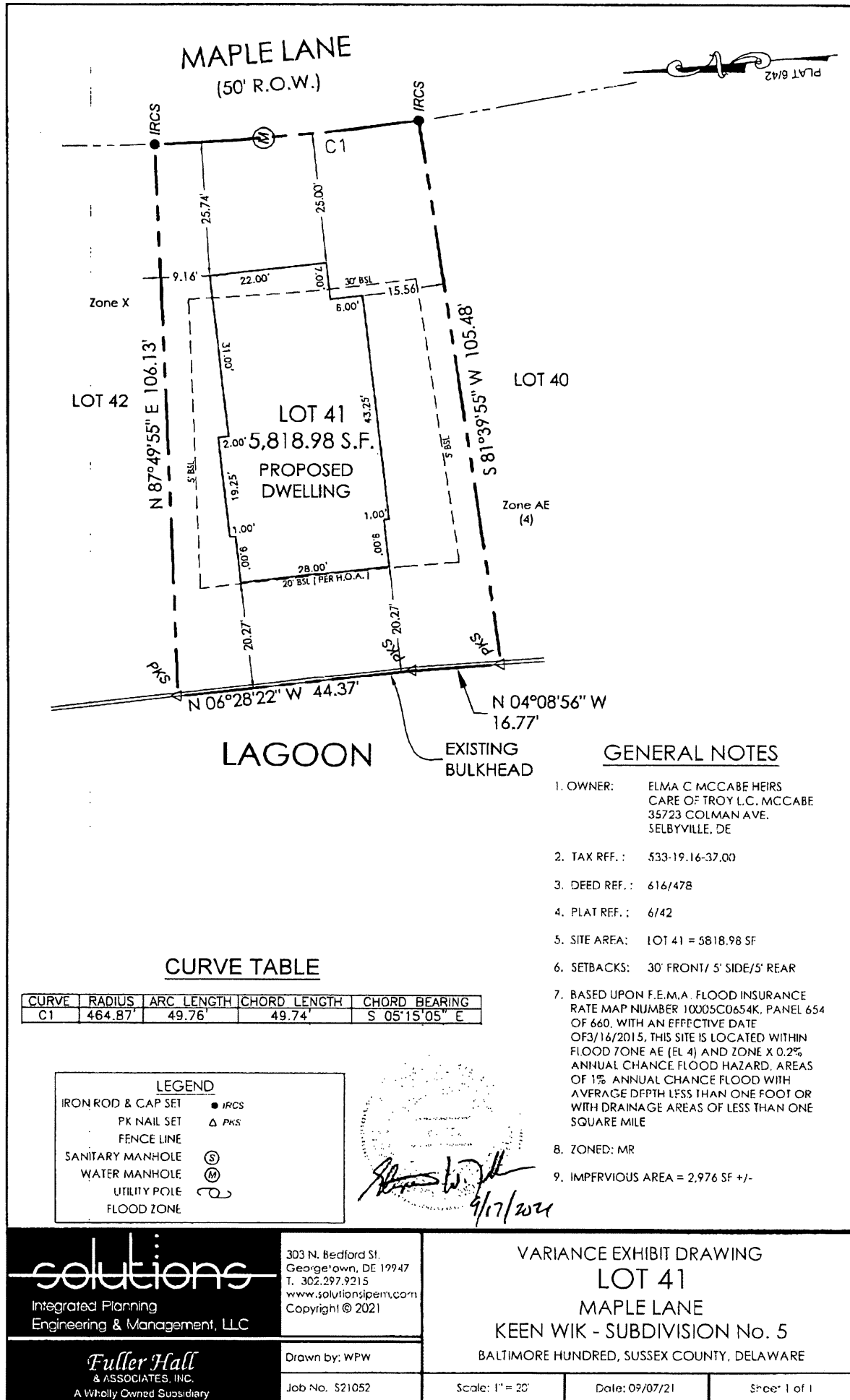


BOARD CASE NO. 12622 AND 12623

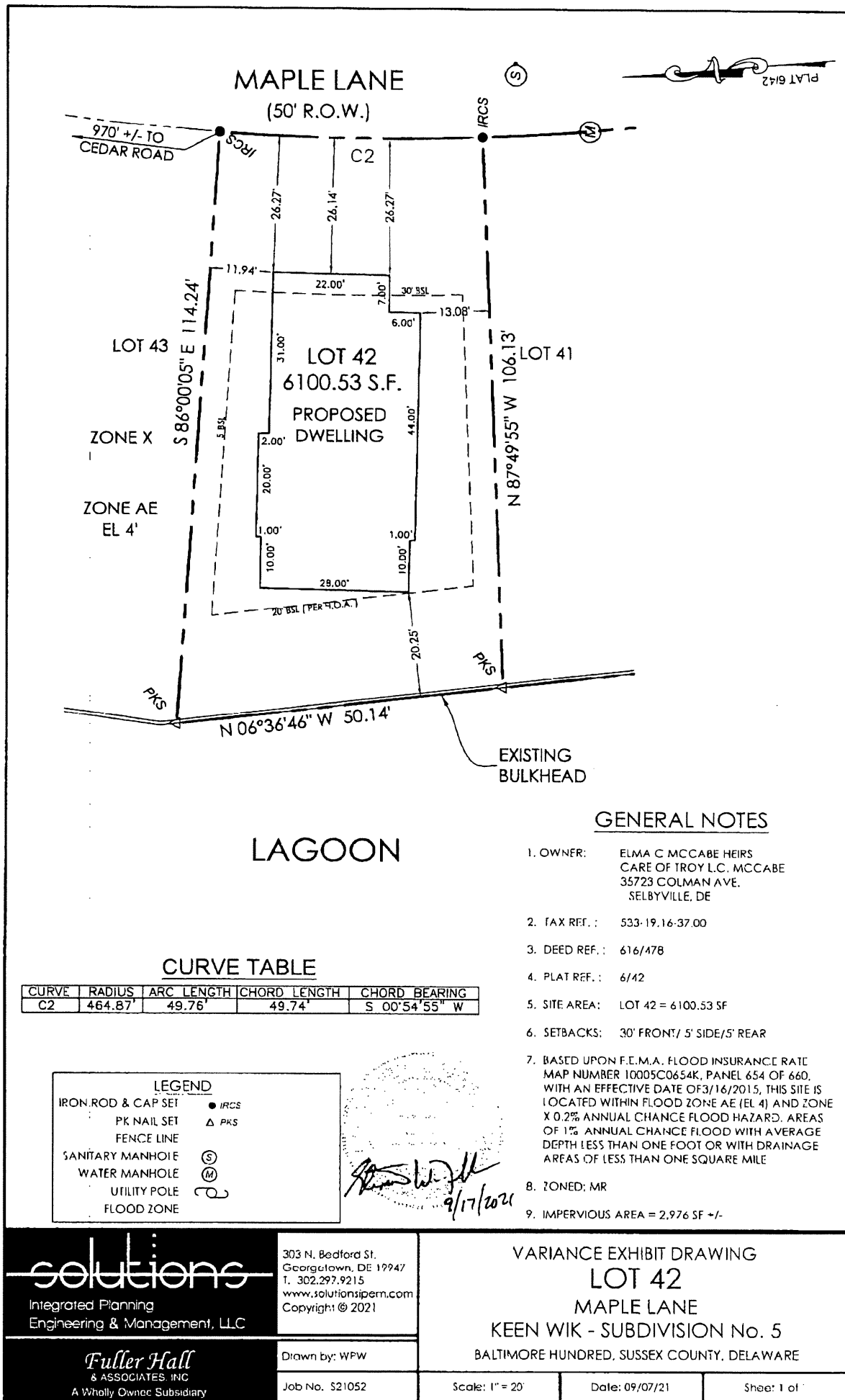
EVERGREENE HOMES

EXHIBITS

- A. Surveys Lots 41 and 42, Keen-Wik
- B. Keen-Wik setback covenants
- C. Front yard variances Maple Lane
- D. Tax Map indicating lots with front yard variances



