

BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR
KEVIN E. CARSON
JEFF CHORMAN
JOHN WILLIAMSON
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878 T
(302) 845-5079 F

AGENDA

October 5, 2020

6:00 P.M.

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

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for August 3, 2020

Approval of Finding of Facts for August 3, 2020

Old Business

Public Hearings

Case No. 12475 – Jennifer Cunningham & Dustin Fritz seek variances from the side yard setback and rear yard setback requirements for an existing structure (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the northeast side of E. Pond Circle within the Keenwick Sound subdivision. 911 Address: 37729 E. Pond Circle, Selbyville. Zoning District: MR. Tax Parcel: 533-19.00-397.00

Case No. 12476 – Jeffrey & Syndy Gaber seeks variances from the side yard setbacks, rear yard setback and the minimum aggregate front yard and rear yard requirements for a proposed structure (Sections 115-25, 115-183 and 115-188 of the Sussex County Zoning Code). The property is located on the west side of Harbor Road within the North Shores subdivision. 911 Address: 61 Harbor Road, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-8.17-147.00

Case No. 12480 – Belva Robinson seeks variances from the side yard setback requirements for an existing structure (Section 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Robinhood Road approximately 179 ft. south of Oak Branch Road. Address: 36744 Robin Hood Road, Delmar. Zoning District: AR-1. Tax Parcel: 532-14.00-15.07



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

Case No. 12481 – Richard A. Strouse, Jr. seeks variances from the side yard setback requirement for a proposed structure (Section 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Canvasback Road in the Swann Keys subdivision. Address: 37032 Canvasback Road, Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-386.00

Additional Business

**Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov.**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 21, 2020 at 8:30 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: September 28, 2020 (to add Approval of Minutes and Finding of Facts for August 3, 2020)



-MEETING INSTRUCTIONS-

**** The Sussex County Board of Adjustment is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.**

The public is encouraged to view the meeting on-line. Any person attending in person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chambers seating capacity is limited, and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountye.gov/council-chamber-broadcast>

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

To join the meeting via phone, please dial:

Conference Number: 1 302 394 5036

Conference Code: 570176

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

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

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountye.gov. All comments shall be submitted by 4:30 P.M. on Thursday, October 1, 2020

#####



RECEIVED

JUL 14 2020

SUSSEX COUNTY
PLANNING & ZONING

Board of Adjustment Application
Sussex County, Delaware
Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12475
Hearing Date 9/21

202007931

Type of Application: (please check all applicable)

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☒

Proposed ☐

Code Reference (office use only)

Site Address of Variance/Special Use Exception:

37729 E Pond Circle, Selbyville, DE 19975

Variance/Special Use Exception/Appeal Requested:

Existing shed in place is currently 2-3 feet from property line. I purchased home in April 2020 and shed was already in place.

Tax Map #: 5 33-19.00-397.00

Property Zoning: _____

Applicant Information

Applicant Name: Jennifer Cunningham

Applicant Address: 9905 Colorado Court

City Damascus State MD Zip: 20872

Applicant Phone #: (301) 801-4815 Applicant e-mail: redhead6288@hotmail.com

Owner Information

Owner Name: Jennifer Cunningham & Dustin Fritz

Owner Address: 37729 E Pond Circle

City Selbyville State DE Zip: 19975 Purchase Date: 4/28/20

Owner Phone #: (301) 801-4815 Owner e-mail: redhead6288@hotmail.com

Agent/Attorney Information

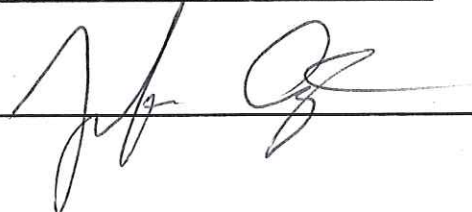
Agent/Attorney Name: n/a

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

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

Signature of Owner/Agent/Attorney



Date: 6/30/20



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

Shallow lot in back yard. No room for a shed if it's placed 5 feet away from property line.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

No other options on sides of lot.

3. Not created by the applicant:

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

We were not involved in the process of planning / construction of the shed. We purchased the property in April 2020. The shed was placed years prior by the previous home owners.

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

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

Numerous variances approved in Keenwick Sound community of similar nature. Majority of neighbors who have sheds have them very close to the property line. < 2 feet in some instances.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Shed is placed around 2-3 feet from property line. Code is 5 feet without a variance. We cannot have a shed if it has to be 5 feet from property line due to shallow lot.

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

To correct the code violation would be a tremendous hardship. There are numerous properties within the Keenwick Sound community that have been approved for similar variances without any issues. There is no adverse effects on neighboring property. Our current neighbors are fine with the placement of our shed and it has been in place since prior to us purchasing the property in April 2020.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

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

It is very impractical to make adjustments to the fixed property (shed). The current homeowners (myself and husband Dustin Fritz) were not involved in the application of the building permit or the construction of the shed. If the shed had to be placed 5 feet from the property line, we would not be able to have a shed due to our small backyard. Many neighbors have sheds close to the property line. Our neighbors have no problem with the location of the shed where it is now.

See attached picture. Two of our neighbors sheds are < 5 feet from property line. The white shed in the picture is 2 feet from our fence/property line. The blue shed in the picture is < 5 ft from the property line as well. Many sheds placed < 5 feet from property line in this community.

PARID: 533-19.00-397.00
FRITZ DUSTIN J

ROLL: RP
37729 POND CIR E

Property Information

| | |
|------------------------|-----------------------------------|
| Property Location: | 37729 E POND CIR |
| Unit: | |
| City: | SELBYVILLE |
| State: | DE |
| Zip: | 19975 |
| Class: | RES-Residential |
| Use Code (LUC): | RS-RESIDENTIAL SINGLE FAMILY |
| Town | 00-None |
| Tax District: | 533 - BALTIMORE |
| School District: | 1 - INDIAN RIVER |
| Council District: | 5-Rieley |
| Fire District: | 90-Roxana |
| Deeded Acres: | .0001 |
| Frontage: | 51 |
| Depth: | 133.000 |
| Irr Lot: | I |
| Zoning 1: | MR-MEDIUM RESIDENTIAL |
| Zoning 2: | RPC-RESIDENTIAL PLANNED COMMUNITY |
| Plot Book Page: | /PB |
| 100% Land Value: | \$9,000 |
| 100% Improvement Value | \$36,600 |
| 100% Total Value | \$45,600 |

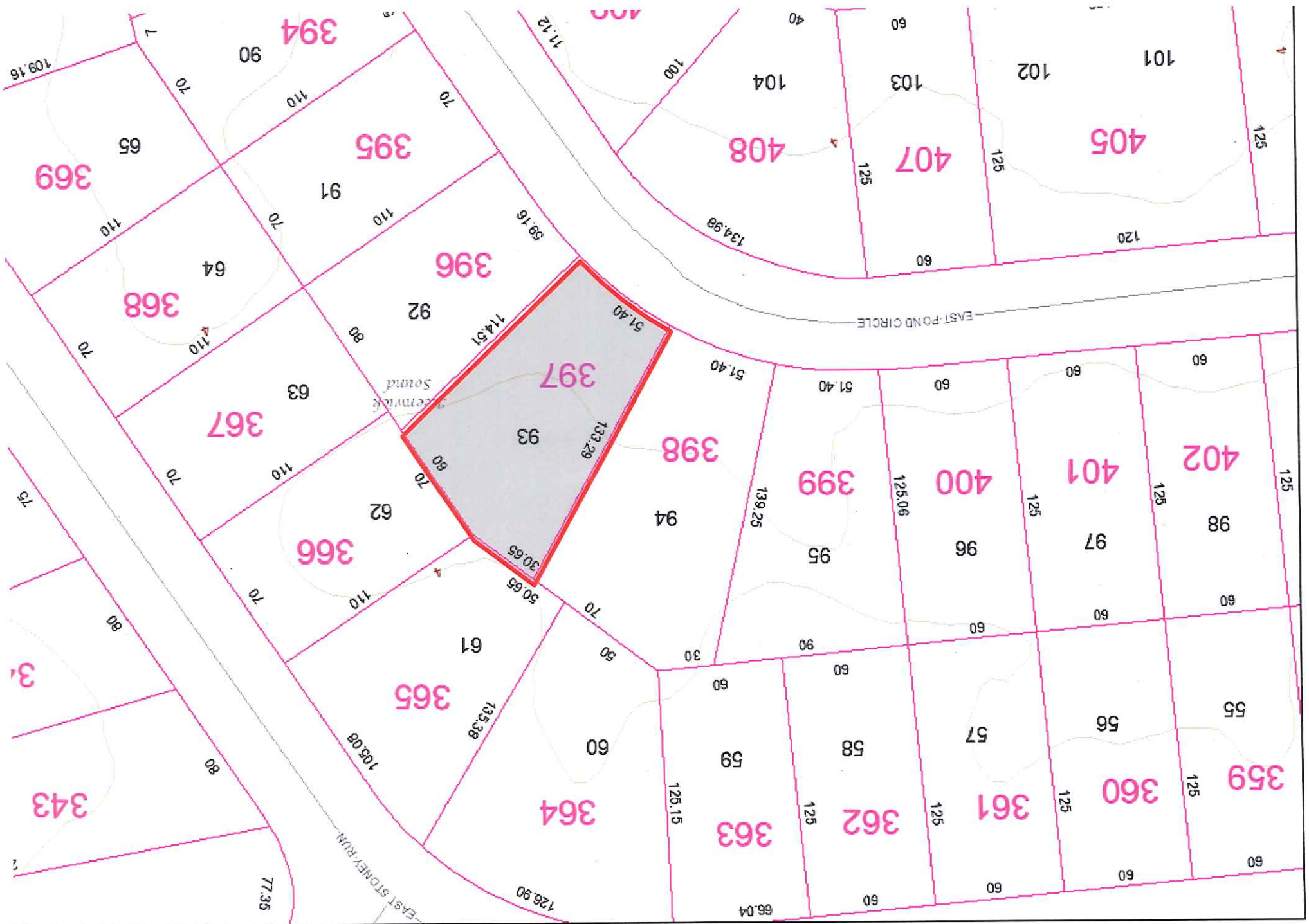
Legal

| | |
|-------------------|--|
| Legal Description | KEENWICK SOUND PHASE I LOT 93 EAST POND CIRCLE |
|-------------------|--|

Owners

| Owner | Co-owner | Address | City | State | Zip |
|----------------|-----------------------|------------------|----------|-------|-------|
| FRITZ DUSTIN J | JENNIFER E CUNNINGHAM | 9905 COLORADO CT | DAMASCUS | MD | 20872 |

533-19.00-397.00





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

Application Number

201902551

Issue Date: 03/11/2019

Expire Date: 03/10/2020

Permit Type: **ACCESSORY STRUCTURE OUT OF TOWN**

| Parcel ID | Address | Zone Code |
|------------------|---------------------------------|-----------|
| 533-19.00-397.00 | 37729 EAST POND CIRCLE, UNKNOWN | MR |

| Owner Information | Applicant Information |
|---|---|
| Name: BUSH WILLIAM A Phone: 410-375-8555 | Name: BUSH WILLIAM A Phone: 410-375-8555 |

| Contractor Information |
|---|
| Name: BUSH WILLIAM A CID: 1089567 Phone: _____ License Number: _____ License Exp. Date: _____ Insurance Exp. Date: _____ |

| Building Information |
|---|
| Proposed Use: SHEDS Construction Type: _____ Estimated Cost of Construction: \$ 1,152 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____ |

| Property Information |
|--|
| Measurements taken from Property Lines Front Setback: 30.00 / _____ Side Setback: 5.00 / _____ Maximum Building Height: 42 Rear Setback: 5.00 / _____ Corner Setback: _____ / _____ Location Description: <u>KEENWICK SOUND PHASE I LOT 93 EAST POND CIRCLE</u> FLOOD ZONE Flood Zone: X500/AEP651K If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements. |

Project Description: ACC STRUCT<400'

Scope of Work:

8X12 SHED

DEMOING OLD SHED

Permit Details:

Signature of Approving Official

Signature of Owner/Contractor

I fully understand the Zoning Requirements of this permit.

Building Permit Application:

ZONING AND BUILDING PERMIT will expire one (1) year from the date of issue. Permit may be renewed if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as "actual construction". Permit must be renewed prior to expiration date.

ASSESSORS AND INSPECTORS HAVE A RIGHT TO GO ON PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to the Board of Assessment, Planning and Zoning and Building Code Officials to enter upon said premises during the instruction of which this PERMIT is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property, said consent being given on the signing of this permit.

THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCIES, WHICH MAY PERTAIN TO THIS SITE.

| | |
|---------------|-----------|
| Permit Number | BP-106263 |
|---------------|-----------|

| | |
|-------------|----------|
| TOTAL FEES: | \$ 13.38 |
|-------------|----------|



Building Description

Total Bedrooms:

Heat Type:

Full Baths:

Half Baths:

Roofing:

SHINGLE

Total Rooms:

Exterior Walls:

WOOD

Basement:

Foundation Type:

GRAVEL/RUNNERS

Interior Walls:

Fireplace Type:

Flooring:

Air Conditioning:

N

Additional Requirement/Restrictions

Fences

Fence may only be 3.5' tall around the front and back sides until 40'/30'. Thereafter, fence may be a maximum of 7' tall. On corner properties, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may go on property line.

Above-Ground Pools

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

In-Ground Pools

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

Pools or Guest Homes

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

Campgrounds

Must conform to the location approved by the park.

