 37428 Dirickson Creek Rd, Frankford, Delaware, 19945, United States and has 9 employees.

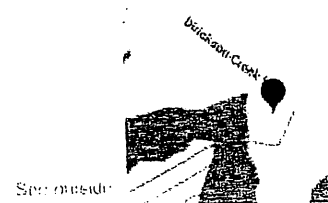
<https://www.zoominfo.com/garth-enterprises>

### Garth Enterprises - Overview, News & Competitors - ZoomInfo

View Garth Enterprises ([www.garthenterprises.com](https://www.garthenterprises.com)) location in Delaware, United States, revenue, industry and description. Find related and similar ...

[https://opencorporates.com/companies/us\\_md](https://opencorporates.com/companies/us_md)

### GARTH ENTERPRISES, LTD :: Maryland (US)



## Garth Enterprises Ltd

[Website](#) [Directions](#) [Save](#)

5.0

2 Google reviews

General contractor in Sussex County, Delaware

Address: 37428 Dirickson Creek Rd, Frankford, DE 19945

Hours: Open now · Add full hours

Suggest an edit · Own this business?

### Add missing information

Add place's phone number

Add business hours

### Questions & answers

Ask a

Be the first to ask a question

### Reviews ①

[Write a review](#) [Ad](#)


"Great company to do business with."



"A EXCEPTIONALLY talented construction company"

[View all Google reviews](#)

### People also search for

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Builders  
Lic.  
Custom  
home builder

R A  
Bunting &  
Co Inc  
General  
contractor

D-N-R  
Construct...  
Group Inc.  
Roofing  
contractor

Atlantic  
Painting  
Painter

EM  
Pa  
Co

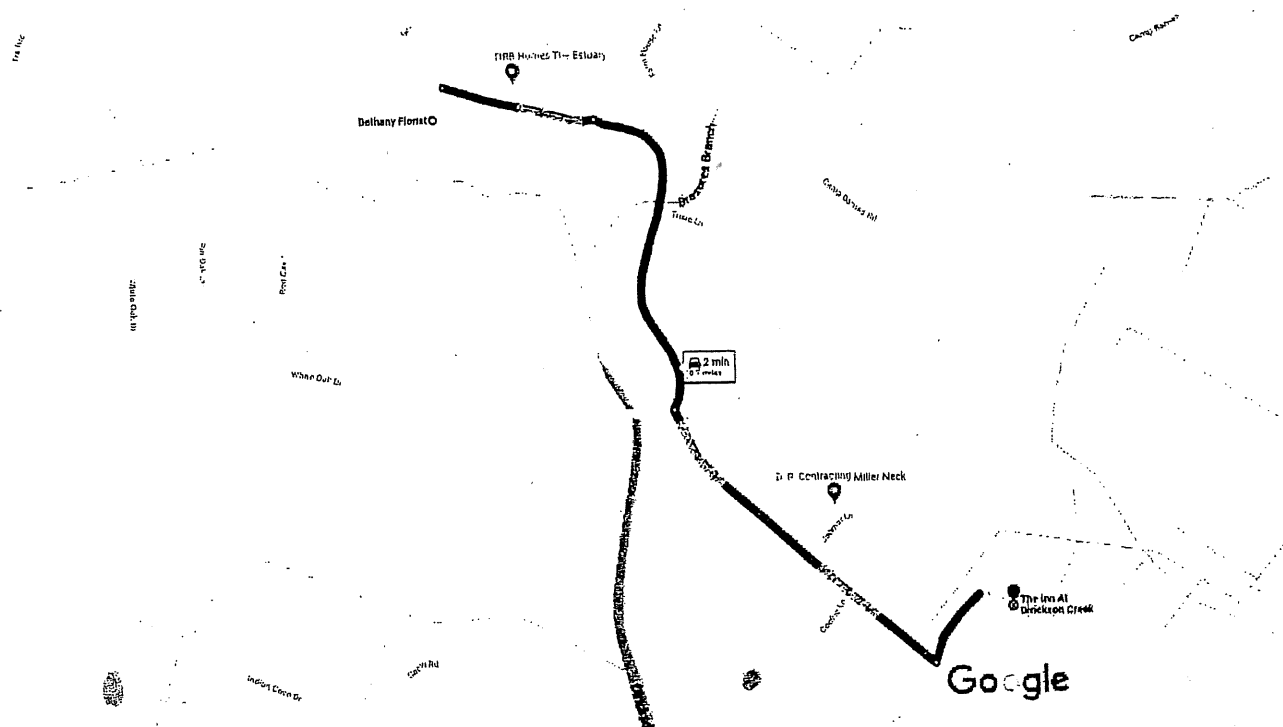
About this data



Jca

Google Maps

Bethany Florist, 36570 Camp Barnes Rd, Frankford, DE Drive 0.7 mile, 2 min  
19945 to The Inn At Dirickson Creek, 37269 Dirickson Creek Rd, Frankford, DE  
19945



Map data ©2022 Google

200 ft



via Rd 364/Camp Barnes Rd  
2 min without traffic

2 min  
0.7 mile

Explore The Inn At Dirickson Creek

Restaurants

Hotels

Gas stations

Parking Lots

More



bethany florist



## Tools

Ad · <https://www.blossomflowerdelivery.com/> :

We have **flowers** for every occasion & every person in your life. Shop Now. Fresh Beautiful **Flowers**. Order Now & Save \$20. Satisfied Customers! Same Day Delivery.