A-1



AS DESCRIBED IN THE SECTION ENTITLED SUBDIVISIONS, KEEN-WIK WAS DEVELOPED OVER A PERIOD OF TIME AND EACH SUBDIVISION HAS A SEPARATE DEED WITH RESTRICTIVE COVENANTS. ALTHOUGH THE WORDING MAY DIFFER SLIGHTLY, THE RESTRICTIONS ARE VIRTUALLY IDENTICAL. THE COVENANTS BELOW COME FROM THE DEED FOR SUBDIVISION SIX AND SEVEN AND ARE REPRESENTATIVE OF ALL SUBDIVISIONS. FOR COMPARISON, INFORMATION IS AVAILABLE IN THE SUBDIVISIONS SECTION TO FACILITATE LOCATING THE APPROPRIATE DEED FOR EACH LOT IN KEEN-WIK.

KEEN-WIK DEED COVENANTS

Provided however, and it is hereby expressly provided, stipulated and understood that the above described lands and the title and property hereby conveyed therein, are subject to the following restrictive covenants and remedial clauses, via:

(1) The aforementioned premises, or any part thereof, shall not be used for business or commercial purposes, but shall be restricted and limited to single family residential purposes and uses only.

(2) Not more than one (1) dwelling shall be erected upon any one (1) lot, provided, however, that nothing herein contained shall deny to any owner the right to erect upon any one lot, as aforesaid, a private garage in addition to the dwelling.

(3) No building or other structure or projection therefrom shall be erected upon or extended within twenty-five (25) feet of the front or street line of the said lots, and no less than five (5) feet from the side lines of the owner's property, and no less than twenty (20) feet from the rear or back line.

(4) No piers, docks, wharves or other facilities shall be constructed so as to extend more than five (5) feet offshore from the shore line of any canal or lagoon, nor more than four (4) feet above mean high water mark. Nothing contained herein, however, shall prevent the construction of a boat-house or garage which is attached to the main dwelling, after the fashion of an attached garage, or carport, provided, however, that the owner shall construct his canal leading to his boathouse entirely upon his own property, not at any point nearer than ten (10) feet from his neighbor's line, that the statements, shall not extend nearer than twenty (20) feet to the shore line upon which the property abuts. No private garage or boathouse may be constructed in advance of the construction of the main dwelling.

(5) No alterations shall be made in the contour or bulkheading of the shore line boundary of any lot bordering any lagoon or canal until plans and specifications have first been submitted to and approved in writing by the above Grantors or the survivor of them.

(6) No building, house or other structure shall be erected or commenced or maintained, nor any addition to, or change or alteration thereon shall be made until plans and specifications showing the nature, kind, shape, height, materials, floor plans, locations, and approximate cost of such structure and the grading plan of the lot to be built upon, shall have been submitted to and