Accessory Building 900 Square Feet or Greater

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

Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

Farm-Use Permits

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



Addresses / Parcels

TaxParcels

Council Districts

Fire Districts

County District 01

County District 02

County District 03

County District 04

County District 05

County Boundaries

Schools/Libraries

School Buildings (Various)

School Library

Public Library

Special Library

DOE School Districts

DOE VoTech School Districts

Hydrology

Streams / Rivers

Lakes, Ponds, Bays

Flood Zones

0.2% Annual Chance Flood Hazard

A

AE

AO

Open Water

VE

Public Protected Lands

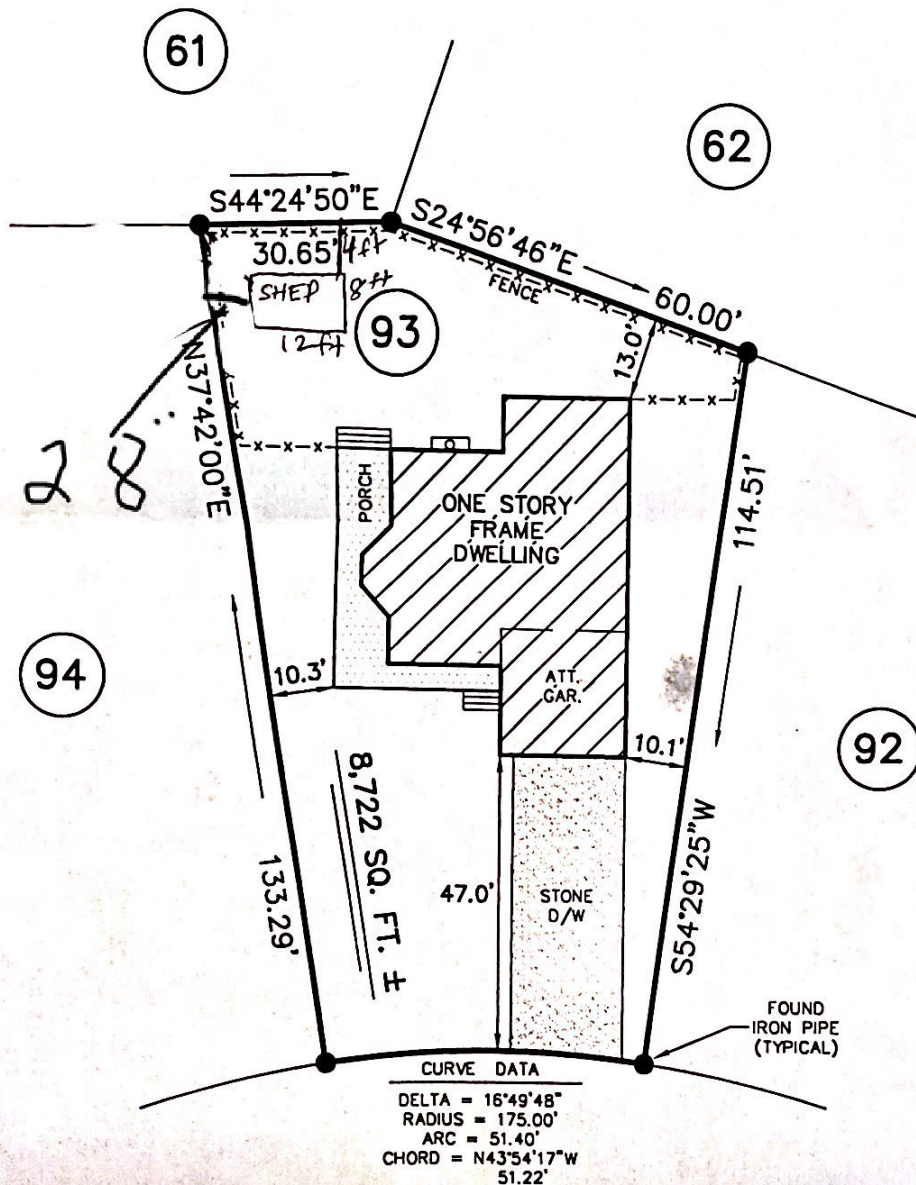
Municipalities

Communities

Boundaries State County

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County, Sussex County Government





EAST POND CIRCLE
(50' WIDE)

APPROVED
Existing lot
3.23.11
SUSSEX COUNTY
PLANNING & ZONING COMMISSION

DELAWARE SURVEYING SERVICES

MAXWELL J. MORRIS, DE. PLS #625
P.O. BOX 1121
OCEAN VIEW, DE. 19970
PHONE & FAX: (302) 537-7094

DATE: MARCH 17, 2011

SCALE: 1" = 30'

PLOT REF: P.B. 28, P. 329
DEED REF: D.B. 3488, P. 53
TAX MAP #: 5-33-19.00-397.00

BOUNDARY & LOCATION SURVEY

CLASS "B" SURVEY

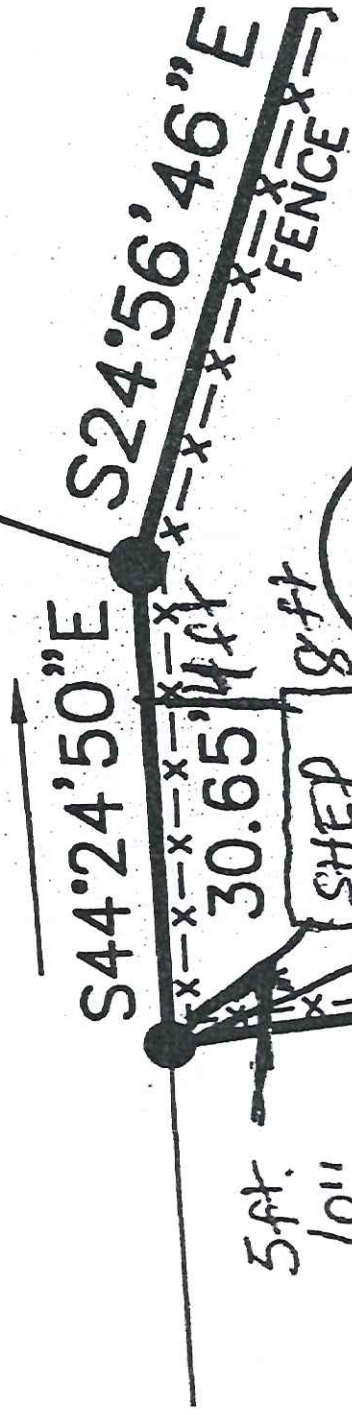
DESCRIPTION:

LOT 93, PHASE 1, " KEENWICK SOUND "
BALTIMORE HUNDRED * SUSSEX COUNTY * DELAWARE

DRAWING #:

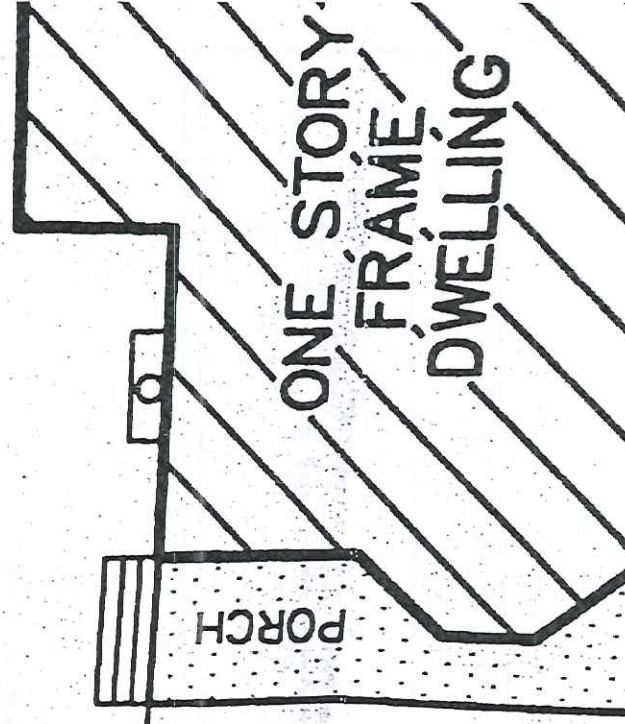
11-006

61



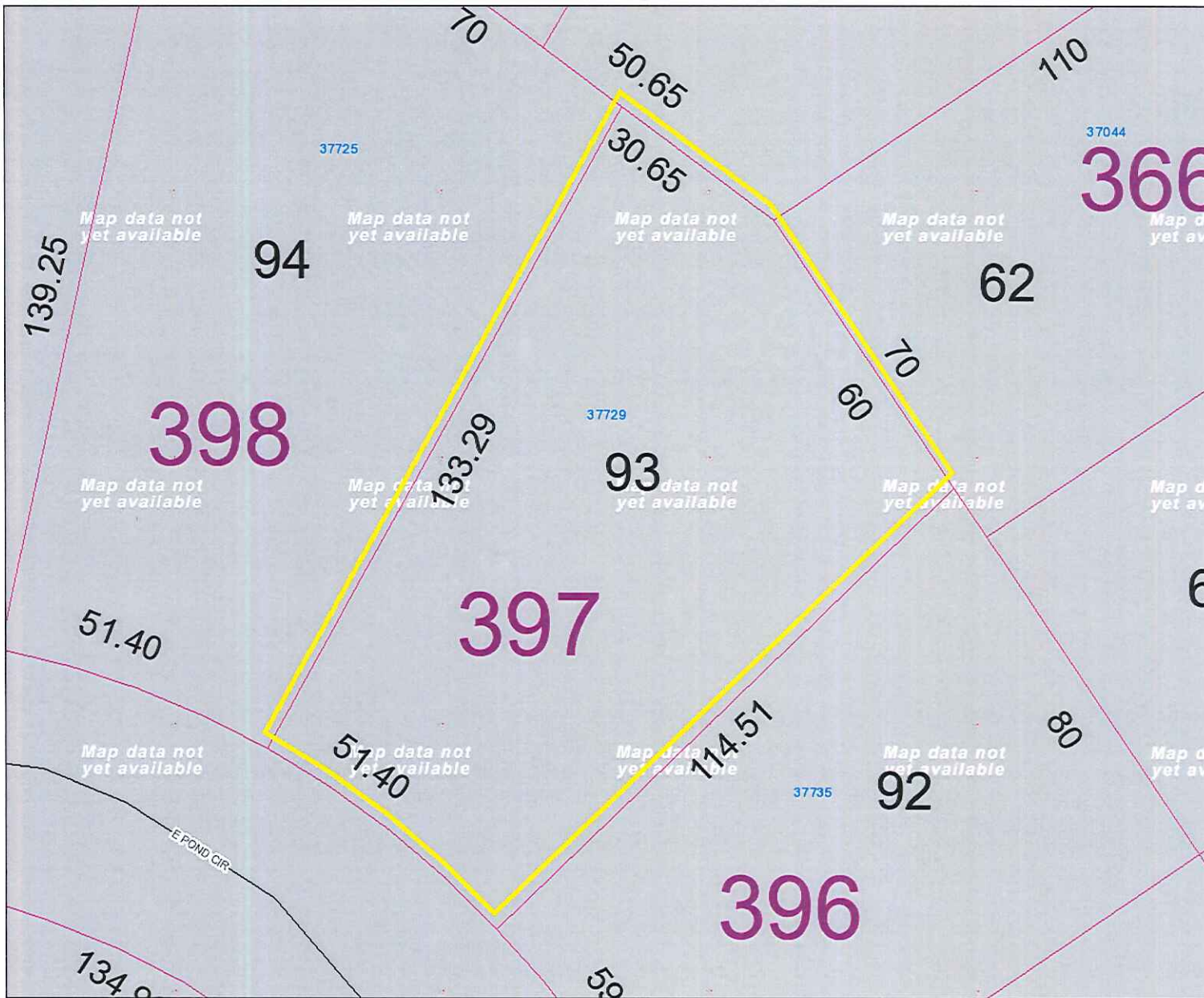
93

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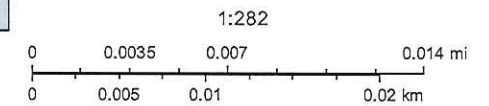


Sussex County



| | |
|-----------------|------------------|
| PIN: | 533-19.00-397.00 |
| Owner Name | FRITZ DUSTIN J |
| Book | 3878 |
| Mailing Address | 9905 COLORADO CT |
| City | DAMASCUS |
| State | MD |
| Description | KEENWICK SOUND |
| Description 2 | PHASE I LOT 93 |
| Description 3 | EAST POND CIRCLE |
| Land Code | |

- polygonLayer
Override 1
- polygonLayer
Override 1
- Tax Parcels
 - 911 Address
 - Streets
 - County Boundaries
- Tax Ditch Segments
- Tax Ditch Channel
 - Pond Feature
 - Special Access ROW
 - Extent of Right-of-Way
 - Approx. Watershed Boundary



Gretchen Hoffman

7/18/20

37725 E Pond Circle
Selbyville, DE 19975

Dear Recipient:

I am writing to you in regard to my neighbors, Jennifer Cunningham and Dustin Fritz at 37729 E Pond Circle to let you know that we are totally fine with the placement of their shed. I'm not sure what the issue is because it has been there for a year or so and it was the last owner that put it there.