Browse Through the Available Flower Options And Check Pricing Now.

## Birthday Flowers Are The Best Last-Minute Birthday Gift Delivered

Ad · <http://www.flowershopping.com/beihany/flower-delivery> :

Shop Local! **Bethany Florist** Delivers Flowers Same Day. Family Owned/Operated. Shop...

Ad · <https://www.terrystflorist.com/> :

Same Day Delivery - 40% Off Today Only. Flowers near you, bouquets for all occasions

Ad · <https://www.sunnyflowerdelivery.com/>

Order **Flowers** Online From Your Florist. Farm-Fresh **Flowers** In 2 Hours

<https://www.bethanyflorist.com> :

Since 1985 **Bethany Florist** has been creating unique and unmatched florals for the Lower Eastern Shore area. From our early beginnings on Route 1 in Bethany ...

[Weddings & Events](#) · [About](#) · [Contact](#)

<https://www.bethanyflorist.com> › shop

Since 1985 **Bethany Florist** has been creating unique and unmatched florals for the Lower Eastern Shore area.

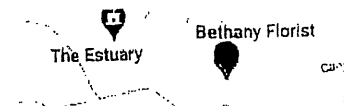
<https://www.facebook.com> › ... › Florist › Bethany Florist

**Bethany Florist, Frankford, Delaware.** 725 likes · 52 talking about this · 518 were here.  
**Bethany Florist, providing fresh flower arrangements for all...**  
 Rating: 4.8 · 37 votes



### Feedback

[View all →](#)



## Website      Directions      Save

4.8 53 Google reviews  
Florist in Sussex County, Delaware

**Service options:** In-store shopping · Curbside pickup · Delivery

**Address:** 36570 Camp Barnes Rd, Frankford, DE 19945

**Hours:** Opens soon · 8AM ▾

Order: [bethanyflorist.com](http://bethanyflorist.com)

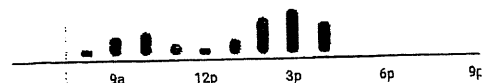
**Phone:** (302) 539-6600

Suggest an edit · Own this business?

See all questions (2)

MON	TUE	WED	THU	FRI	SAT
-----	-----	-----	-----	-----	-----

3 PM: Usually not too busy



### Reviews from the web

Facebook	WeddingWire
4.8/5	4.9/5
37 votes	23 reviews

## Reviews ⓘ

[Write a review](#)   [Ad](#)

"Great friendly staff always ready to take your money  
are reasonable)"

**"Outstanding service and arrangement."**

"Very nice **pricing** and everything was such a good q

[View all Google reviews](#)

## Profiles



11/30/22, 7:45 AM

bethany florist - Google Search

dc

<https://www.instagram.com/bethany.florist>

## Bethany Florist - Instagram

823 Followers, 650 Following, 1256 Posts - See Instagram photos and videos from **Bethany Florist (@bethany.florist)**

<https://thefloatingdahlia.com>

## The Floating Dahlia: Home

Offering floral services in Connecticut for Weddings, Corporate Events, Holidays Events, Private Parties, and Hospitality Events. House Accounts are available.  
Weddings · Special Events · Meet Rachel

<https://www.weddingwire.com> · ... · Frankford

## Bethany Florist Ltd - Flowers - Frankford, DE - WeddingWire

Bethany Florist is located in the charming Delaware seaside resort. Thirty five years of providing our clientele with the most beautiful and freshest ...

Rating: 4.9 · 23 reviews · Price range: \$4,500 (Typical Price)

<http://www.bethanysflorist.com> · flower-care-tips

## Flower Care Tips | Bethany's Florist

Flower Care Tips. Most floral arrangements last 4-7 days or longer, depending on the flowers used and the care they receive. The Society of American Florists ...

<https://www.pinterest.com/bethanyflorist/bethany-fl..>

## 82 Bethany Florist ideas in 2022 - Pinterest

Aug 6, 2022 - Explore Beachy girls blooms's board "Bethany Florist" on Pinterest. See more ideas about florist, bethany, floral.

<https://www.avasflowers.net/delaware/florist-bethan...>

## Bethany Beach Florist, Bethany Beach DE Flower Delivery ...

Free Flower Delivery by Top Rated Local Florist in Bethany Beach, DE! Same Day Delivery, Low Price Guarantee. Send Flowers, Baskets, Funeral Flowers & More.

## Related searches

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bethany florist coupon code

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ocean city florist

florist in ocean view, delaware

kitty florist

florist near me

sweet stems flower shop

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--	---	---	-------------------------------	------------------

About this data



Qa

manta

1. RRD L  
2. MANTA  
3. FRANKFORD

## Rrd Lawn And Landscaping

UNCLAIMED

36225 Millers Neck Road  
Frankford, DE 19945

(302) 539-2780



CALL



DIRECTIONS



WEBSITE



REVIEWS

[About](#)[Contact](#)[Details](#)[Reviews](#)

### About

Categorized under Lawn Maintenance. Our records show it was established in 1996 and incorporated in Delaware. Current estimates show this company has an annual revenue of 260000 and employs a staff of approximately 6.