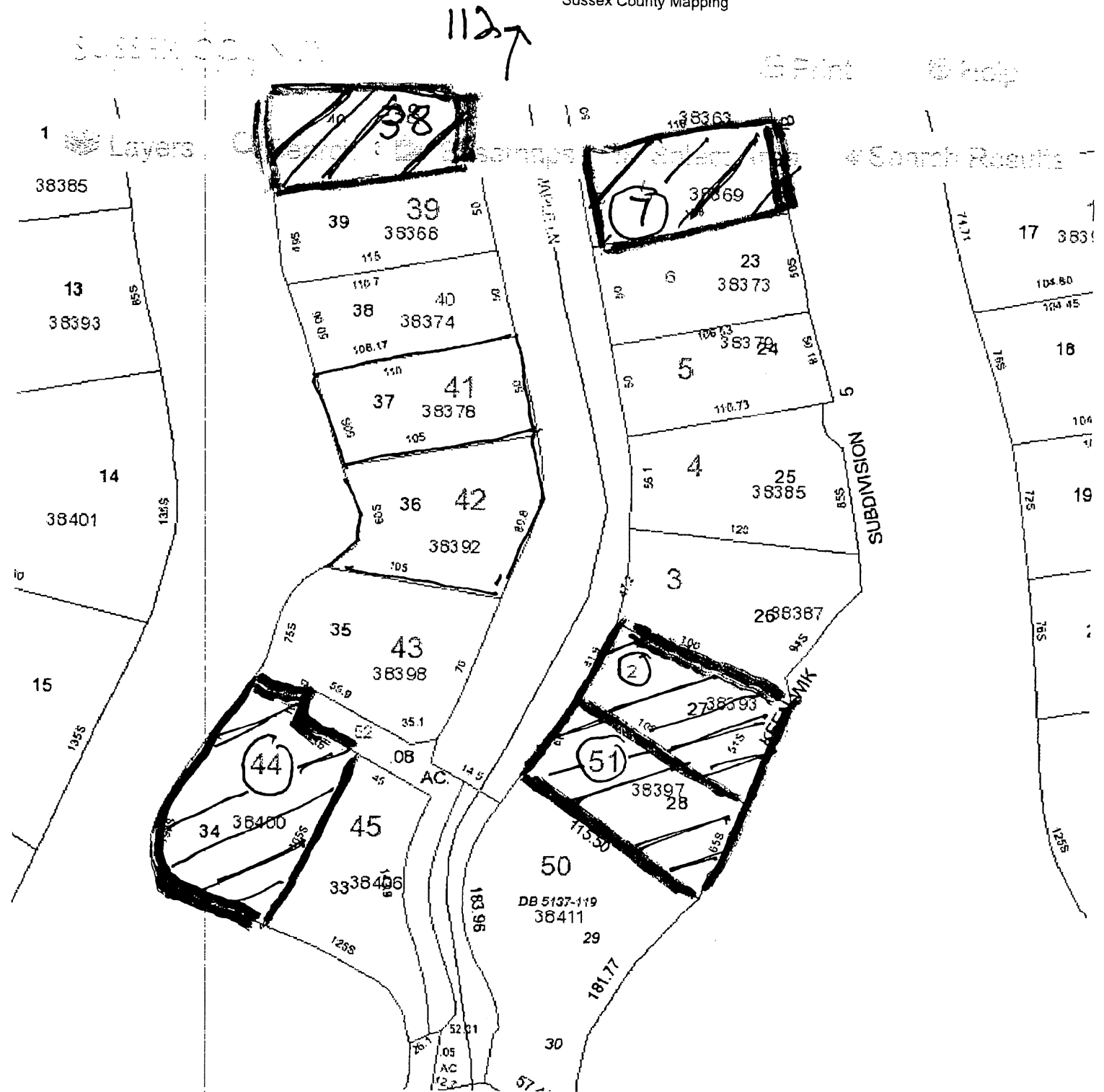
Front Yard Variances Approved on Maple Lane,
Keen-Wik since 2014

1. Boyle (Case No. 11332 / February 3, 2014) Tax Map Parcel # 7,
2.1 foot front variance
2. Tyler (Case No. 11439 / August 18, 2014) Tax Map Parcel # 44.00
5 foot front variance
3. Shelton (Case No. 11519 / February 2, 2015) Tax Map Parcel # 38.00
3.6 foot front variance
4. Miller (Case No. 11666 / November 2, 2015) Tax Map Parcel # 2.00
4.23 foot front variance
5. Haney (Case No. 11983 / July 10, 2017) Tax Map Parcel # 51.00
5 foot front variance
6. Brobst (Case No. 12461 / August 17, 2020) Tax Map Parcel # 112.00
5.2 foot front variance