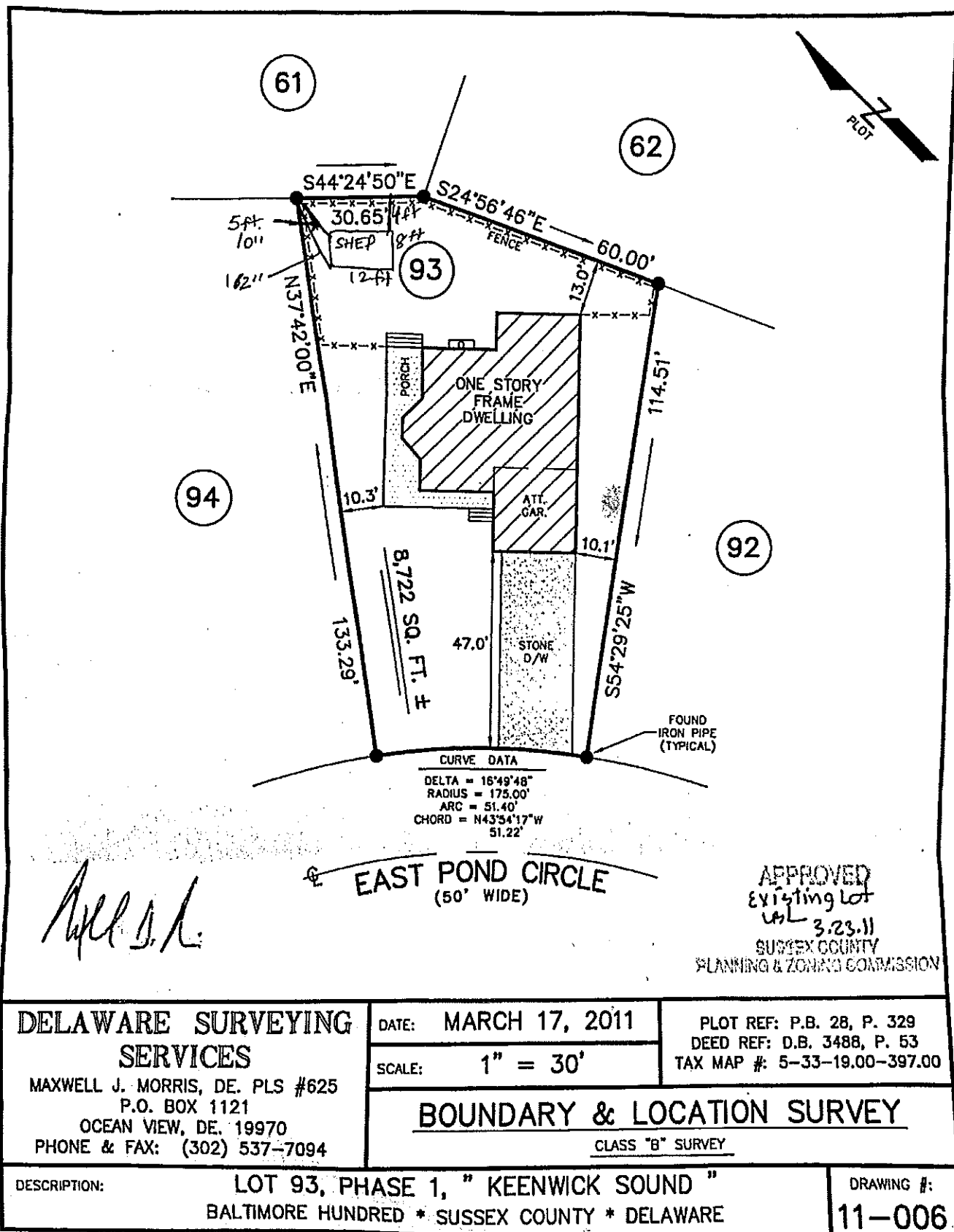
If you have any questions, please don't hesitate to contact me at 410-299-9292.

Sincerely,

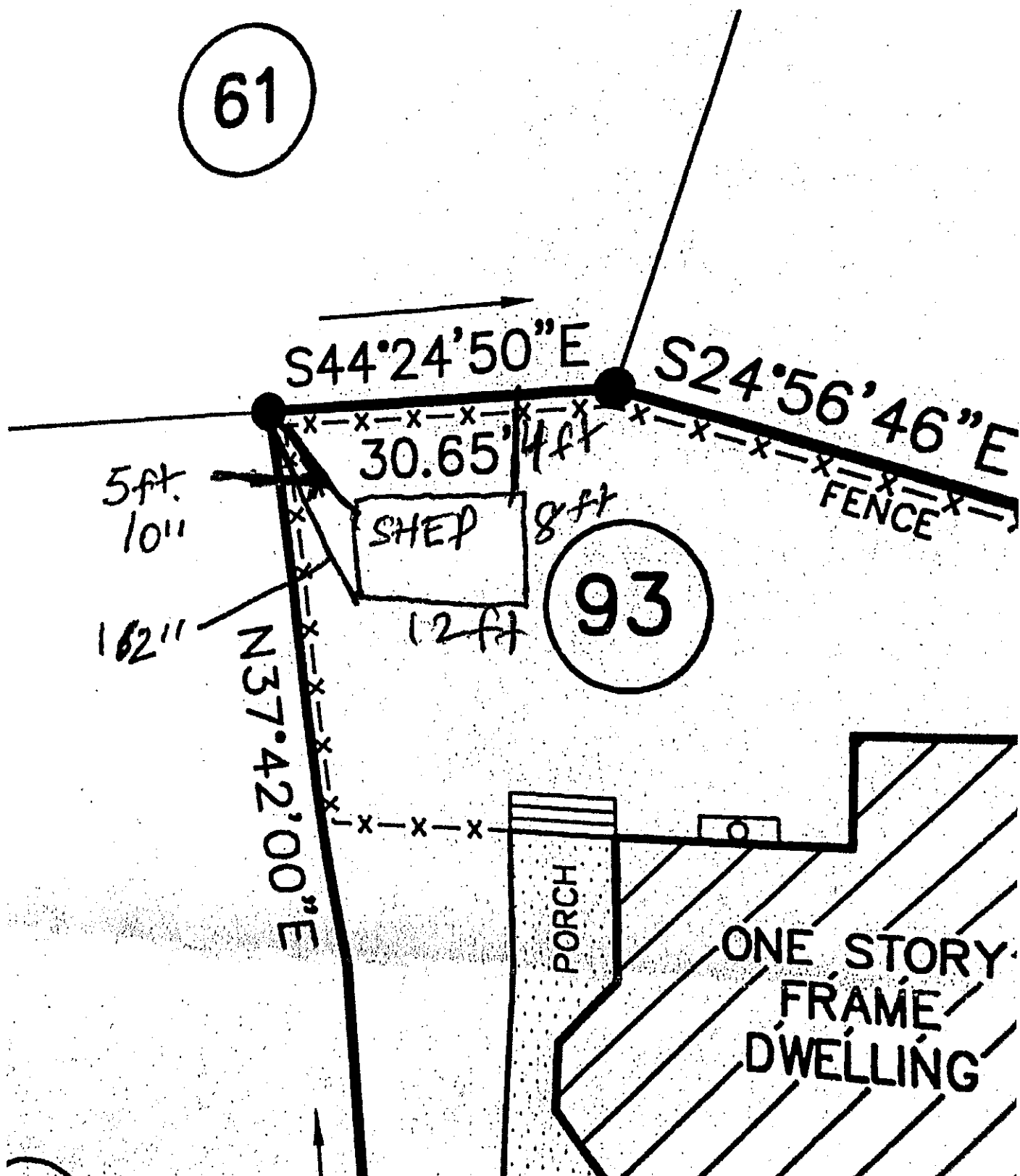


Gretchen Hoffman

RECEIVED
AUG 24 2020
SUSSEX COUNTY
PLANNING & ZONING



61



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

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12480
Hearing Date 10-5
202008827

Type of Application: (please check all applicable)

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☒

Proposed ☐

Code Reference (office use only)

115-25

115-183

Site Address of Variance/Special Use Exception:

36744 Robin Hood Rd., Delmar, DE 19940

Variance/Special Use Exception/Appeal Requested:

1.1 foot variance to allow an Existing Building to remain 13.9 feet from the side, back yard property line.

Tax Map #: 532-14.00-15.07

Property Zoning: AR-1-AGR

Applicant Information

Applicant Name: Belva Robinson

Applicant Address: 6355 Kyle Dr.

City Sykesville State MD Zip: 21784

Applicant Phone #: (302) 727-3615 Applicant e-mail: beverly.robinson1215@gmail.com

SEND ALL LETTERS HERE

Owner Information

Owner Name: Belva Robinson

Owner Address: 6355 Kyle Dr.

City Sykesville State MD Zip: 21784 Purchase Date: 3/7/11

Owner Phone #: (302) 727-3615 Owner e-mail: beverly.robinson1215@gmail.com

Agent/Attorney Information

Agent/Attorney Name: _____

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

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

Signature of Owner/Agent/Attorney

Belva Robinson

Date: 7/28/20



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The existing structure was so-placed in order to preserve the existing tree-line on the side, back yard property line (see photo for reference). This was built, to my knowledge, with a building permit and inspection. I was not aware of the need for a variance until the property was recently surveyed.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

There is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinances and therefore variances are necessary to enable the reasonable use of the property.

3. Not created by the applicant:

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

The difficulty has not been created by the applicant. (Applicant is 84 yrs of age and co-owned the property with her daughter who died suddenly in October 2019. This structure was built 20 years ago on the property by the daughter's ex-husband.)

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

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

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

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The variance granted in this matter represents the minimum variance needed and will represent the least modification possible of the regulations in use.

532-14.00-15.07 36744 ROBIN HOOD RD, DELMAR, DE, 19940



July 28, 2020



Sussex County Government



Sussex County



PIN: 532-14 00-15 07

Owner Name ROBINSON BELVA W


| | |
|-----------------|---------------------|
| Block | 3872 |
| Mailing Address | 38744 ROBIN HOOD RD |
| City | IDELMAIR |
| State | DE |
| Description | LOT 6A |
| Description 2 | |
| Description 3 | |
| Land Code | |

- polygonlayer
- Overlaid 1
- polygonlayer
- Overlaid 1
- Text Parcels
- Streets
- County Boundaries



July 27, 2020

**LETTER OF CONSENT FROM ADJOINING NEIGHBOR
FOR REQUEST OF VARIANCE**

| | |
|--|------------------|
| To be completed by the Petitioner | |
| Owner: BELVA ROBINSON | |
| Project Address: 36744 ROBIN HOOD RD., DELMAR, DE 19940 | |
| Scope of Work: REQUEST A 1.1 FOOT VARIANCE TO ALLOW AN EXISTING BUILDING TO REMAIN 13.9 FEET FROM THE BACK, SIDE PROPERTY LINE. | |
| PARID: 532-14.00-15.07 | Date: 07/29/2020 |
| <div style="display: flex; justify-content: center; gap: 20px;"><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/></div> <div style="margin-top: 20px;"> _____ Signature</div> | |

| |
|--|
| <u>To be completed by Neighbor</u> |
| I, <u>WILLIAM GRISWOLD</u> , am the legal owner of property <small>(Name)</small> |
| located at <u>36732 ROBIN HOOD RD, DELMAR, DE 19940</u> <small>(address - number and street)</small> |
| PARID: 532-14.00-15.08 |
| which is an adjoining property to the variance request. I am aware that a variance of 1.1 feet is being applied for at the subject property. The existing structure has been in place for 20 years. |

✕ I HAVE **NO OBJECTION** TO GRANTING MY CONSENT FOR THE AFOREMENTIONED
REQUEST FOR VARIANCE.



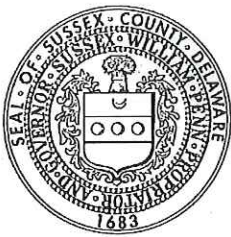
Neighbor Signature

7/29/20

Date

WILLIAM GRISWOLD

Print Name



Sussex County Building Permit

P.O. Box 589
Georgetown, DE 19947
302-855-7720

Application Number

202008820

Issue Date: 07/29/2020

Expire Date: 07/29/2021

Permit Type: **ACCESSORY STRUCTURE OUT OF TOWN**

| Parcel ID | Address | Zone Code |
|-----------------|-----------------------|-----------|
| 532-14.00-15.07 | 36744 ROBIN HOOD ROAD | AR-1 |

| Owner Information | Applicant Information |
|----------------------------------|----------------------------------|
| Name: ROBINSON BELVA W Phone: | Name: ROBINSON BELVA W Phone: |

| Contractor Information | | |
|------------------------|------------------|----------------------|
| Name: | ROBINSON BELVA W | License Number: |
| CID: | 1084745 | License Exp. Date: |
| Phone: | | Insurance Exp. Date: |

| Building Information |
|--|
| Proposed Use: DECK Construction Type: Estimated Cost of Construction: \$ 3,550 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____ |

| Property Information | |
|---|-----------------------|
| Measurements taken from Property Lines | |
| Front Setback: 40.00 / | Rear Setback: 20.00 / |
| Side Setback: 15.00 / | Corner Setback: / |
| Maximum Building Height: 42' | Location Description: |
| FLOOD ZONE | LOT 6A |
| Flood Zone: XP240K | |
| If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements. | |

Project Description: ACC STRUCT 400'+ W/O BC

Scope of Work:

ABOVE GROUND POOL 20', 15X20 DECK,

Permit Details:

EVERYTHING HAS BEEN DONE SINCE 2000.
NO BC PER CHRIS/ANDY. POOL 40'F 10'S 6'R

C. Patterson
Signature of Approving Official

X [Signature]
Signature of Owner/Contractor

443-497-1965

Building Permit Acknowledgement:

I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction. I/we further acknowledge, ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property.

THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE. AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

Permit Number

BP-136696

TOTAL FEES:

\$ 25.38





Sussex County Building Permit

P.O. Box 589
Georgetown, DE 19947
302-855-7720

Application Number

202008825

Issue Date: 07/29/2020

Expire Date: 07/29/2021

Permit Type: ACCESSORY STRUCTURE OUT OF TOWN

| Parcel ID | Address | Zone Code |
|-----------------|-----------------------|-----------|
| 532-14.00-15.07 | 36744 ROBIN HOOD ROAD | AR-1 |

| Owner Information | Applicant Information |
|----------------------------------|----------------------------------|
| Name: ROBINSON BELVA W Phone: | Name: ROBINSON BELVA W Phone: |

| Contractor Information | | |
|------------------------|------------------|----------------------|
| Name: | ROBINSON BELVA W | License Number: |
| CID: | 1084745 | License Exp. Date: |
| Phone: | | Insurance Exp. Date: |

| Building Information |
|--|
| Proposed Use: DETACHED GARAGE Construction Type: Estimated Cost of Construction: \$ 12,350 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____ |

| Property Information | |
|---|-----------------------|
| Measurements taken from Property Lines | |
| Front Setback: 40.00 / | Rear Setback: 20.00 / |
| Side Setback: 15.00 / | Corner Setback: / |
| Maximum Building Height: 42' | Location Description: |
| FLOOD ZONE | LOT 6A |
| Flood Zone: XP240K | |
| If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements. | |

Project Description: ACC STRUCT 400'+ W/O BC

Scope of Work:

DETT GAR 950 SQ FT

Permit Details:

NO BC PER CHRIS/ANDY. GARAGE HAS BEEN
THERE SINCE 2000. WAITING ON
VARIANCE.

Cratterson

Signature of Approving Official

443-497-1965
[Signature]

Signature of Owner/Contractor

Building Permit Acknowledgement:

I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction.

I/we further acknowledge, ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property.

THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE. AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

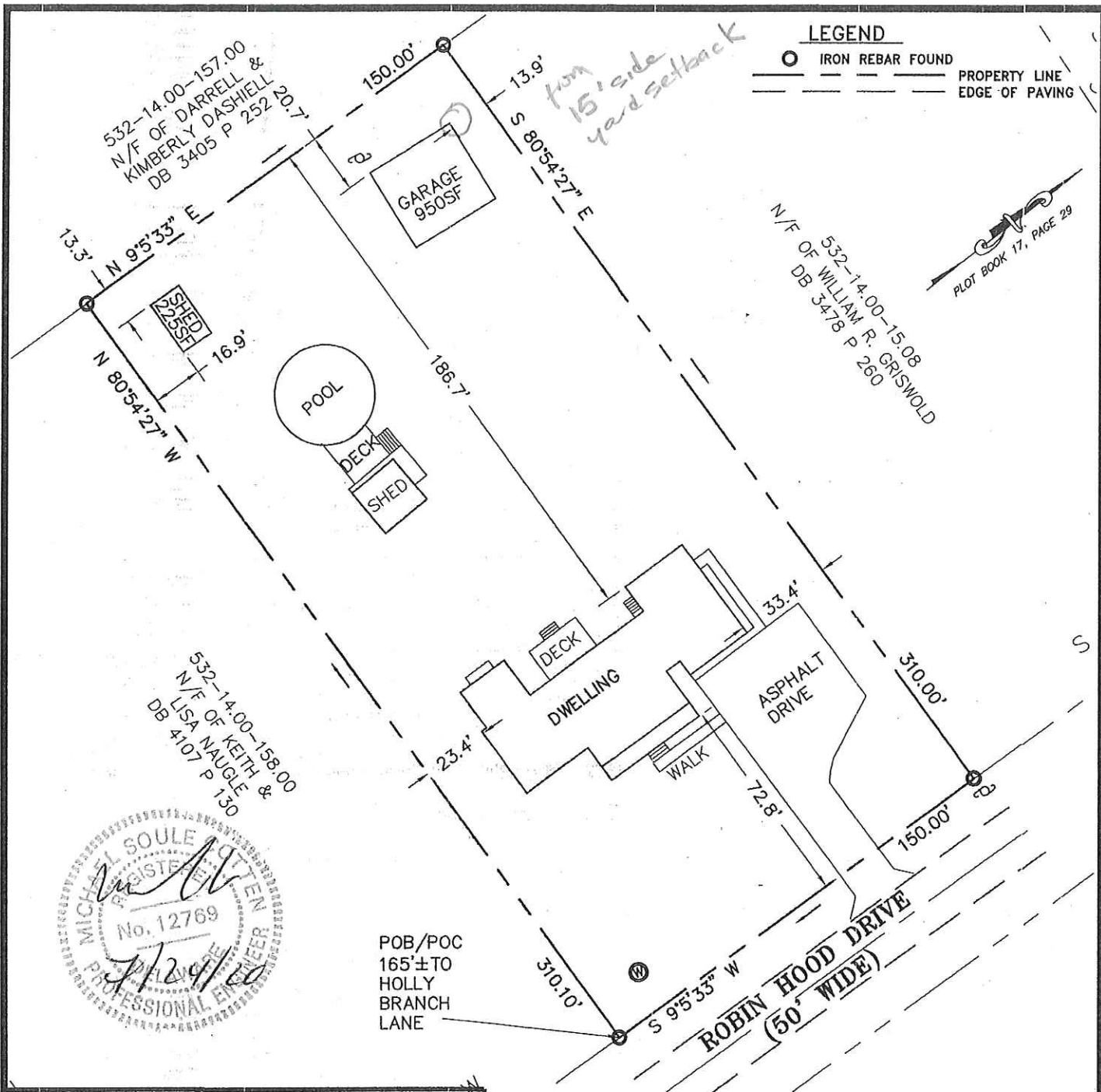
Permit Number

BP-136698

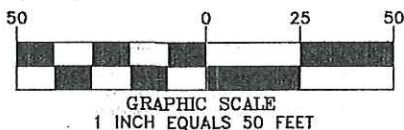
TOTAL FEES:

\$ 74.38





BOUNDARY SURVEY
FOR JASON R. & MARCIA L. GROOM
OF LANDS N/F OF BELVA W. ROBINSON
LOT 6A, HOLLY BRANCH SUBDIVISION 36744
ROBIN HOOD ROAD
DELMAR, DE 19940
LITTLE CREEK HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP #532-14.00-15.07
AREA: 46,508±SF OR 1.07±ACRES



NOTES

1. TITLE REFERENCED TO DEED BOOK 3872, PAGE 200.
2. "SUBURBAN" SURVEY.
3. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE. NO TITLE SEARCH PROVIDED.
4. FEMA FLOOD ZONE X.

COTTEN ENGINEERING LLC

CIVIL ENGINEERS
10087 CONCORD RD.
SEAFORD DE 19973
PHONE/FAX (302) 628-9164

THIS DRAWING, SPECIFICATIONS, AND WORK PRODUCED BY COTTEN ENGINEERING LLC FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY, AND REMAINS THE COPYRIGHTED PROPERTY OF COTTEN ENGINEERING LLC. REUSE OR REPRODUCTION OF ANY OF THE INSTRUMENTS OF SERVICE OF COTTEN ENGINEERING LLC BY THE CLIENT OR ASSIGNEES WITHOUT THE WRITTEN PERMISSION OF COTTEN ENGINEERING LLC WILL BE AT THE CLIENT'S RISK AND BE A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA AND THE RESPECTIVE STATE WITHIN WHICH THE WORK WAS COMPLETED.

| | | |
|-----------------|------------------|--------------|
| DESIGNED BY: CE | REV: | JOB # 20-299 |
| DRAWN BY: JCD | DATE: 07/24/2020 | SHEET 1 OF 1 |
| CHECKED BY: MSC | SCALE: AS-SHOWN | |

RECEIVED

JUL 15 2020

SUSSEX COUNTY
PLANNING & ZONING

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

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12476
Hearing Date 9/21

202008041

Type of Application: (please check all applicable)

Variance ☒
Special Use Exception _____
Administrative Variance _____
Appeal _____

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

Site Address of Variance/Special Use Exception: 61 Harbor Rd Rehoboth

Variance/Special Use Exception/Appeal Requested: Side and rear setback
requirements to be able to patch up to
property line

Tax Map #: 3-34-8.17-147.00 Property Zoning: AR-1

Applicant Information

Applicant Name: Mark Wilson KC Home Improvement
Applicant Address: 19464 Beaver Dam Rd, Lewes
City, State, Zip: Lewes DE 19958
Applicant Phone #: 302 245 4133 Applicant e-mail: mark@KCHomeImprovement.net

Owner Information

Owner Name: Jeffrey Gaber & Syndy Gaber
Owner Address: 3005 Dorkland Dr
City, State, Zip: Baltimore, MD 21208 Purchase Date: _____
Owner Phone #: 410 458 3819 Owner e-mail: JGaber@comcast.net

Agent/Attorney Information

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

Signature of Owner/Agent/Attorney

[Signature]

Date: 7/14/20



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The lot is narrow and small in order to put a shed it would be difficult.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

The only possibility to put a shed is to have the variance for the rear and side setbacks.

3. Not created by the applicant:

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

The exceptional practical difficulty has not been created by the appellant.

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

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

The variance will not alter the character of the neighborhood. Many sheds have been built in the same manner.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Any less than the variance asked for will not suffice and would cause greater hindrance.

Planning & Zoning Project Contact List

Applicant Information

Applicant Name: Mark Wilson KSC Home Improvement
Applicant Address: 19964 Beaver Dam Rd
City: Lewes State: DE Zip: 19958
Phone #: 302 245 4133 E-mail: Mark@KSCHomeImprovement.net

Owner Information

Owner Name: Jeffrey Gaber
Owner Address: 3605 Dorland Dr
City: Baltimore State: MD Zip: 21208
Phone #: 410 458 3819 E-mail: JGaber@comcast.net

Engineer/Surveyor Information

Engineer/Surveyor Name: Element Design
Engineer/Surveyor Address: 115 West Market
City: Lewes State: DE Zip: 19958
Phone #: 645 0777 E-mail: J.kulinski@elementDG.com

Agent/Attorney Information

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

Other

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



KC Home Improvement LLC

19464 Beaver Dam Rd, Lewes, DE 19958

Phone: 302-270-0169

Email: Kevin@KCHomeImprovement.net

Gaber, Jeffrey
61 Harbor, Rehoboth
Shed Proposal Rev. 4-27-20

July 8, 2020

- Remove and dispose of existing fence from HVAC platform to corner
- Dig out topsoil and stones as possible for concrete pad
- Install stones and footers for pad for additional support per engineering specs
- Pour concrete pad inside fenced area, up to existing decking on north side
- Move plumbing spigot and line to other side of deck
- Add additional pressure treated framing for wall between HVAC units and new propane tank location. Install white PVC sheet goods from top of HVAC units to ground level decking
- Frame shed approximately 10'x5.7'x10'h
 - 2x4 wall framing
 - Pressure treated bottom plates
 - 2x6 rafters, shed style, 5/12 pitch
 - 7/16 osb sheathing for roof and walls
 - Simpson hurricane strapping per engineering specs
- Run electric to shed, install light and one outlet (\$500.00 electrical allowance)
- Finishings
 - Architectural shingles
 - T1-11 siding
 - 4' double entry door, off-set to south end of back of shed, fiberglass door with pvc jamb
 - Electronic deadbolt
 - Lever type handset
 - 1x4 corners
 - 1x6 fascia
- Fence:
 - Build fence from HVAC platform to shed in similar fashion as existing
 - 3' door facing rear
 - Replace existing side facing door
- Paint
 - 2 coats Sherwin Williams paint on shed, door, fence

Price: \$17,220.00

Notes:

- Homeowner to have propane tank moved prior to start of project
- Homeowner responsible for all HOA permitting
- Architectural drawings and surveys not included

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A - PROPERTY INFORMATION | | | | | | FOR INSURANCE COMPANY USE | |
|---|-----------------|-----------------------------------|--|---------------------------|--|--|--|
| A1. Building Owner's Name JEFF GABER | | | | | | Policy Number: | |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 HARBOR ROAD | | | | | | Company NAIC Number: | |
| City REHOBOTH BEACH | | State Delaware | | ZIP Code 19971 | | | |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TAX MAP 3 - 34 - 8.17 - 147.00 | | | | | | | |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) | | | | | | RESIDENTIAL | |
| A5. Latitude/Longitude: Lat. 38° 44' 04.68" N Long. 75° 04' 53.80" W | | | | | | Horizontal Datum: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 | |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. | | | | | | | |
| A7. Building Diagram Number 8 | | | | | | | |
| A8. For a building with a crawlspace or enclosure(s): | | | | | | | |
| a) Square footage of crawlspace or enclosure(s) 1065.00 sq ft | | | | | | | |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0 | | | | | | | |
| c) Total net area of flood openings in A8.b 0.00 sq in | | | | | | | |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | | |
| A9. For a building with an attached garage: | | | | | | | |
| a) Square footage of attached garage N/A sq ft | | | | | | | |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0 | | | | | | | |
| c) Total net area of flood openings in A9.b 0.00 sq in | | | | | | | |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | | |
| SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION | | | | | | | |
| B1. NFIP Community Name & Community Number 100029 - SUSSEX COUNTY UNINCORPORATED | | | | B2. County Name SUSSEX | | B3. State Delaware | |
| B4. Map/Panel Number 10005 C 0352 | B5. Suffix K | B6. FIRM Index Date 03-16-2015 | B7. FIRM Panel Effective/ Revised Date 03-16-2015 | B8. Flood Zone(s) AE | B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 5' & 6' | | |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____ | | | | | | | |
| B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ | | | | | | | |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA | | | | | | | |

5.25.16

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

| | | | |
|---|-------------------|-------------------|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 HARBOR ROAD | | | Policy Number: |
| City REHOBOTH BEACH | State Delaware | ZIP Code 19971 | Company NAIC Number |

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: DICARLO RTN Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

| | | | |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 5.68 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 7.96 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | 9.35 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 5.68 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 6.16 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 5.68 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

| | |
|---|-----------------------|
| Certifier's Name Bradley A. Absher | License Number 735 |
| Title President | |
| Company Name True North Land Surveying, Inc. | |
| Address 118 Atlantic Ave., Suite 202 | |
| City Ocean View | State Delaware |
| | ZIP Code 19970 |



| | | | |
|---------------------------------------|--------------------|-----------------------------|------|
| Signature <i>Bradley A. Absher</i> | Date 05-25-2018 | Telephone (302) 539-2488 | Ext. |
|---------------------------------------|--------------------|-----------------------------|------|

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
C2(a) CRAWL SPACE NOT ACCESSIBLE
C2(e) HVAC

DE - 04670

THIS ELEVATION CERTIFICATE IS NOT VALID UNLESS FIRST PAGE IS DATED AND INITIALLED BY CERTIFIER

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

| | | | | |
|---|-------------------|-------------------|----------------------------------|----------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE | |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 HARBOR ROAD | | | Policy Number: | |
| City REHOBOTH BEACH | State Delaware | ZIP Code 19971 | Company NAIC Number | |
| SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE) | | | | |
| For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters. | | | | |
| E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). | | | | |
| a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. | | | | |
| b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the LAG. | | | | |
| E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. | | | | |
| E3. Attached garage (top of slab) is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. | | | | |
| E4. Top of platform of machinery and/or equipment servicing the building is _____ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. | | | | |
| E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G. | | | | |
| SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION | | | | |
| The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge. | | | | |
| Property Owner or Owner's Authorized Representative's Name | | | | |
| Address | | City | State | ZIP Code |
| Signature | | Date | Telephone | |
| Comments | | | | |
| <input type="checkbox"/> Check here if attachments. | | | | |

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

| | | | |
|--|------------------------|---|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 HARBOR ROAD | | | Policy Number: |
| City REHOBOTH BEACH | State Delaware | ZIP Code 19971 | Company NAIC Number |
| SECTION G – COMMUNITY INFORMATION (OPTIONAL) | | | |
| The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters. | | | |
| G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.) | | | |
| G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO. | | | |
| G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes. | | | |
| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate of Compliance/Occupancy Issued | |
| G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement | | | |
| G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____ | | | |
| G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____ | | | |
| G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____ | | | |
| Local Official's Name | | Title | |
| Community Name | | Telephone | |
| Signature | | Date | |
| Comments (including type of equipment and location, per C2(e), if applicable) | | | |
| <div style="text-align: right;"><input type="checkbox"/> Check here if attachments.</div> | | | |

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE**IMPORTANT: In these spaces, copy the corresponding information from Section A.****FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
61 HARBOR ROAD