### Contact

Rrd Lawn And Landscaping  
36225 Millers Neck Road  
Frankford, DE 19945

(302) 539-2780

Visit Website

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46

# Google Maps 36225 Millers Neck Rd



Map data ©2022, Map data ©2022 20 ft



## 36225 Millers Neck Rd

Building



Directions



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Nearby



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phone



Share



36225 Millers Neck Rd, Frankford, DE 19945

Photos



54

Google

Coastal Drone frankford de



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## Coastal Drone Marketing

5.0 (2) · Photography, ser...

36187 Cookie Ln

Opens soon · 8AM · (239) 564-5925

"This has truly helped my rental stand out from the pack."



WEBSITE

DIRECTIONS

W

## DRB Homes The Estuary

No reviews · Home builder

36595 Camp Barnes Rd

(302) 485-0202



WEBSITE

DIRECTIONS

13+ Photos



Website



Directions



Save



Call



Historical



DRB Ho

Can't find what you are looking for?

ADD A MISSING PLACE

Looking for something different?

See web results

Overview

Reviews

Address: 36595 Camp Barnes Rd, Frankford, DE 19945

Phone: (302) 485-0202

Suggest an edit · Own this business?

Add missing information

Add business hours

Questions &amp; answers

Be the first to ask a question

Ask a question

Review summary ⓘ

Be the first to review



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## From DRB Homes The Estuary

"Imagine living close to the beach in a picturesque community surrounded by nature in tax-friendly Delaware. Tucked away from the hustle and bustle of beachgoers, The Estuary is an established community surrounded by over 17 miles of walking trails.... More

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center

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Woodlands...  
Home builder

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22101, McLean, VA

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## Web Results

https://www.newhomesource.com/ community

The Estuary in Frankford, DE | New Homes by DRB Homes

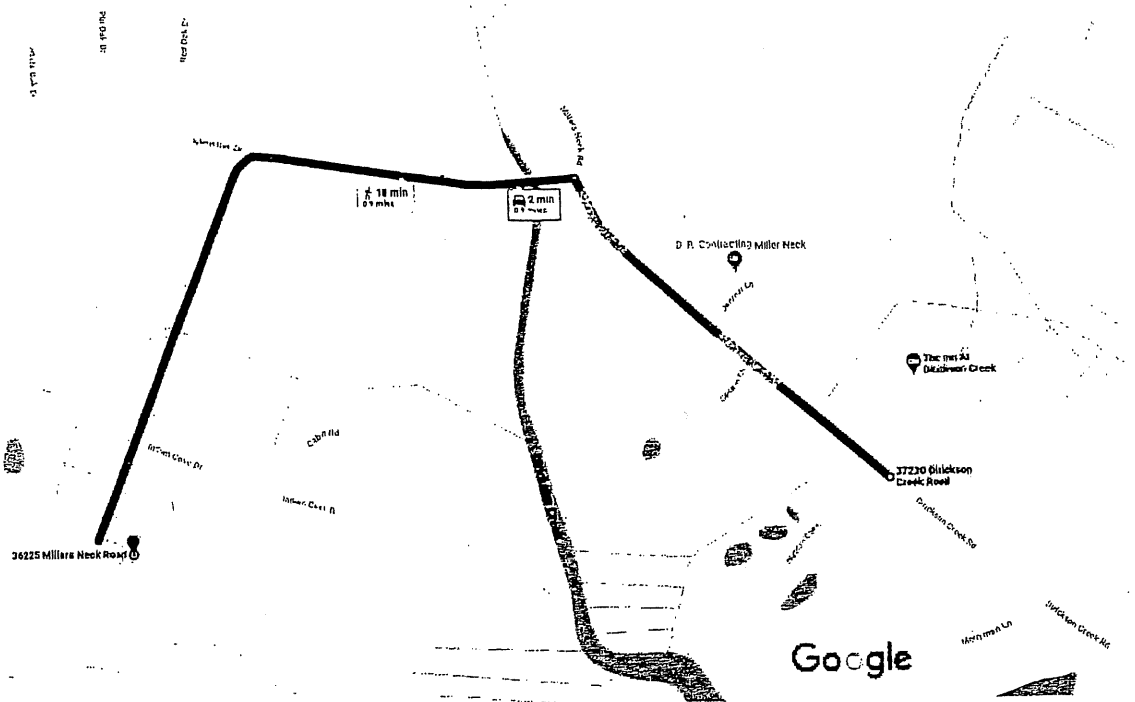
Imagine living close to the beach in a picturesque community surrounded by