Most Recent Keen-Wik Front Yard Variance

1. Hobbs (Case No. 12539 / April 12, 2021) Tax Map Parcel # 75.00
4.2 foot front variance (Keen-Wik Road)

C

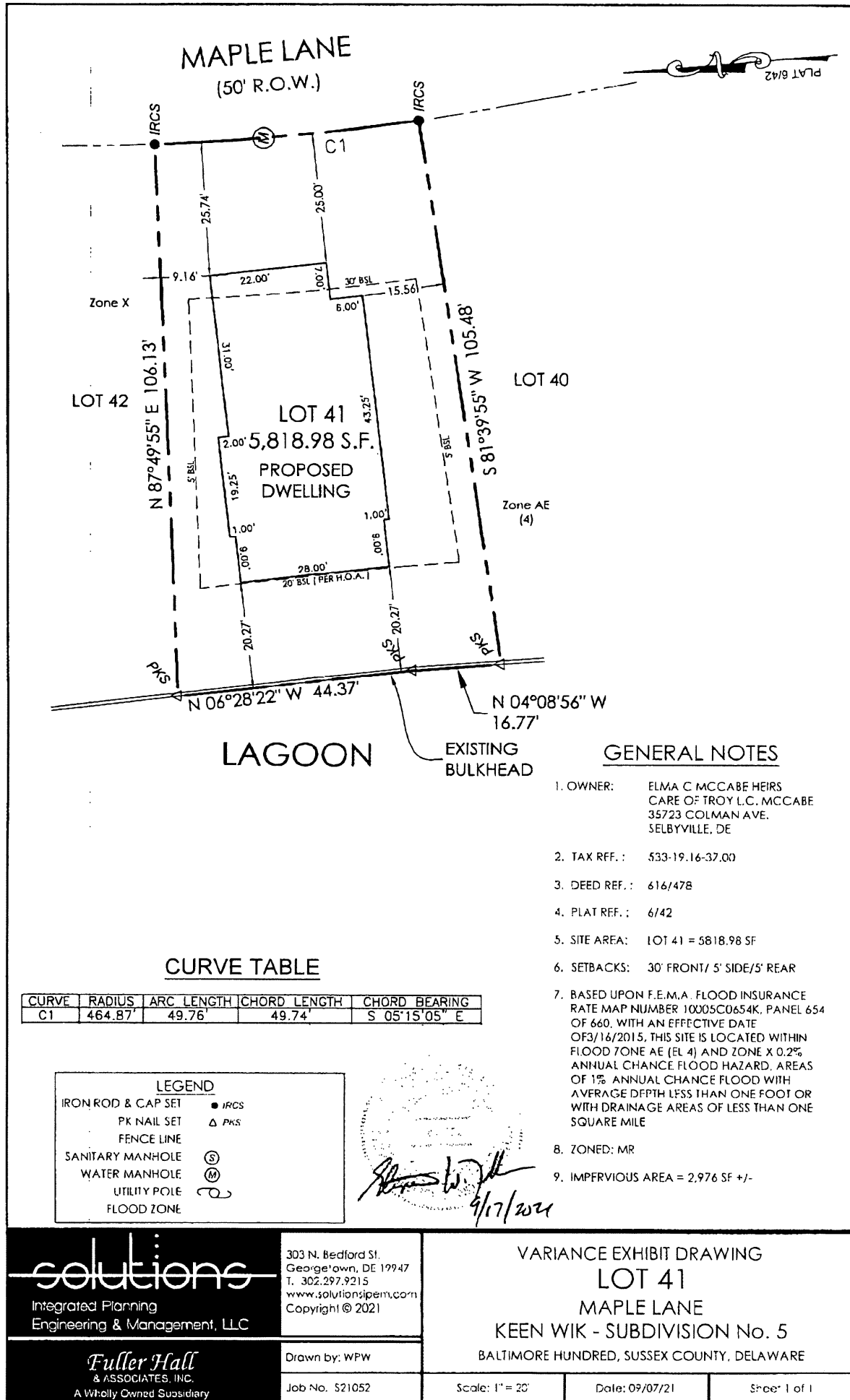


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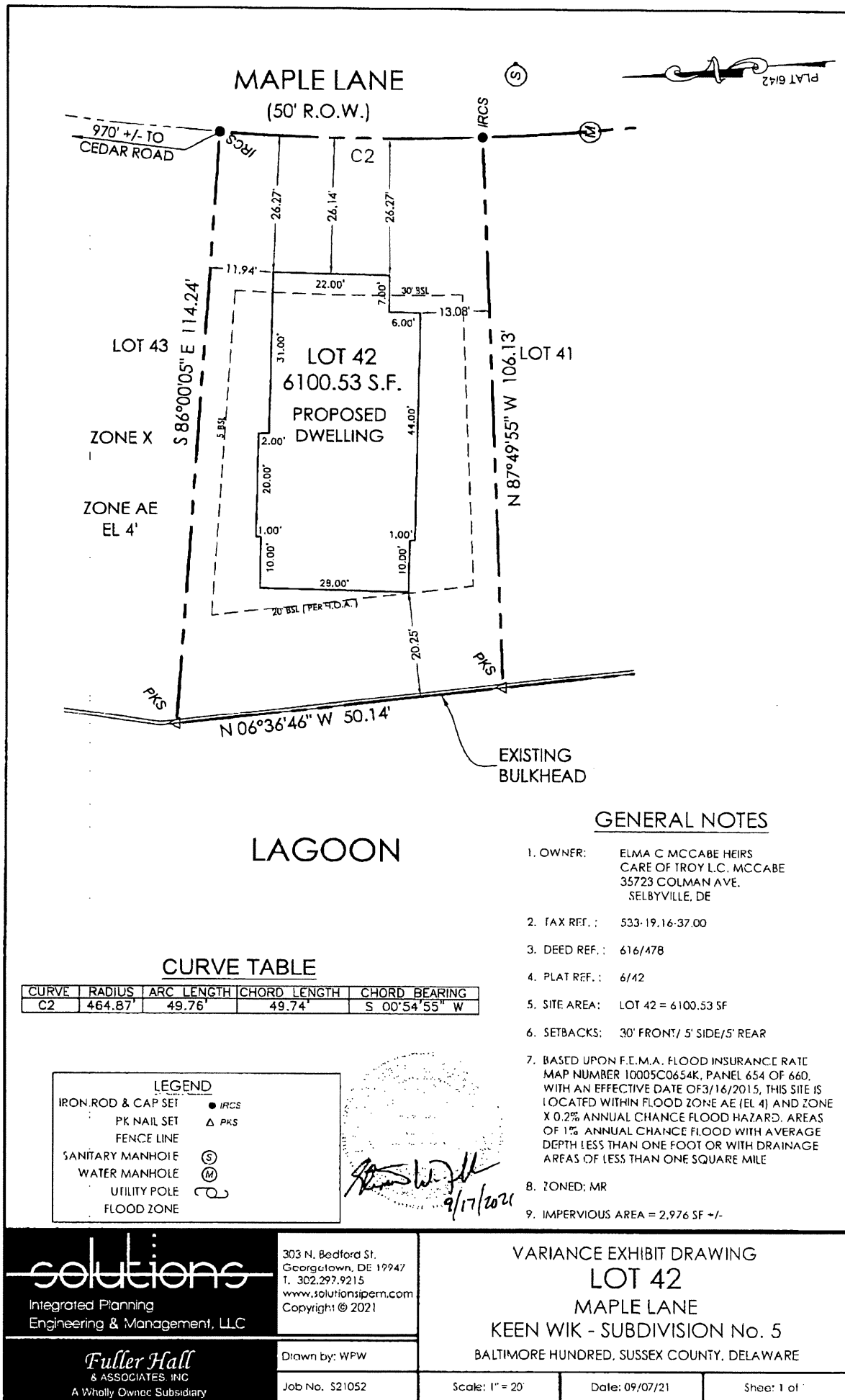