Policy Number:

City
REHOBOTH BEACHState
DelawareZIP Code
19971

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW - DATE TAKEN: 05 / 22 / 2018

Clear Photo One



Photo Two

Photo Two Caption REAR VIEW - DATE TAKEN: 05 / 22 / 2018

Clear Photo Two

BUILDING PHOTOGRAPHSOMB No. 1660-0008
Expiration Date: November 30, 2018**ELEVATION CERTIFICATE**

Continuation Page

| | | | |
|---|-------------------|-------------------|----------------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | FOR INSURANCE COMPANY USE |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 61 HARBOR ROAD | | | Policy Number: |
| City REHOBOTH BEACH | State Delaware | ZIP Code 19971 | Company NAIC Number |

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three

Photo Three Caption

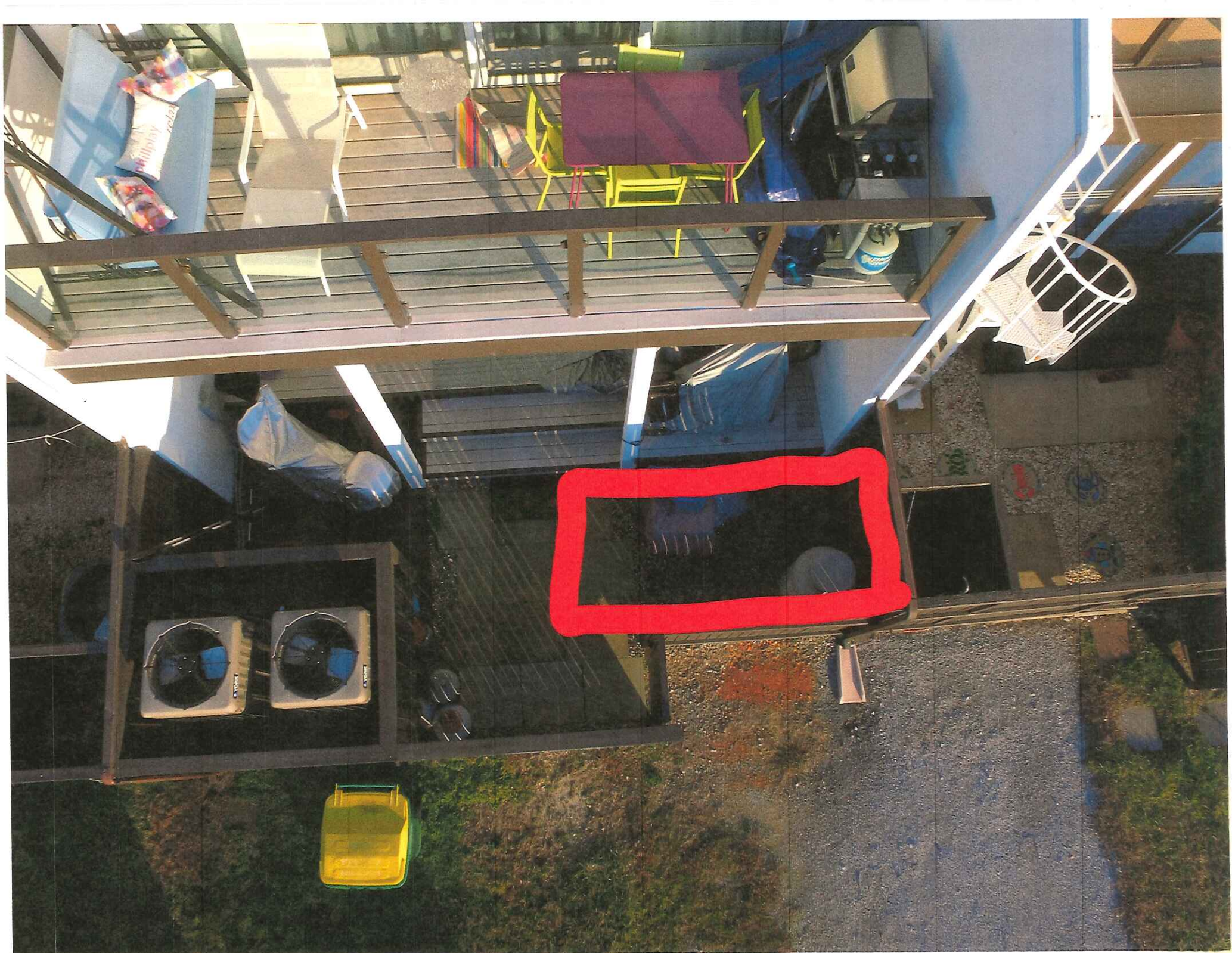
Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four







GABER SHED CONSTRUCTION
61 HARBOR RD.
REHOBOTH BEACH, DE 19971

| SYMBOLS | |
|---------|---|
| | SECTION CUT - INDICATES SECTION OR DETAIL NUMBER/SHEET NUMBER |
| | ELEVATION HEIGHT MARKER - INDICATES HEIGHT ABOVE FINISH FLOOR & OBJECT |
| | DRAWING BREAK LINE |
| | CENTERLINE |
| | ROOM LABEL |
| | NORTH ARROW |
| | DOOR CALL OUT: (No. OF UNITS) X'-X" x X'-X" (SIZE) ABR. (TYPE) (No. OF UNITS) X'-X" x X'-X" (SIZE) ABR. (TYPE) EX. 3068 FR + 3'-0" WIDE X 6'-8" TALL FRENCH DOOR FR: FRENCH DOOR PKCT: POCKET DOOR SLDR: SLIDING DOOR |

STRUCTURAL NOTES

STRUCTURAL DESIGN CRITERIA:

1. DESIGN LOADS ARE IN ACCORDANCE WITH IRC 2012, ASCE 7-10, AND THE APPLICABLE LOCAL CODES OR AS NOTED BELOW:

| | |
|-----------|--------|
| DEAD LOAD | 20 PSF |
| ROOF | |
| LIVE LOAD | 50 PSF |
| FLOOR | |

2. BUILDING OCCUPANCY CATEGORY II

| | |
|---------------------|--------|
| 3. SNOW LOADING: | |
| GROUND SNOW LOAD | 20 PSF |
| FLAT-ROOF SNOW LOAD | 20 PSF |

| | |
|-------------------------------|---------|
| 4. WIND LOADING: | |
| BASIC WIND SPEED (3 SEC GUST) | 123 MPH |
| EXPOSURE CATEGORY | C |

FOUNDATION

1. THE ASSUMED NET ALLOWABLE SOIL BEARING CAPACITY IS 2000 PSF UNLESS NOTED OTHERWISE. SOIL BEARING PRESSURE SHALL BE VERIFIED AT THE TIME OF EXCAVATION AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF THE ACTUAL BEARING PRESSURE IS LESS THAN THE DESIGN PRESSURE.

2. FOUNDATION DESIGN IS BASED ON REMOVAL OF ALL ORGANIC MATERIAL AND/OR MATERIAL SUBJECT TO ROT OR CORROSION. BOTTOM OF FOOTING SUBGRADE IS TO BE BEARING ON SUITABLE NATURAL SOILS AND/OR COMPACTED STRUCTURAL FILL.

3. MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION TO ENSURE SURFACE RUNOFF AWAY FROM STRUCTURES AND TO PREVENT PONDING OF SURFACE RUNOFF NEAR THE SURFACES.

4. FOUNDATION WATERPROOFING TO BE (1) COAT OF SPRAY APPLICATION (60 MILS THICK) OF TUFF-N-DRI POLYMER ENHANCED ASPHALT LIQUID APPLIED MEMBRANE OR EQUAL.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318, MOST RECENT EDITION.

2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3500 PSI FOR ALL FOUNDATIONS AND PIERS AND 4000 PSI FOR ALL SLABS. SLUMP AT TIME OF PLACEMENT SHALL BE MIN 3 INCHES AND MAXIMUM 5 INCHES.

3. ALL CONCRETE EXPOSED TO THE EXTERIOR SHALL BE AIR-ENTRAINED (6 ± 1%).

4. DO NOT PLACE CONCRETE AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.

5. REINFORCING BARS SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. LAP ALL BARS MIN. 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.

6. WELDED WIRE FABRIC SHALL BE ASTM A-185 AND/OR ASTM A491 AND MIN. GRADE 40. IT SHALL BE PROVIDED IN FLAT SHEETS AND LAPPED A MIN. OF 6 INCHES.

7. CONTROL JOINTS IN SLABS ON GRADE SHALL BE LOCATED AT MAX. 10'-0" O.C. PANELS SHALL BE AS SQUARE AS POSSIBLE. LENGTH SHOULD NOT EXCEED 1.5 TIMES THE WIDTH.

FRAMING NOTES

1. ALL SAWN LUMBER MEMBERS SHALL BE #2 SPF (Fb = 875 psi, Fv = 195 psi, AND E = 1400 ksi) OR BETTER.

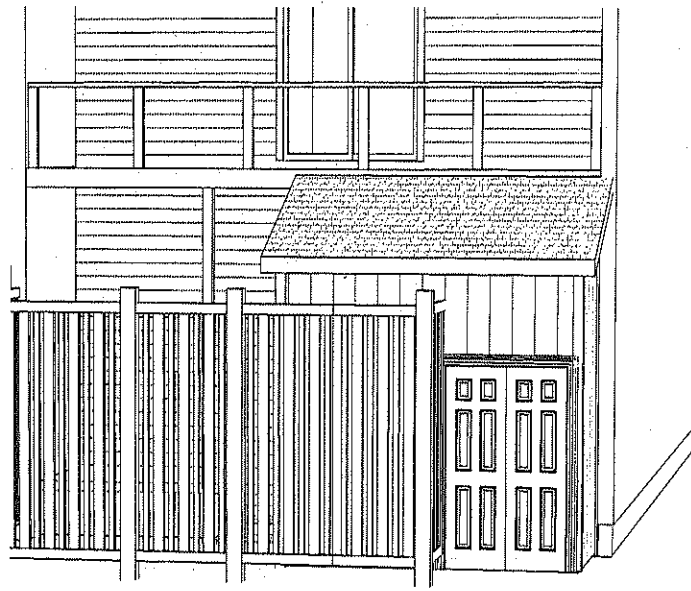
2. ALL EXTERIOR HEADERS TO BE MIN. (2) 2 x 8 U.N.O.

3. ALL WOOD FRAMING MATERIAL IN DIRECT CONTACT W/ MASONRY WALLS AND/OR CONCRETE FLOOR SLABS SHALL BE PRESSURE TREATED MATERIAL AND ALL FASTENERS USED SHALL BE COMPATIBLE WITH TREATMENT.

4. ALL DIMENSIONS ARE FROM TO FACE OF FRAMING AND FOUNDATION WALLS, UNLESS NOTED OTHERWISE.

5. INSTALL A CONTINUOUS ALUMINUM TERMITE SHIELD BETWEEN ANY WOOD AND CONCRETE SURFACES.

6. ALL CONSTRUCTION IN COASTAL FLOOD HAZARD ZONE AREAS TO MEET OR EXCEED THE REQUIREMENTS STATED IN FEMA TECHNICAL BULLETINS AND FENRFP REGULATIONS.



| BUILDING CODE ANALYSIS DATA | |
|-----------------------------|--|
| SITE ADDRESS | 61 HARBOR RD REHOBOTH BEACH, DE 19971 TAX PARCEL # 334-8.17-147.00 |
| CODE OFFICIAL CONTACTS: | NORTH SHORES & SUSSEX COUNTY, DE |
| APPLICABLE CODES: | IRC 2012 |
| BUILDING/CONSTRUCTION TYPE: | V-B (SINGLE FAMILY HOME) |
| ZONING: | AR-1 |
| LOT SIZE: | 2,067 SQ. FT. |

GENERAL NOTES

- THIS STRUCTURE SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES SET FORTH BY THE AUTHORITY HAVING JURISDICTION. THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH IRC 2012.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- ONLY MOST RECENT SIGNED & SEALED PLANS SHALL BE USED FOR BIDDING CONSTRUCTION PURPOSES; IF IN DOUBT OF MOST RECENT PLAN SET, CONTACT ELEMENT DESIGN GROUP.
- ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER AND ARCHITECT.
- THERE SHALL BE NO DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT.
- THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO ALL GLAZING (BOTH SIDES) AND ALL HORIZONTAL AND VERTICAL SURFACES.
- PROVIDE ALL O & M MANUALS FOR ALL INSTALLED EQUIPMENT, FIXTURES, AND SYSTEMS TO OWNER.