Go gle Maps

37230 Dirickson Creek Rd, Frankford, DE 19945 to  
36225 Millers Neck Rd, Frankford, DE 19945

Drive 0.9 mile, 2 min



Map data ©2022 Google

200 ft

via Dirickson Creek Rd and Rd  
364A/Millers Neck Rd

2 min

0.9 mile

Fastest route now due to traffic conditions

via Dirickson Creek Rd and Rd  
364A/Millers Neck Rd

18 min

0.9 mile

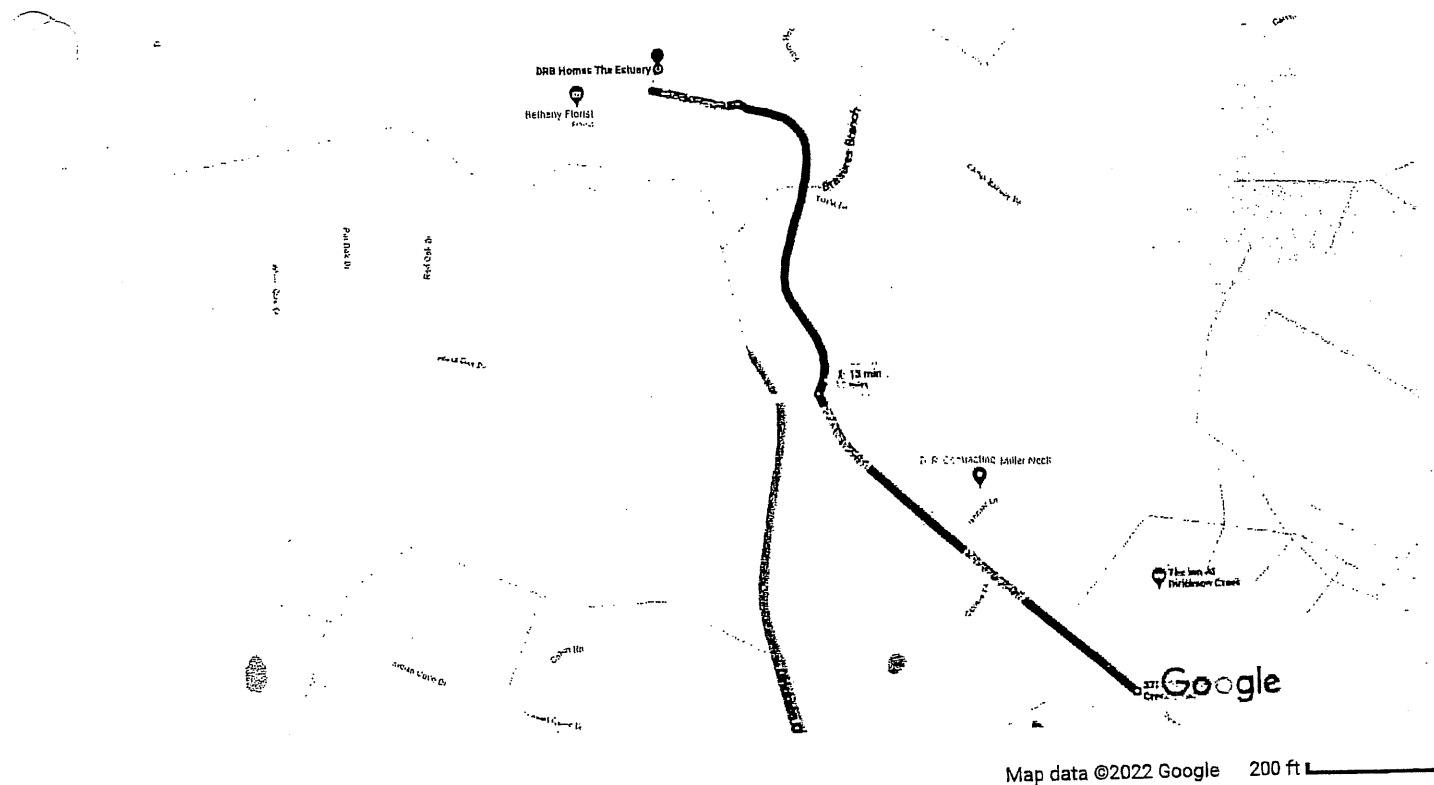
Explore 36225 Millers Neck Rd

[Restaurants](#)
[Hotels](#)
[Gas stations](#)
[Parking Lots](#)
[More](#)



Google Maps

37230 Dirickson Creek Rd, Frankford, DE 19945 to DRB Homes The Estuary, 36595 Camp Barnes Rd, Frankford, DE 19945 Drive 0.7 mile, 2 min



via Dirickson Creek Rd and Rd  
364A/Millers Neck Rd 2 min  
0.7 mile  
Fastest route now due to traffic conditions



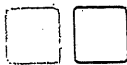
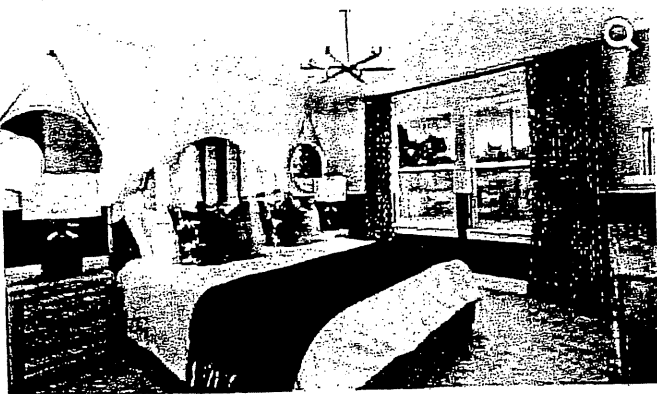
via Dirickson Creek Rd and Rd 13 min  
364A/Millers Neck Rd 0.7 mile