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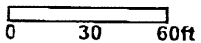
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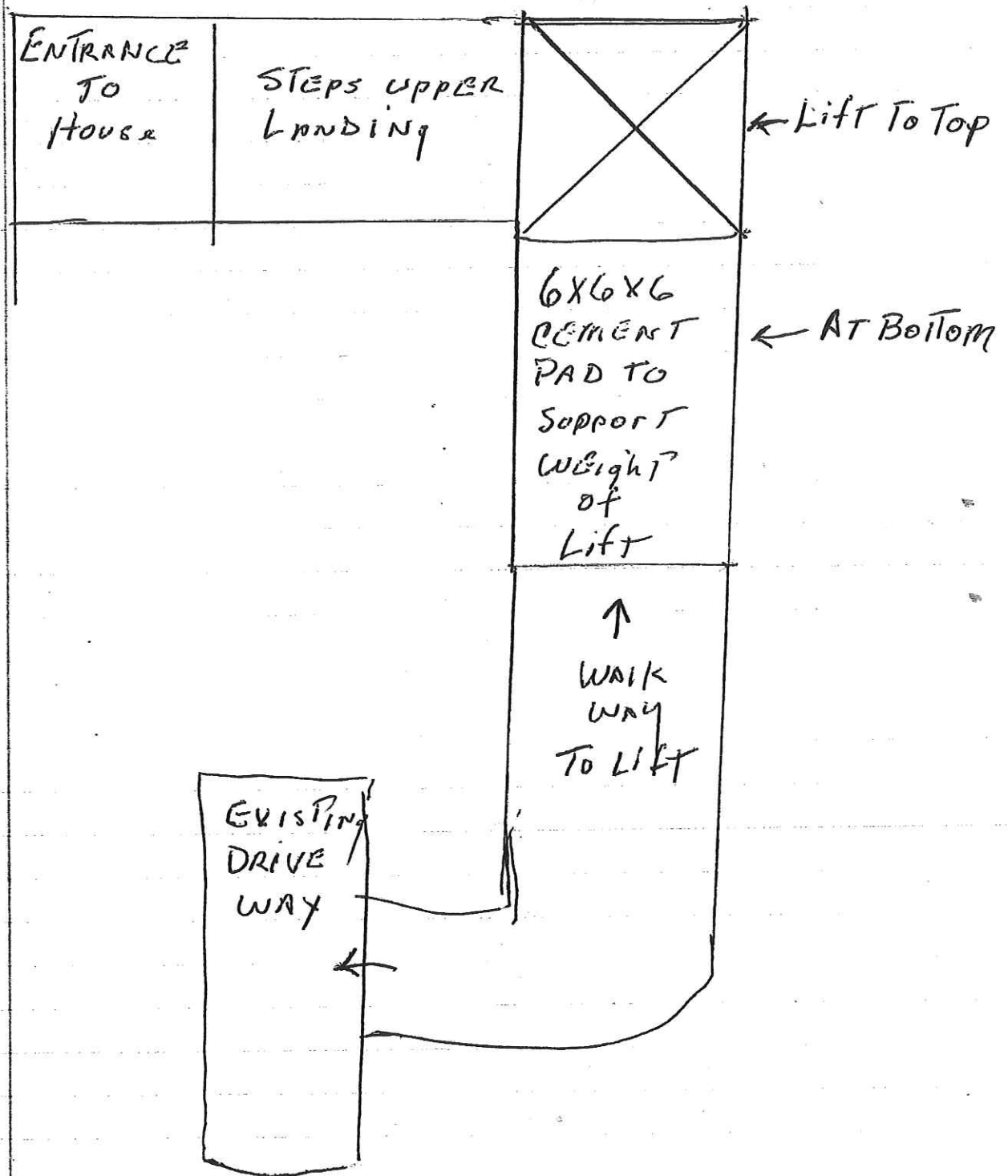
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4.2 foot front variance (Keen-Wik Road)