PERMITTING AND APPROVALS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS, LICENSES, AND INSPECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE OWNER'S REVIEW REQUIREMENTS AND SPECIFICATIONS. CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO START OF CONSTRUCTION ACTIVITIES.

| SHEET LIST | |
|------------|--------------------|
| NO. | NAME |
| A001 | COVER SHEET |
| A201 | PLANS & ELEVATIONS |

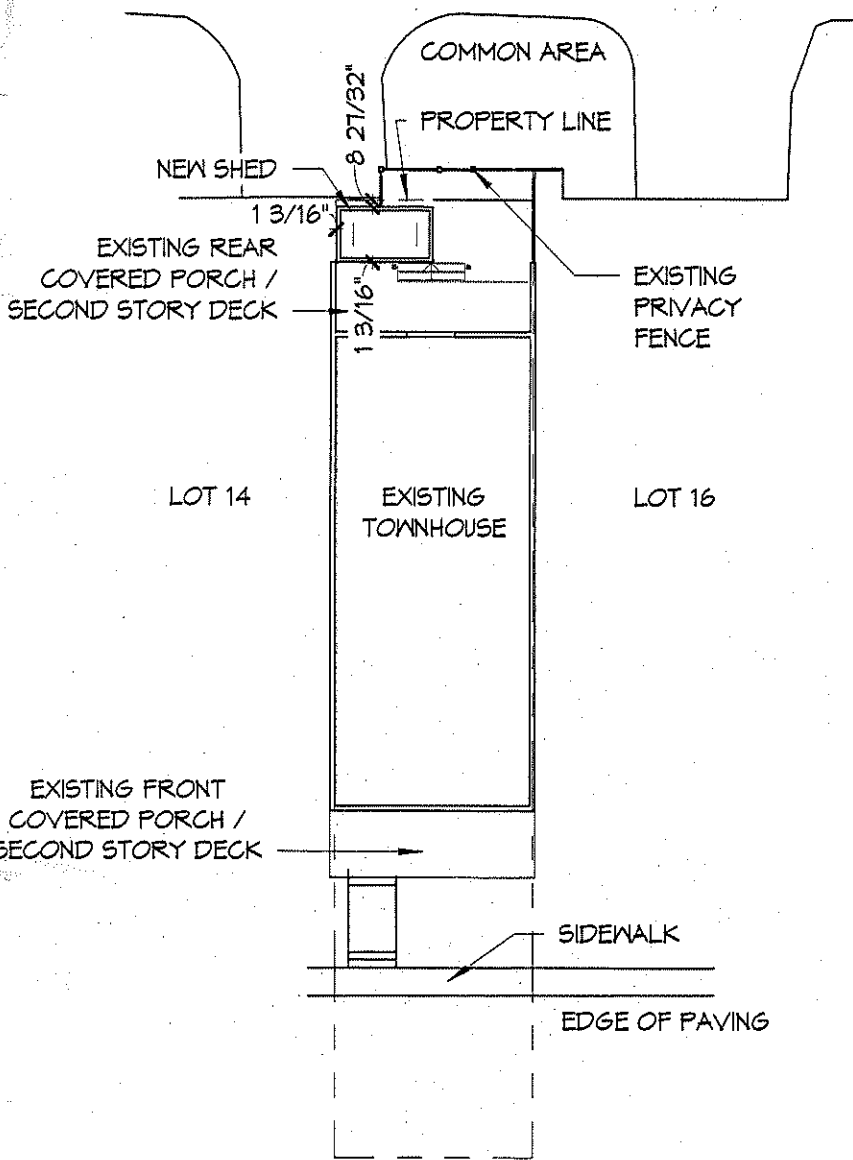
PROJECT CONTACT INFORMATION

ARCHITECT / STRUCTURAL ENGINEER

COMPANY: ELEMENT DESIGN GROUP
CONTACT: JILL KULPINSKI
ADDRESS: 115 WEST MARKET STREET
LEWES, DE 19958
(302) 645-0771
JILL@ELEMENTDG.COM

BUILDER

COMPANY: KC HOME IMPROVEMENT
CONTACT: KEVIN CRAIG
ADDRESS: 14464 BEAVER DAM RD.
LEWES, DE 19958
302-270-0169
KEVIN@KCHOMEIMPROVEMENT.NET



2 SITE PLAN
1" = 20'-0"

ARCHITECTURAL SITE PLAN NOTES:

- THIS SITE PLAN IS FOR ARCHITECTURAL REFERENCE ONLY. THIS PLAN WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF DELAWARE.
- THIS SITE PLAN IS BASED ON THE SURVEY PROVIDED BY THE CLIENT TO THE ARCHITECT. THIS SURVEY WAS CONDUCTED BY FORESIGHT SERVICES, DATED MARCH 30, 2020.

COVER SHEET

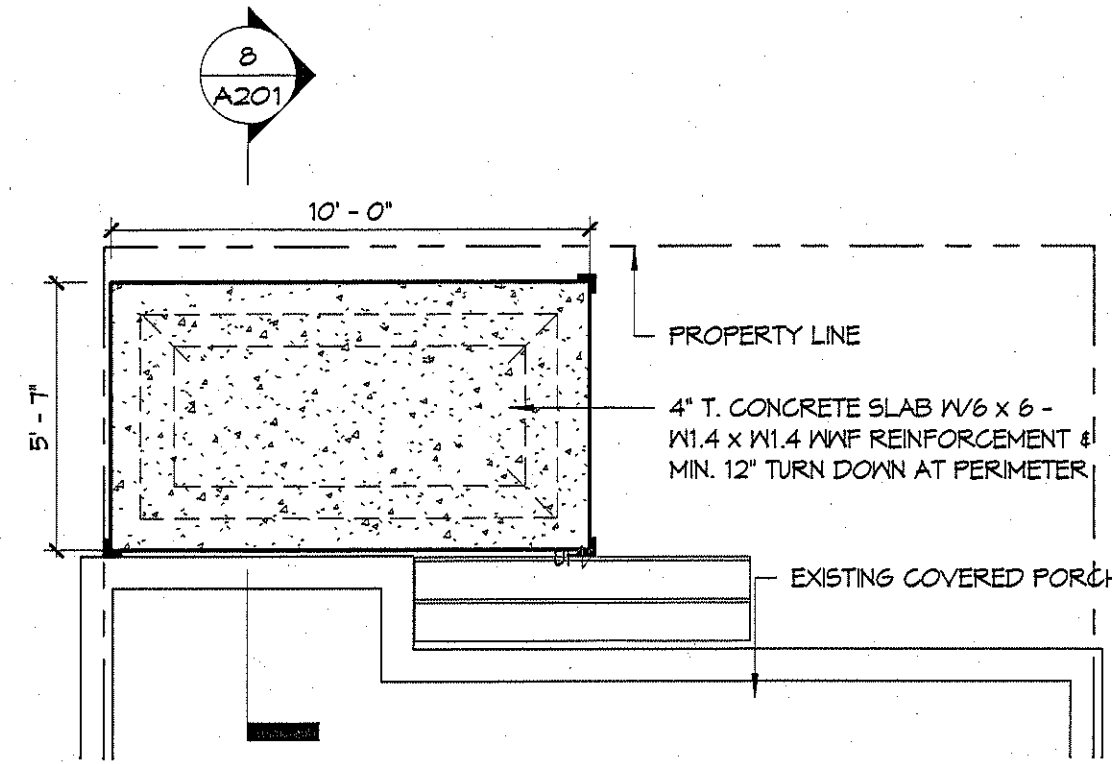
| REVISIONS | | BY |
|-----------|------|-------------|
| REV. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
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| | | |

GABER SHED CONSTRUCTION
61 HARBOR RD.
REHOBOTH BEACH, DE 19971
TAX PARCEL #334-8.17-147.00

ELEMENT
115 W. Market Street, 2nd floor
Lewes, DE 19958
302.645.0777
www.elementdg.com

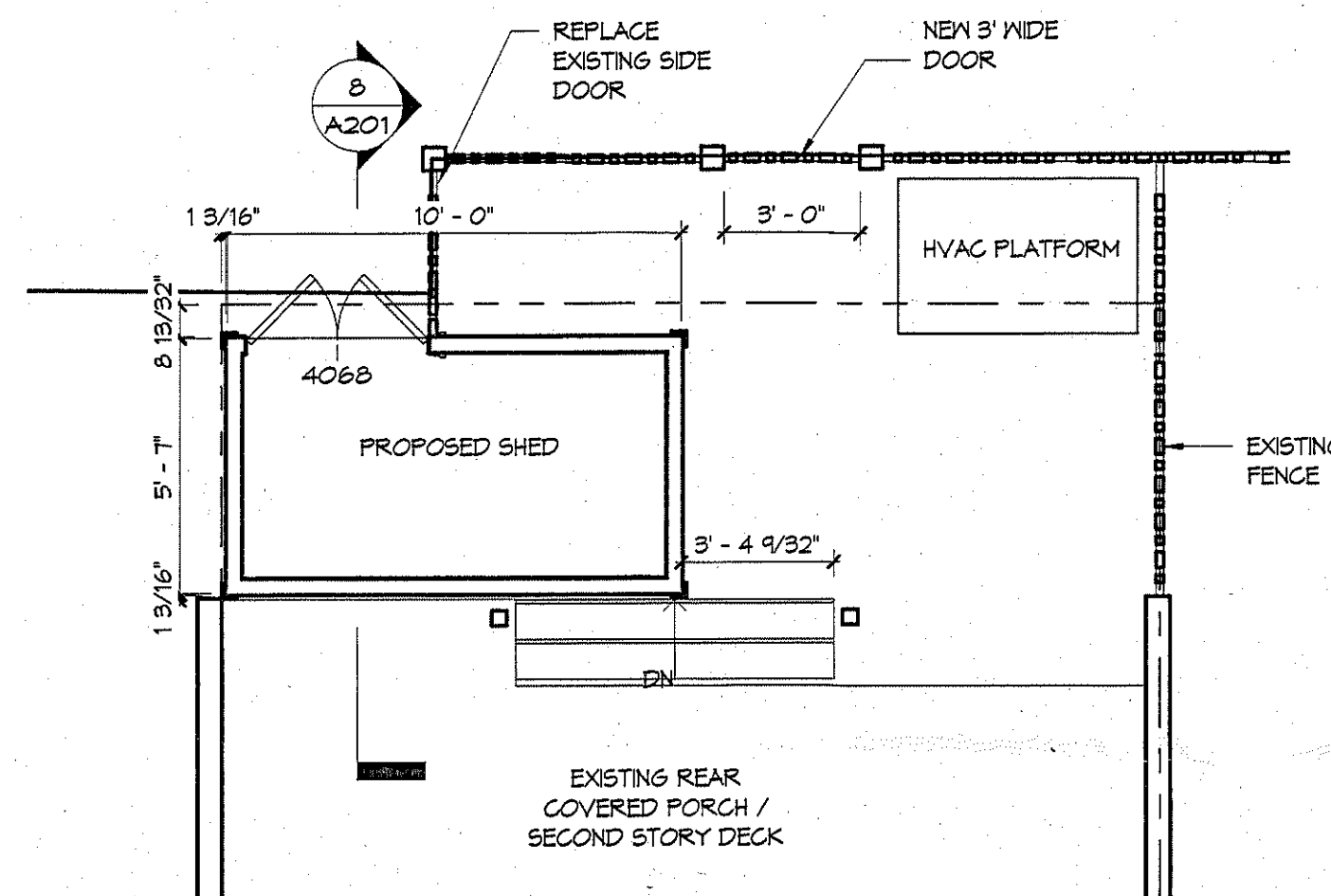
ISSUED FOR REVIEW
05.29.20

| | | |
|-------------|-----|--------------|
| DSN | DRW | CHKD |
| -- | BC | JK |
| SCALE: | | As indicated |
| JOB No. | | e20043 |
| ISSUE DATE: | | --- |
| A001 | | |

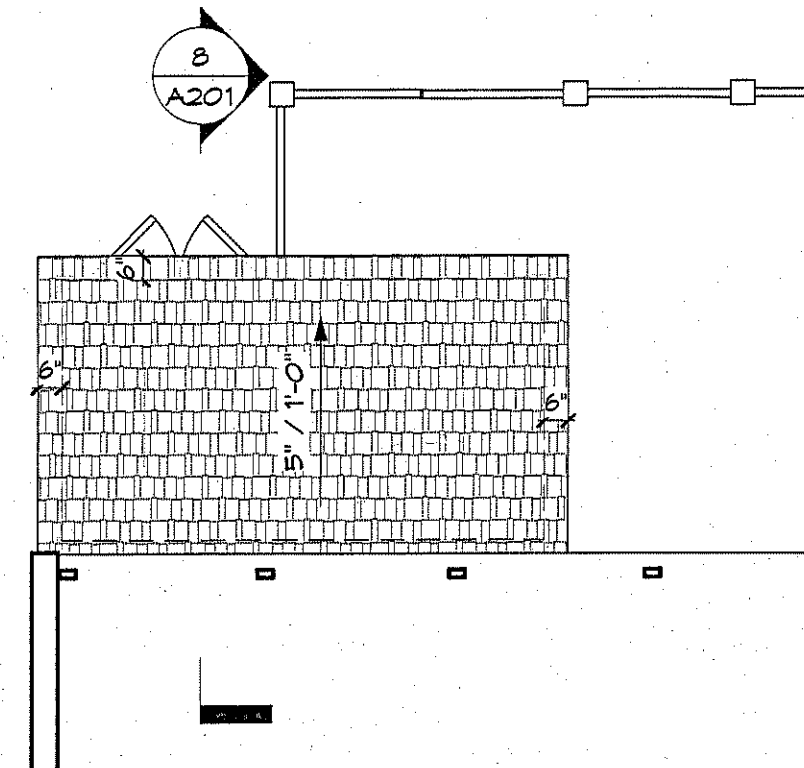


1 FOUNDATION PLAN
1/4" = 1'-0"

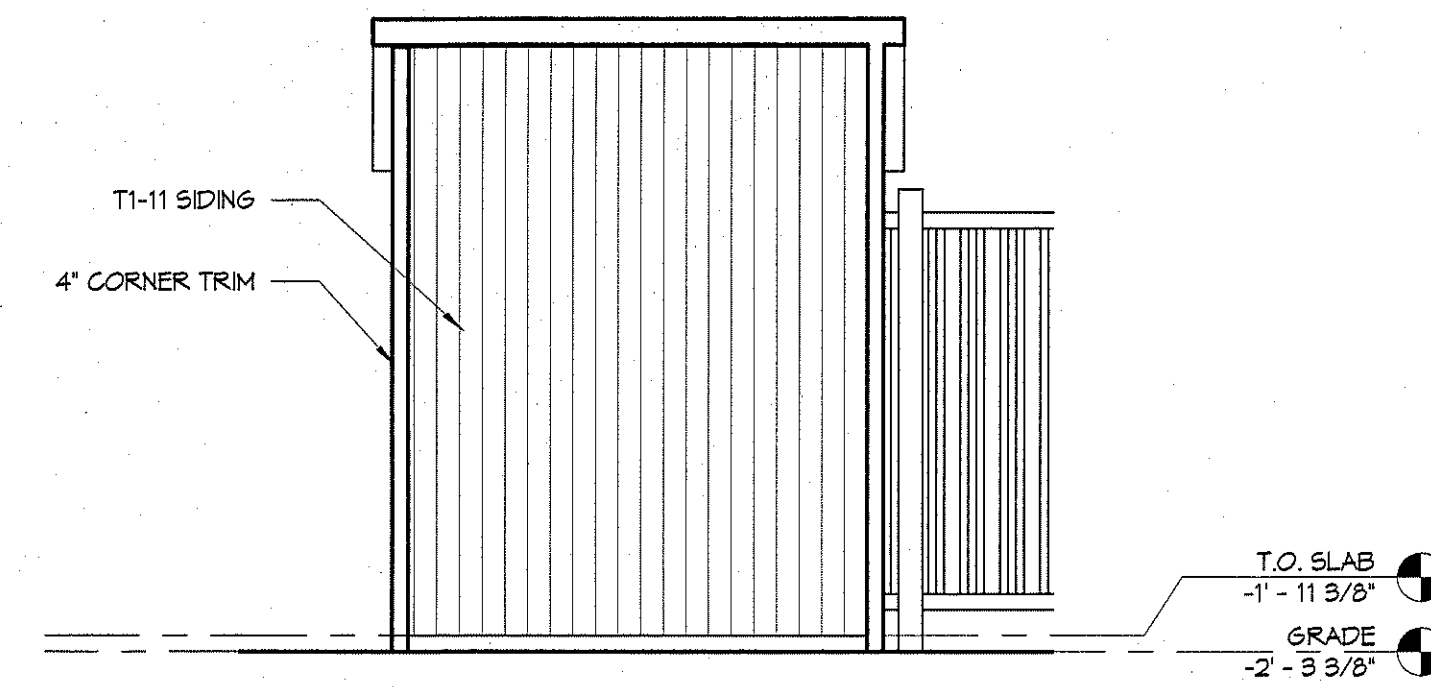
NOTES:
1. T.O. SLAB ELEVATION TO BE MIN. +6.0' M.S.L. SEE SECTION DRAWING FOR SEA LEVEL ELEVATIONS IN RELATION TO ARCHITECTURAL LEVELS. EXISTING GRADE AND FLOOR ELEVATIONS TAKEN FROM ELEVATION CERTIFICATE PROVIDED BY CLIENT & ISSUED 05.29.18 BY TRUE NORTH LAND SURVEYING