Explore DRB Homes The Estuary

Restaurants Hotels Gas stations Parking Lots More

3





## SALES OFFICE INFORMATION

36595 Camp Barnes Road  
Frankford, DE 19945

By Appointment Only

302.485.0202

[Directions](#)

## SALES CONSULTANTS

☒ [Christy Dorman](#)

FROM THE BETHANY AREA AND POINTS NORTH: Follow Rt 1 to Rt 26, left on Central Avenue, left on Bayard Road, left on Double Bridges Road, right on Camp Barnes Road FROM FENWICK AND POINTS SOUTH: Take Rt 1 to Rt 54, right on Rt 20, right on Bayard Road, right on Double Bridges Road, right on Camp Barnes Road

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## ALSO OF INTEREST

[Homeowner Resources](#)

[New Townhomes in Moncks Corner SC](#)

[Connect With Our Preferred Lenders](#)



## Exhibit 9



**Captain Mike Babcock**

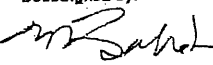
**Property Owner on Dirickson Creek**

**Frankford Delaware**

**To Planning and Zoning:**

As a property owner on Dirickson Creek I do not have any issues in granting Tom Drgon a conditional use permit for his boat restoration business. Tom is a single man company doing boat restoration throughout Sussex County at his shop and at Marinas in Ocean City, Rehoboth Beach, and Lewes Delaware. Thomas Drgon has done work for many boat owners throughout Sussex County and has repaired my boat many times. I understand more about boats and repairing them than most people because I am a Captain in Sussex County. Having said that the neighbors claim on the environment, traffic, and noise is unfounded on their lack of knowledge about the subject and Tom Drgon's business. As a Captain and a boat owner and seeing boats repaired by others, I can say that Tom is a perfectionist in his field. Tom's skill set in mending and repairing boats for residential and commercial charter boats is critical in maintaining a safe environment for all of eastern Sussex county. Without Tom's service, eastern Sussex County boaters and fishermen would be at a loss for his valuable service.

**Sincerely,**

DocuSigned by:  
  
D63968280996488...

11/27/2022 | 4:05:28 PM PST

**Captain and property owner Mike Babcock**



**Theresa Mosier  
Marina Manger  
39415 Inlet Road  
Rehoboth Beach Delaware 19971  
302-227-3071**

**Date 12-1-2022**

**Re: Thomas Drgon Always Boat Restoration**

**To whom it may concern:**

**Thomas Drgon is an approved vendor here at Delaware Seashore State Park Indian River Marina where he performs repairs on boats using methods of removing and patching fiberglass on boats as well as other restorations methods for boats of all sizes. Many of the charter boats and private boat owners use Tom's services. I can attest that Tom preforms his job here in accordance to the rules and regulations set out by the state of Delaware in order to maintain a safe environment. Tom has been an approved vender here for over a decade and is a professional in his field. Tom's skill set in mending and repairing boats for recreational and charter boats is critical for the boating industry in this area.**

**Sincerely,**

DocuSigned by:  
  
C8901C149DBE4F1...  
**Theresa Mosier  
Marina Manager  
302-227-3071**

12/5/2022 | 4:45:56 AM PST



**Captain Sean Welsh**  
**Restless Lady Charters**

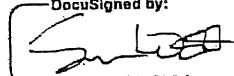
**Date 11-27-2022**

**Re: Thomas Drgon Always Boat Restoration**

**To whom it may concern:**

Thomas Drgon has done work for me in repairing my boat when it was damaged. I house my charter boat in Sussex county at Indian River Marina . I will say that my boat was repaired in a professional manner using safe environmentally safe methods using a drop cloth and other methods required by the state of Delaware at Indian River Marina. Tom removed all debris in a workman like manner. As a boat owner and Captain of a commercial fishing boat and seeing boats repaired by others, I can say that Tom is an artist in his field. Tom's skill set is needed because there are not many small businesses that do what Tom does. Tom's skill set in mending and repairing boats for residential and commercial charter boats is critical in maintaining a safe environment for all of our community in Delmarva.

**Sincerely,**

DocuSigned by:  
  
B7A5503908C74D4...

11/28/2022 | 3:32:24 AM PST

**Captain Sean Welsh**

Captain Sean Welsh



**Captain Corey Joseph Evans**

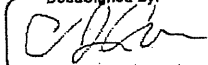
**Date 11-27-2022**

**Re: Thomas Drgon Always Boat Restoration**

**To whom it may concern:**

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**Sincerely,**

DocuSigned by:  
  
EE0DCC55508408...

**Captain Corey Evans**

12/16/2022 | 12:29:43 PM PST



## Exhibit 10



C/U 2329

**Drgon Trust**

**PROPOSED CONDITIONS**

On \_\_\_\_\_, 2022, the Council recommended approval with the following conditions: I don't think this is true

- A. The use shall be limited to the restoration and repair of boats within a 100 by 48 foot accessory as provided on the site plan.
- B. All work shall be performed with accepted, compliant environmental practices.
- C. A raised berm shall be constructed and planted with evergreens along the frontage of the property.
- D. No customer's boats or trailers shall be parked outside of the accessory building unless being dropped off or picked up.
- E. Customer business hour shall be by appointment only during the hours of 8 AM to 6PM seven days a week.
- F. One lighted and permitted sign shall be at the entrance located on the site plan.
- G. One fenced dumpster shall be located on the site plan.
- H. All security lighting shall be shielded and downward screened so that it does not shine on neighboring properties or the roadway.
- I. No hazard material will be stored on the property unless secured in the accessory business or gas and diesel fuel inside the boat or used for domestic purposes
- J. All necessary agency approvals and permitting shall be obtained
- K. Final Site Plan shall be subject to review and approval by the Planning and Zoning Commission.