C



LOT 137 IS A FEMA SET STRUCTURE
REQUIRED BY SUSSEX COUNTY FOR BEING
ON THE BAY FRONT.



RECEIVED

OCT 28 2021

SUSSEX COUNTY
PLANNING & ZONING

Robert & Sarah Murphy {Case NO. 12625}

34171 River Rd.

Millsboro, DE 19966

The Murphy's are seeking a variance from the separation distance requirement between units for a proposed structure.

The proposed structure is for a Handicap lift at the entrance to the home at 34171 River Rd.. Currently Mr. Murphy is in wheel chair and can not walk up and down steps. His property is on a Fema set, which is the Sussex County requirement for homes on the Bay Front.

Victoria Stewart and Bob Saunders are the neighbors at 34181 River Rd., the adjacent property to the Murphy's and have given their permission to allow the installation of a wheel chair lift ramp.

Victoria Stewart

Victoria Stewart

Bob Saunders

Bob Saunders

RECEIVED

OCT 28 2021

SUSSEX COUNTY
PLANNING & ZONING

RECEIVED

OCT 28 2021

SUSSEX COUNTY

The following neighboring residents of the Murphy's agree to the proposed handicap chairlift to be installed at 34171 River Rd., Millsboro, DE 19966.

Address

Signature

34168 River Rd

Carl Tacchi

34168 River Road

Lyn Kessler

34178 RIVER ROAD

Wii Co-y

34185 RIVER RD.

Michael Maguire

34185 RIVER RD

Carole Maguire

34191 River Rd.

George Benson