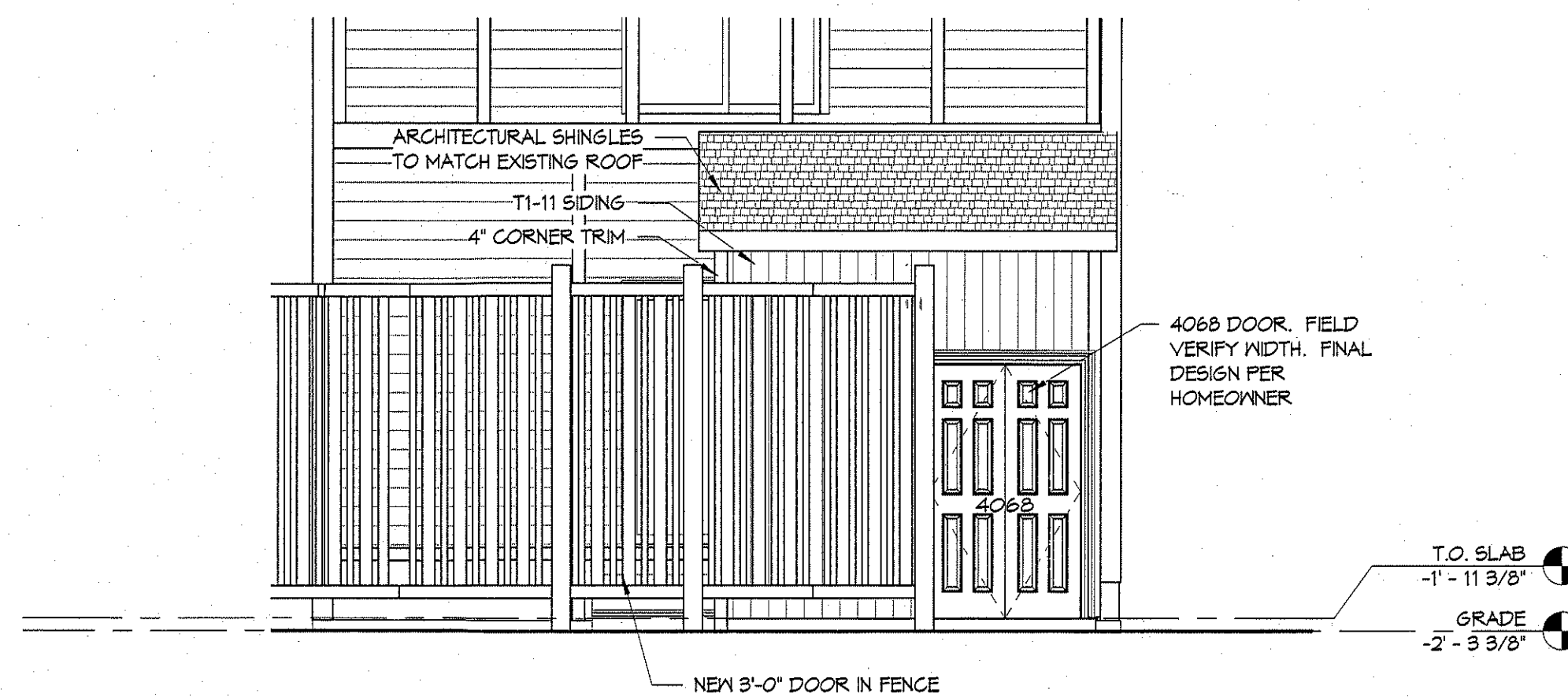
4 FIRST FLOOR
1/4" = 1'-0"



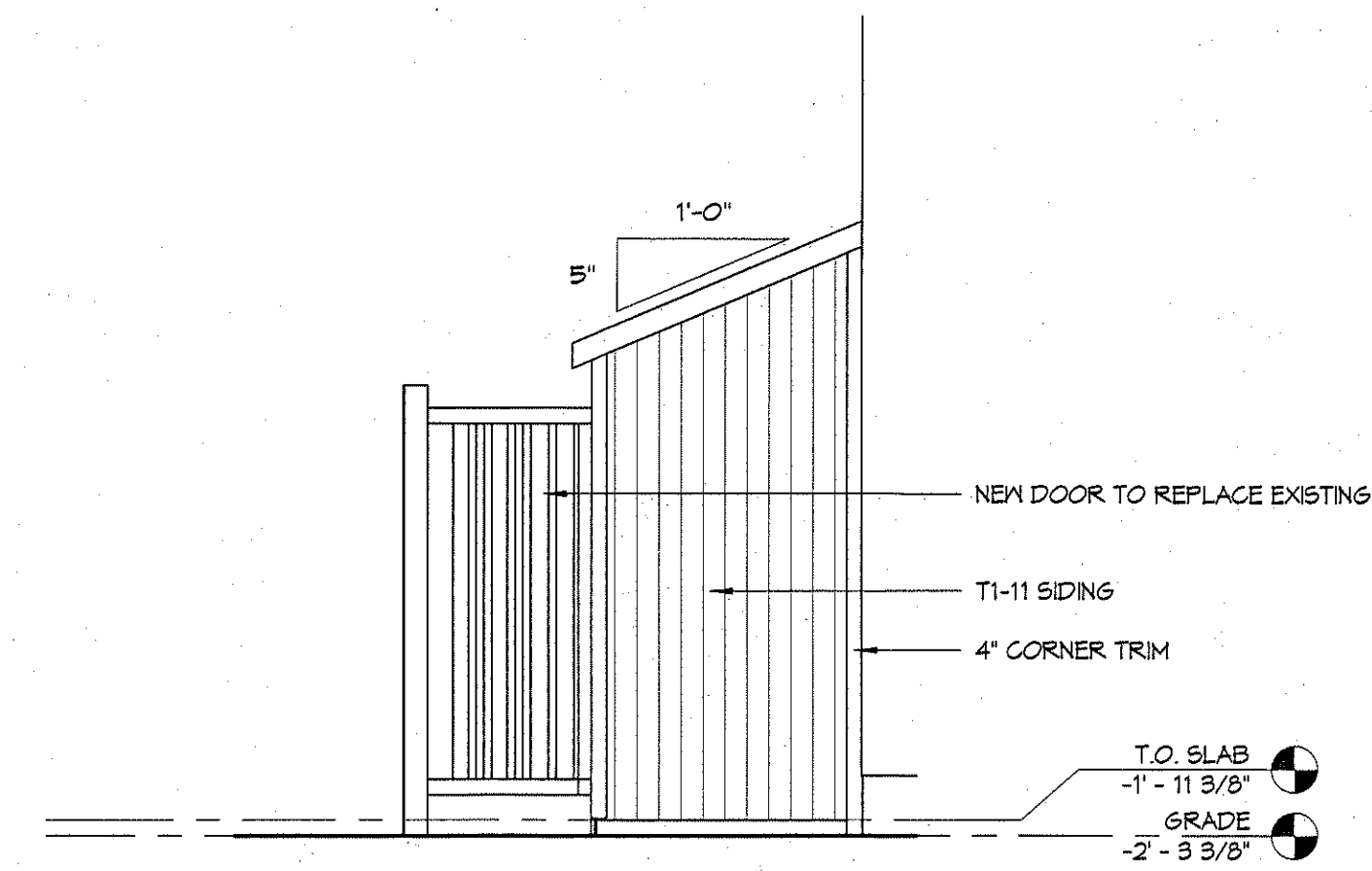
7 ROOF PLAN
1/4" = 1'-0"



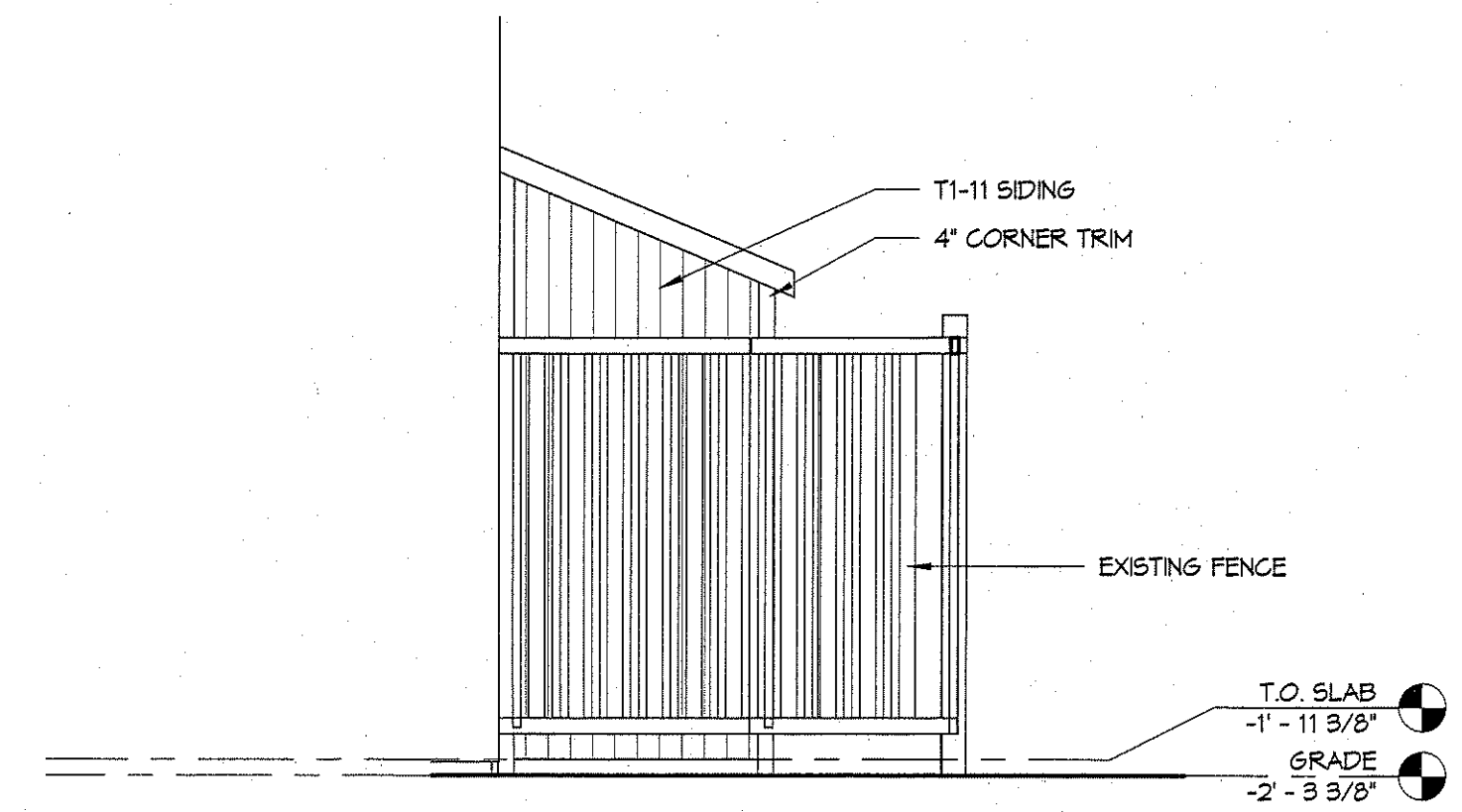
2 FRONT ELEVATION
1/4" = 1'-0"