## Exhibit 11



**Drgon Trust**

**C/U 2329**

**PROPOSED FINDINGS**

1. The applicant proposes to operate a boat restoration and repair business within a 100 foot by 40 foot accessory building and in the designated boat parking area during business hours.

2. The parcel consists of 6.46 acres located on southwest side of Derickson Creek Road .23 miles southeast of the intersection of Miller's Neck Road and Derickson Creek Road. The 911 address is 37230 Derickson Creek Road.

3. Under the Sussex County Comprehensive Plan Future Land Use Map, the site is located in the Coastal Area which is a growth and development area. These areas should include light commercial uses convenient to the local residents.

4. The use is consistent with the purposes and goals of the Sussex County Comprehensive Plan since it (a) promotes economic development; (b) promotes recreation and tourism; and (c) adds a useful local service to an area of the County surrounded by waterways and boating activities.

5. The proposed Conditional Use with the conditions imposed by the Sussex County Council will not have any adverse effect on the uses or values of area properties, will contribute to the convenience and welfare of the county and its residents and is consistent with the purposes and goals of the Sussex County Zoning Ordinance and Comprehensive Plan Update.



SUPPORT EXHIBIT

**Bay Country Appraisal Service**

**32191 Bixler Rd**

**Selbyville, DE 19975**

baycountry@mchsi.com

www.baycountryappraisal.com

**FILE COPY**

RECEIVED

JAN 09 2023

SUSSEX COUNTY  
PLANNING & ZONING

Received after  
PZC Public Hearing  
before  
CC Public Hearing

01/09/2023

Sussex County Council  
2 The Circle  
Georgetown, DE 19947

RE: Conditional Use #2329  
Thomas Drgon  
37230 Dirickson Creek Rd  
Frankford, DE 19945

I am writing to support the approval of the request made by Thomas Drgon for the conditional use for a boat restoration business. I would like to address some of the concerns offered by others.

1. Traffic;

The boat restoration is a long-drawn-out process. The number of boats restored is limited and the number of vehicles coming and going from Mr. Drgons property would most likely be less than 15 a month. A portion of Mr. Drgons work is done off site when he works on boats that are too larger to be trailered. Another portion of Mr. Drgons work is on boat parts, like hatches, and only the part is transported to this property and most often this is done by Mr. Drgon. The claim that this business will cause an adverse increase in traffic is unfounded.

2. Environmental;

Mr. Drgon is a sportsman and conservationist. He is an avid hunter and a professional angler. He has great respect for nature and the environment and would in no instance cause any adverse impact on the air, water, or soil. All of the materials used in the restoration process are available off of the shelf at Home Depot, or Lowes, or can be purchased on line and sent by mail. All work is to be done inside the building where the air is contained and filtered. The claim of any environmental damage is unfounded.



3. Noise;

All of the tools used by Mr. Drgon are regular hand tools and power tools owned by most home owners. All of the tools are available at Home Depot, or Lowes and are in most garages. Sanders, grinders, saws, vacuums, etc. Mr. Drgon will make no more noise and any of his neighbors. The claim that noise will adversely impact the neighborhood is unfounded.

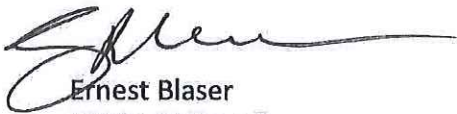
4. Crime and detrimental conditions;

Mr. Drgons property will be landscaped and his building and activities will be discreetly out of view from the road and from any of his neighbors. Mr. Drgon will be building his home on the property and will maintain the property to the highest standard. I can think of no reason why this conditional use would cause crime to increase in any way.

In summary Mr. Drgons works by himself, and his boat restoration business is more akin to an avid hobby and is in no way an industrial-commercial enterprise. Mr. Drgons property and planned business will in no way cause an adverse impact on the quality of life within his neighborhood, or impact his neighbors, or have a negative impact on the environment.

Mr. Drgon is a long-time resident of Sussex County, and contributes to the fabric which makes up our wonderful way of life here in Sussex. Mr. Drgon has worked very hard to achieve this final goal to live on this property and where he can apply his artisan craft. I hope I have put into perspective the concerns of the neighbors. I hope you will grant Mr. Drgon this conditional use. I appreciate your thoughtful and reasoned consideration.

Thank You



Ernest Blaser  
32191 Bixler Rd  
Selbyville, DE 19975  
302 436 6478



## Ashley Paugh

---

**From:** Ernest Blaser <baycountry@outlook.com>  
**Sent:** Monday, January 9, 2023 1:09 PM  
**To:** Planning and Zoning  
**Subject:** Letter of support for conditional use 2329  
**Attachments:** Tom Drgon.pdf

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Hello

Please find my letter in support of the conditional use application 2329

Thank You

Ernest Blaser

Bay Country Appraisal Service

[www.baycountryappraisal.com](http://www.baycountryappraisal.com)

[baycountry@outlook.com](mailto:baycountry@outlook.com)

302 436 6478







## Jamie Whitehouse

---

**From:** Doug Hudson  
**Sent:** Monday, January 9, 2023 8:34 AM  
**To:** Jamie Whitehouse  
**Subject:** Fwd: Letter Requestion Denial of Application C/U2329 for Boat Restoration Business on Dirickson Creek at upcoming Council Meeting on January 10

Get [Outlook for iOS](#)

**FILE COPY**  
Opposition  
Exhibit

---

**From:** Robert Luca <rluca7@verizon.net>  
**Sent:** Sunday, January 8, 2023 9:35 PM  
**To:** Doug Hudson  
**Cc:** 'Robert Luca'  
**Subject:** Letter Requestion Denial of Application C/U2329 for Boat Restoration Business on Dirickson Creek at upcoming Council Meeting on January 10

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Dear Sussex County Council Members,

**RE: Letter in OPPOSITION to Application C/U 2329 submitted by**

**Thomas Drgon Trustee For Boat Restoration Business at Property located at 37230 Dirickson Creek Road, Frankford DE: Tax Parcel 134-21.00-14.07**

As property owners of 37424 Merryman Lane, Frankford, DE, we are writing you to express our opposition to the above referenced request for conditional use for a boat restoration business.

The area under consideration for conditional commercial use is a quiet, residential neighborhood, located on a dead-end street. The area roadway has limited traffic, with no sidewalks, no shoulders, and no street lighting. This roadway is used primarily by its residents to get to and from their homes but also is used for recreation, to include walking, jogging, and biking along Dirickson Creek and nearby Assawoman wildlife area. In addition, the roadway serves as school bus stop for area children. Neither the road/infrastructure nor the immediate/surrounding neighborhoods are conducive to an industrial-type commercial establishment. The proposed enterprise will certainly change the residential character of the area and negatively impact area property values.

It seems unreasonable to us that a savvy business owner would want to pursue this type of commercial enterprise in an established residential neighborhood, among homes and families seeking peace and quiet near preserved land.

Below is the listing of the property on Zillow –

*WOW what a remarkable property to build your dream home. 6.2 acres of private land with views of Dirickson Creek, and easy access to Selbyville, Ocean View and Bethany Beach just minutes away. Soil*



*evaluation, survey and septic site plan on file. Tidal and non-tidal wetlands on property. Call today to see this remarkable opportunity!*

Source: Zillow, Bright MLS,MLS#: DESU182610

Those of us who are property owners in this area choose the location because of the benefits noted above: privacy, views, and a natural setting providing the opportunity to own residential property in a special area. We are dismayed by the buyer's change in intent for the use of this property, from a 'dream home' to a boat restoration business.

In addition to the above, it turns out that the Applicant was untruthful with his application. In the building permit application submitted, it was indicated that a pole barn garage for personal use would be constructed. Yet in application for conditional use zoning change, during the live testimony at the Planning and Zoning Commission on November 3, 2022, both the Applicant and his attorney stated that this 100' x 40' x 20' steel beamed/steel wall structure was built to be used for the Boat Restoration Business (NOT his personal garage space). With this, we wonder how rule/law abiding the applicant will be while running a business on this property even if the Council does deny the C/U Application.

Please deny the request and help the residents maintain our quality of life.

Sincerely,

Lydia M & Robert R. Luca

Homeowners at 37424 Merryman Lane



## Jamie Whitehouse

---

**From:** Doug Hudson  
**Sent:** Monday, January 9, 2023 8:35 AM  
**To:** Jamie Whitehouse  
**Subject:** Fwd: C/U 2329 Thomas Drgon, Trustee

FILE COPY

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---

**From:** Carol Greitner <csgtds@yahoo.com>  
**Sent:** Sunday, January 8, 2023 7:54 PM  
**To:** Doug Hudson  
**Subject:** Fwd: C/U 2329 Thomas Drgon, Trustee

Opposition  
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.

Sent from my iPhone

Begin forwarded message:

**From:** Carol Greitner <csgtds@yahoo.com>  
**Date:** January 8, 2023 at 7:50:26 PM EST  
**To:** Doug.Hudson@sussexcounty.gov  
**Cc:** csgtds@yahoo.com  
**Subject:** C/U 2329 Thomas Drgon, Trustee

Dear Mr. Hudson:

I object to rezoning to allow a boat restoration business on Dirickson Creek Road. The hazardous chemicals pose a danger to our wells and the wildlife of the wetlands of Dirickson Creek and Assawoman Wildlife Area. The noise and traffic will lower our property values. Mr. Drgon shows no respect for the environment: the silt fence around the huge piles of soil has fallen apart, the ditch along the road does not drain properly, and his heavy equipment left dirt all over the road. He has turned that property into an eyesore. This should not be permitted in an agricultural/ residential area. Please do not allow this individual to destroy the character of our neighborhood.

Sincerely,

Carol S. Greitner, PhD  
37453 Dirickson Creek Road

Sent from my iPhone







## Jamie Whitehouse

---

**From:** Doug Hudson  
**Sent:** Monday, January 9, 2023 8:35 AM  
**To:** Jamie Whitehouse  
**Subject:** Fwd: OPPOSITION to BOAT RESTORATION business Application C/U 2329

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**FILE COPY**

---

**From:** Kelly Bonsack <tkabonsack@aol.com>  
**Sent:** Sunday, January 8, 2023 8:41 AM  
**To:** Doug Hudson  
**Subject:** OPPOSITION to BOAT RESTORATION business Application C/U 2329

**Opposition  
Exhibit**

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To whom it may concern- I am OPPOSED to the property at 37230 Dirickson Creek Road becoming a boat restoration business. I will not be able to attend the hearing because I will be out of town. I am a neighbor at 37406 Dirickson Creek Road. Rezoning this property for this purpose would be harmful to what is a very quiet residential neighborhood. Chemical exposure and runoff would cause environmental insult. The business would add unwanted traffic and noise. It also would increase the chances for crime.

Thank you. Please let me know that you have received this email.

Sincerely,

Kelly Bonsack







## Jamie Whitehouse

---

**From:** Doug Hudson  
**Sent:** Monday, January 9, 2023 8:36 AM  
**To:** Jamie Whitehouse  
**Subject:** Fwd: OPPOSITION to BOAT RESTORATION business Application C/U 2329

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**FILE COPY**

---

**From:** Tom Bonsack <tjbonsack@gmail.com>  
**Sent:** Sunday, January 8, 2023 8:05 AM  
**To:** Doug Hudson  
**Subject:** OPPOSITION to BOAT RESTORATION business Application C/U 2329

**Opposition  
Exhibit**

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To whom it may concern- I am OPPOSED to this property becoming a boat restoration business. Because I will be away, I am unable to attend the hearing. I am a neighbor at 37406 Dirickson Creek Road. and rezoning this property for this purpose would be harmful to what is a very quiet neighborhood road. The business would add unwanted noise and traffic. It also would increase the chances for crime and environmental insult.

Please let me know you received this email. Thank you.

Regards, Tom Bonsack



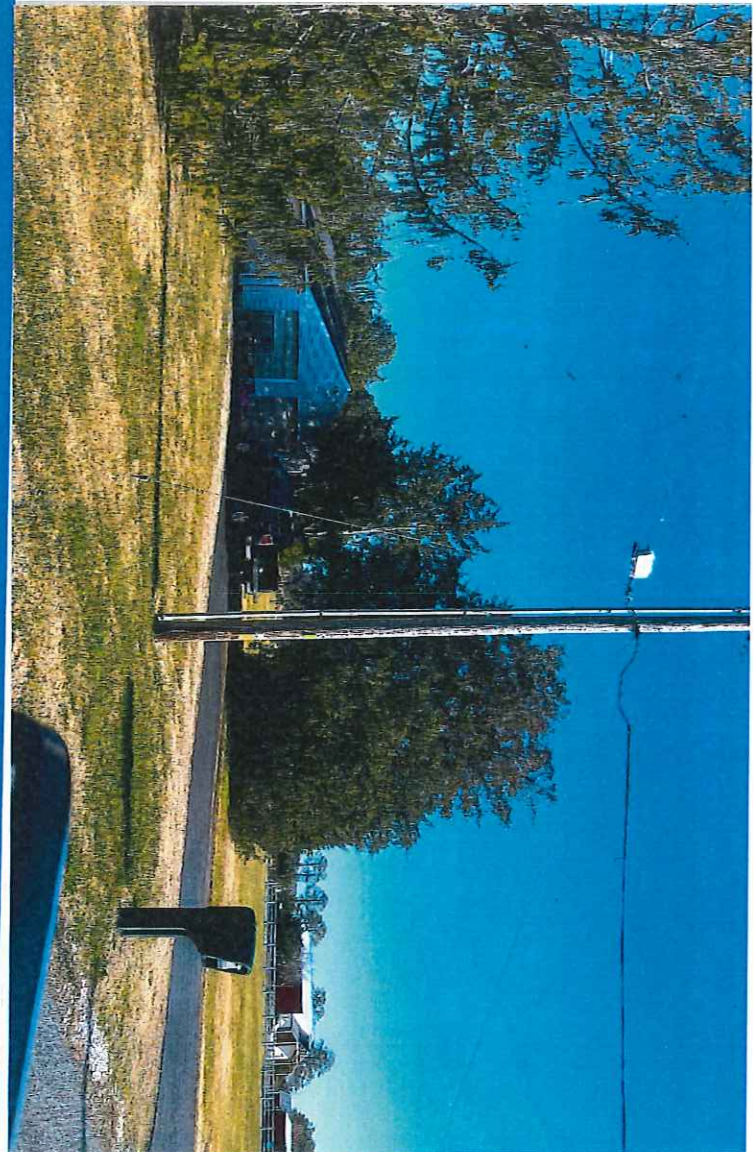




RECEIVED

JAN 09 2023

SUSSEX COUNTY  
PLANNING & ZONING





THE CH  
1980  
PLANNING & CONSTRUCTION