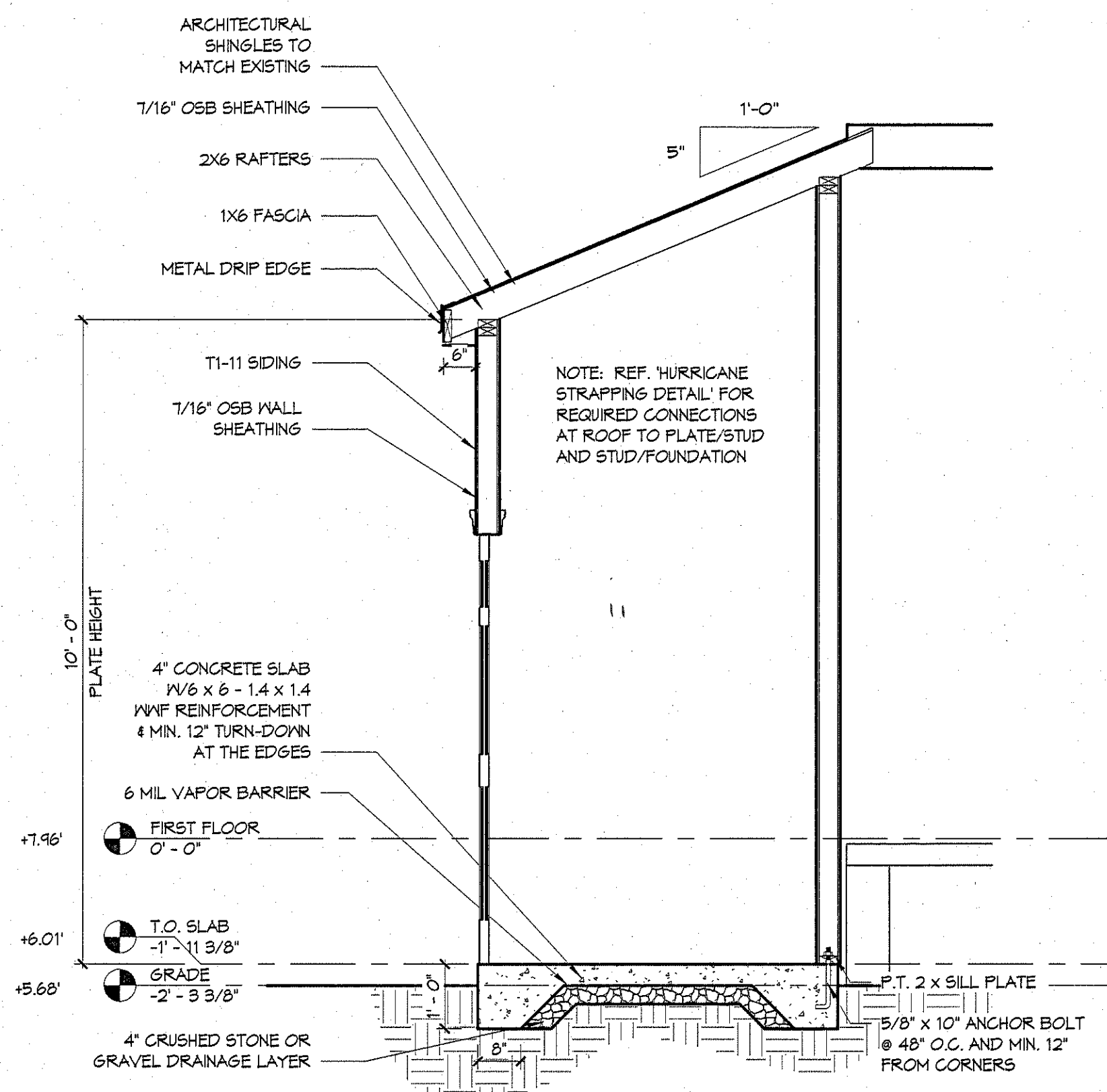
5 REAR ELEVATION
1/4" = 1'-0"



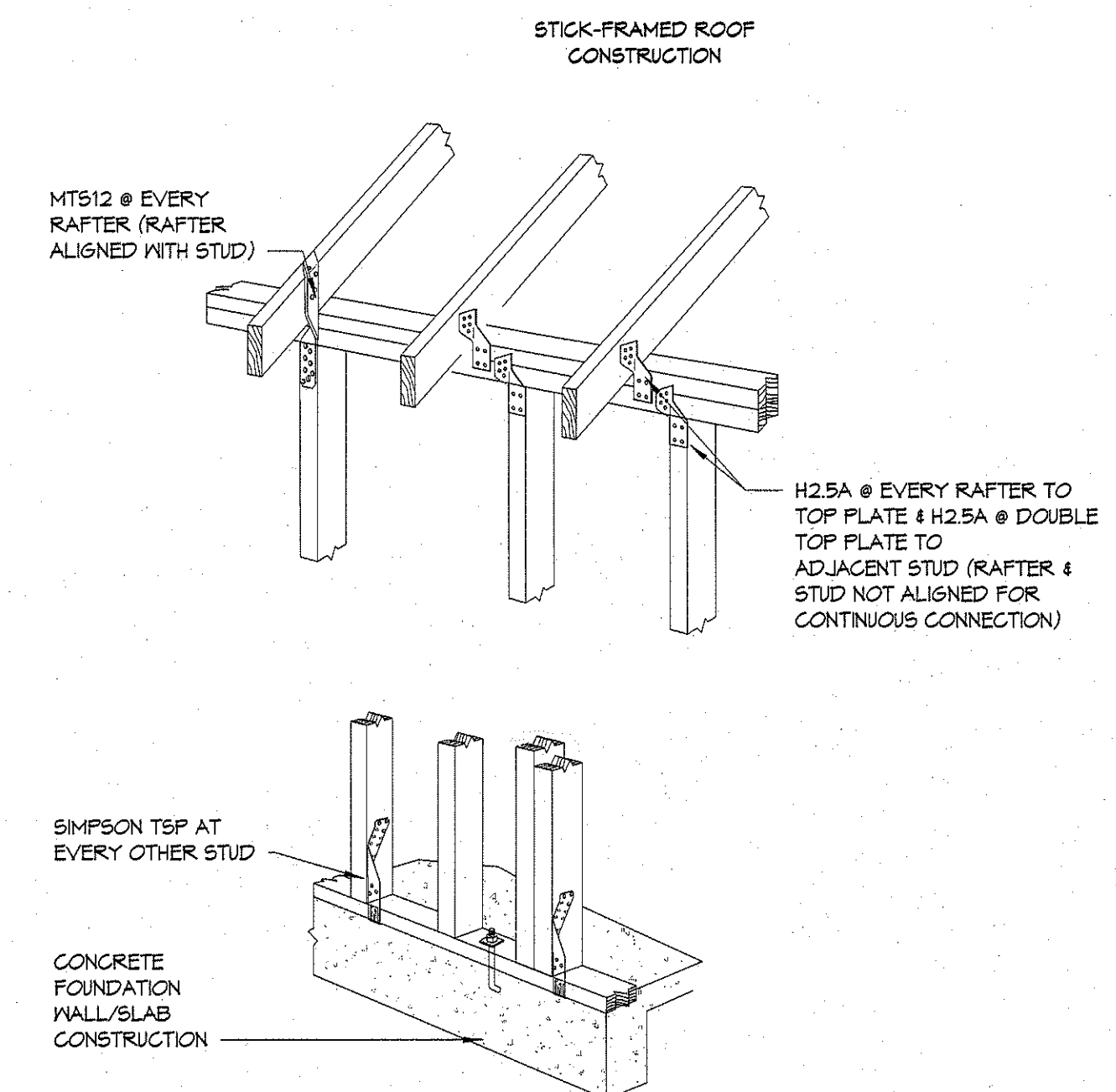
3 LEFT ELEVATION
1/4" = 1'-0"



6 RIGHT ELEVATION
1/4" = 1'-0"



8 SECTION 1
1/2" = 1'-0"



9 HURRICANE STRAPPING DETAIL
3/8" = 1'-0"

PLANS & ELEVATIONS

| REV. | DATE | DESCRIPTION | BY |
|------|------|-------------|----|
| | | | |
| | | | |
| | | | |

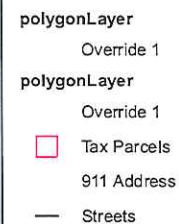
GABER SHED CONSTRUCTION
61 HARBOR RD.
REHOBOTH BEACH, DE 19971

ELEMENT
115 w. market street 2nd floor

ISSUED FOR REVIEW
05.29.20

| | |
|-------------|-----|
| DSN | DRW |
| -- | BC |
| SCALE: | As |
| JOB NO. | |
| ISSUE DATE: | |

A201



RECEIVED

AUG 11 2020

SUSSEX COUNTY
PLANNING & ZONING

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

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12481
Hearing Date 10-5
#202009192 - paid

Type of Application: (please check all applicable)

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☒

Code Reference (office use only)

115-42
115-183

Site Address of Variance/Special Use Exception:

37032 Canvasback Rd. Selbyville, De. 19975

Variance/Special Use Exception/Appeal Requested:

Asking for consideration to impede the 5' setback to build a lean-to off existing screen porch.

Tax Map #: 533-12. 16-386.00

Property Zoning: MR

Applicant Information

Applicant Name: Richard A. Strouse Jr.

Applicant Address: 37032 Canvasback Rd.

City Selbyville **State** De **Zip:** 19975

Applicant Phone #: (302) 270-6308 **Applicant e-mail:** strouseelectric@comcast.net

Owner Information

Owner Name: Richard A. Strouse Jr.

Owner Address: 37032 Canvasback Rd.

City Selbyville **State** De **Zip:** 19975 **Purchase Date:** 7/12/19

Owner Phone #: (302) 270-6308 **Owner e-mail:** strouseelectric@comcast.net

Agent/Attorney Information

Agent/Attorney Name: _____

Agent/Attorney Address: _____

City _____ **State** _____ **Zip:** _____

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

Signature of Owner/Agent/Attorney

Richard A. Strouse Jr.

Date: 7/8/20



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

Our lots are only 40' wide and I'm told in the early development the properties weren't governed to be laid out all the same way which has made for some unique challenges.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

I need the lean too to be a minimum of 10' wide, which impedes 3' into the 5' setback.

3. Not created by the applicant:

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

The structure doesn't create any difficulties with neighboring property. I have also discussed this with my neighbor and Bruce and Janet Hoover so they understood what I wanted to do, and both see no issues.

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

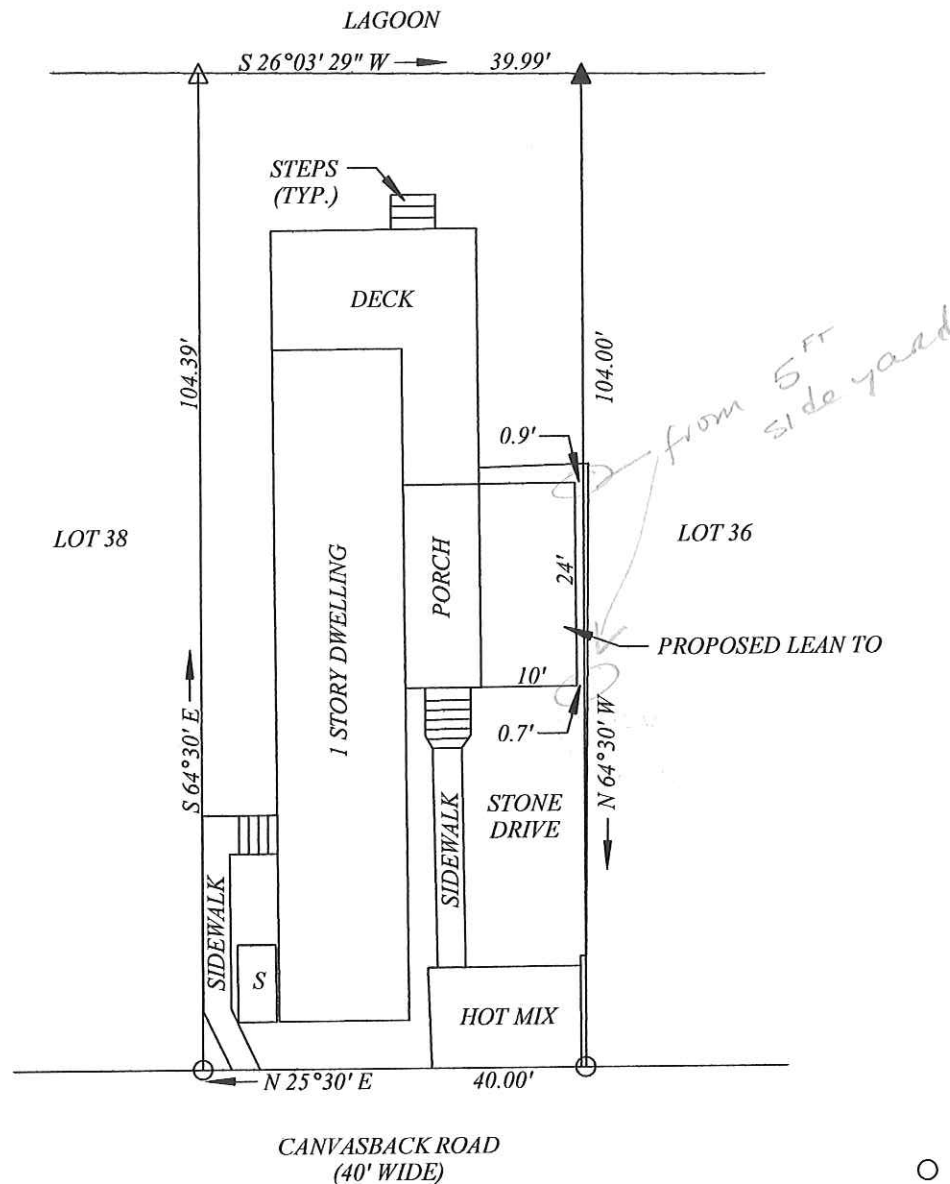
That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

This variance will not alter or impair our neighborhood or adjacent property. I got the idea to build this by seeing similar structures built throughout our community.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Yes, I'm building this structure to the minimum needs. I didn't want to be right on the property line, so the 10' width allows the structure to be functional.



AREA = 4,166 SQ. FT. +/-

ADDRESS: 37032 CANVASBACK ROAD

TAX PARCEL #: 533-12.16-386.00

OWNER: RICHARD A. STROUSE, JR.

I CERTIFY THAT THIS SURVEY WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE INDIVIDUALS NOTED ABOVE. NO RESPONSIBILITY IS EXTENDED AND/OR ASSUMED BY THE ENGINEER TO ANY FUTURE LAND OWNERS OR OCCUPANTS. I CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN.

Richard K. Vetter
RICHARD K. VETTER, P.E. #10329

SURVEY BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND A PLOT OF "SWANN KEYS", AS RECORDED IN PLOT BOOK 14, PAGE 99. PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS AS NOTED ON THE PLOT.

LEGEND

- FOUND IRON PIPE
- △ FOUND NAIL
- ▲ SET NAIL
- S SHED

| SURVEY PLAN |
|--|
| LOT #37 - BLOCK D SWANN KEYS |
| BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE |
| RICHARD K. VETTER, P.E. 125 APPLE BLOSSOM DRIVE CAMDEN, DE 19934 |
| SCALE: 1" = 20' |
| JULY 30, 2020 |



Sussex County

| | |
|-----------------|----------------------|
| PIN: | 533-12.16-386.00 |
| Owner Name | STROUSE RICHARD A JR |
| Book | 5090 |
| Mailing Address | 1357 PONY TRACK RD |
| City | CAMDEN WYOMING |
| State | DE |
| Description | SWANN KEYS |
| Description 2 | LOT 37 BLK D |
| Description 3 | T13711 |
| Land Code | |



- polygonLayer
- Override 1
- polygonLayer
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries

