

## 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

December 14, 2020

6:00 P.M.

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

### Call to Order

### Pledge of Allegiance

### Introduction of Staff Members

### Approval of Agenda

### Approval of Minutes for October 5, 2020

### Approval of Finding of Facts for October 5, 2020

### Old Business

**Case No. 12489 – Rehoboth Inn JK, LLC** seeks variances from the front yard and rear yard setback requirements for existing and proposed structures (Sections 115-82, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of Coastal Highway (Rt. 1) approximately 153 ft. southeast of Washington Street. 911 Address: 20494 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-19.08-176.00

**Case No. 12493 – Yekaterina Barg** seeks variances from the side yard setback requirements for existing structures (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the south side of White Pine Drive within the Pines at Long Neck Subdivision. 911 Address: 136 White Pine Drive, Millsboro. Zoning District: GR. Tax Parcel: 234-23.00-859.00

### Public Hearings

**Case No. 12464 – Coastal Services, LLC** seeks a variance from the side yard setback requirement for proposed and existing structures. (Sections 115-42, 115-74, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of



Cedar Neck Road at the Hickman Road intersection. 911 Address: 30430 Cedar Neck Road, Ocean View. Zoning District: GR/B-1. Tax Parcel: 134-9.00-67.00

**Case No. 12492 – Boys & Girls Club of Delaware** seek variances from the side yard setback and rear yard setback requirements for proposed and existing structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of Oak Orchard Road approximately 442 ft. east of John J. Williams Highway (Rt. 24). 911 Address: 31550 Oak Orchard Road, Millsboro. Zoning District: AR-1. Tax Parcel: 234-29.00-69.06

**Case No. 12500 – Mark Perdue** seeks variances from the front yard setback requirements for proposed and existing structures (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Sylvan Vue Drive within the Blackwater Cove Subdivision. 911 Address: 34560 Sylvan Vue Drive, Dagsboro. Zoning District: MR. Tax Parcel: 134-11.00-704.00

**Case No. 12501 – Lawrence D. & Gale A. Lingo** seek a variance from the side yard setback requirements for a proposed structure (Sections 115-34, 115-184 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Loggerhead Court within the Swann Cove Subdivision. 911 Address: 31561 Loggerhead Court, Selbyville. Zoning District: MR. Tax Parcel: 533-12.00-923.00

**Case No. 12502 – South Laurel, LLC** seek a special use exception to operate a day care center (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of N. Laurel Plaza Road at the intersection of Discount Land Road and Sussex Highway. 911 Address: 10771 N. Laurel Plaza Road, Laurel. Zoning District: C-1. Tax Parcel: 232-12.00-63.09

**Case No. 12503 – Scott & Heather Carpenter** seek a variance from the front yard setback requirements for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Pebble Drive within the Sandy Beach Subdivision. 911 Address: 106 Pebble Drive, Dagsboro. Zoning District: AR-1. Tax Parcel: 233-6.00-169.00

**Additional Business**

\*\*\*\*\*

**Board of Adjustment meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).**

\*\*\*\*\*



**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 7, 2020 at 4:30 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.**

**-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://sussexcountyde.gov/council-chamber-broadcast>

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

To join the meeting via phone, please dial:

**Conference Number: 1 302 394 5036**

**Conference Code: 570176**

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

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

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov). All comments shall be submitted by 4:30 P.M. on Thursday, December 10, 2020

####



**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 # 12489  
Hearing Date 11/2/20  
202010789

**Type of Application: (please check all applicable)**

Variance   
Special Use Exception   
Administrative Variance   
Appeal

Existing Condition   
Proposed   
Code Reference (office use only)  
115-82     115-182  
115-183

**Site Address of Variance/Special Use Exception:**

20494 Coastal Highway, Rehoboth Beach, DE 19971

**Variance/Special Use Exception/Appeal Requested:**

We are requesting a variance for the minimum front yard setback of 38' for existing buildings A, 31' for proposed building B and a minimum rear yard setback of 11.5' for existing building C with proposed addition.

**Tax Map #:** 334-19.08-176.00

**Property Zoning:** C-1

**Applicant Information**

Applicant Name: Davis, Bowen & Friedel, Inc. c/o W. Zachary Crouch  
Applicant Address: 1 Park Avenue  
City Milford State DE Zip: 19963  
Applicant Phone #: (302) 424-1441 Applicant e-mail: wzc@dbfinc.com

**Owner Information**

Owner Name: Rehoboth Inn JK, LLC.  
Owner Address: 20184 Phillips Street  
City Rehoboth Beach State DE Zip: 19971 Purchase Date: 8/5/97  
Owner Phone #: (302) 227-3573 Owner e-mail: \_\_\_\_\_

**Agent/Attorney Information**

Agent/Attorney Name: Davis, Bowen & Friedel, Inc., c/o W. Zachary Crouch  
Agent/Attorney Address: 1 Park Avenue  
City Milford State DE Zip: 19963  
Agent/Attorney Phone #: (302) 424-1441 Agent/Attorney e-mail: wzc@dbfinc.com

**Signature of Owner/Agent/Attorney**

Date: \_\_\_\_\_



**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 majority of buildings in the vicinity of this property encroach into the front yard setback to a similar extent as the subject buildings. This is an existing site which will include the renovation of building A and a new building for building B based on the conditions are not fit to renovate. The addition on building C there is greater setback then existing conditions.

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**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.

Based on current building code and Fire Marshal requirements, Building B will need to be replaced which will NOT encroach any further into the front yard based on existing conditions. The request for a variance building A & C are based on existing conditions and renovations. There has been a motel building on the property since at least 1992.

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**3. Not created by the applicant:**

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

There has been a motel building on the property since at least 1992. The developer is reducing the number of units to comply with parking which does not exist and the variances that are being requested are based on current conditions.

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**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 majority of buildings in the vicinity of this property encroach into the front yard setback to a similar extent as the subject buildings.

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**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 proposed encroachments are no greater than those that already exist and have existed for a considerable period of time.

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### Check List for Applications

The following shall be submitted with the application

- Completed Application
- Provide a survey of the property (Variance)
  - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
  - Survey shall show distances from property lines to buildings, stairs, deck, etc.
  - Survey shall be signed and sealed by a Licensed Surveyor.
- Provide a Site Plan or survey of the property (Special Use Exception)
- Provide Fee \$400.00
- Provide written response to criteria for Variance or Special Use Exception (may be on a separate document if not enough room on the form)
- Copy of Receipt (staff)
- Optional - Additional information for the Board to consider (ex. photos, letters from neighbors, etc.)
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearing for the application.

*\*Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application or appeal. Please include the case number when calling about the decision.*

*\*Please be advised that any action taken in reliance of the Board's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.*

The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Board that the standards for granting relief have been met, the appeal / application will be denied.

Signature of Owner/Agent/Attorney

  
\_\_\_\_\_

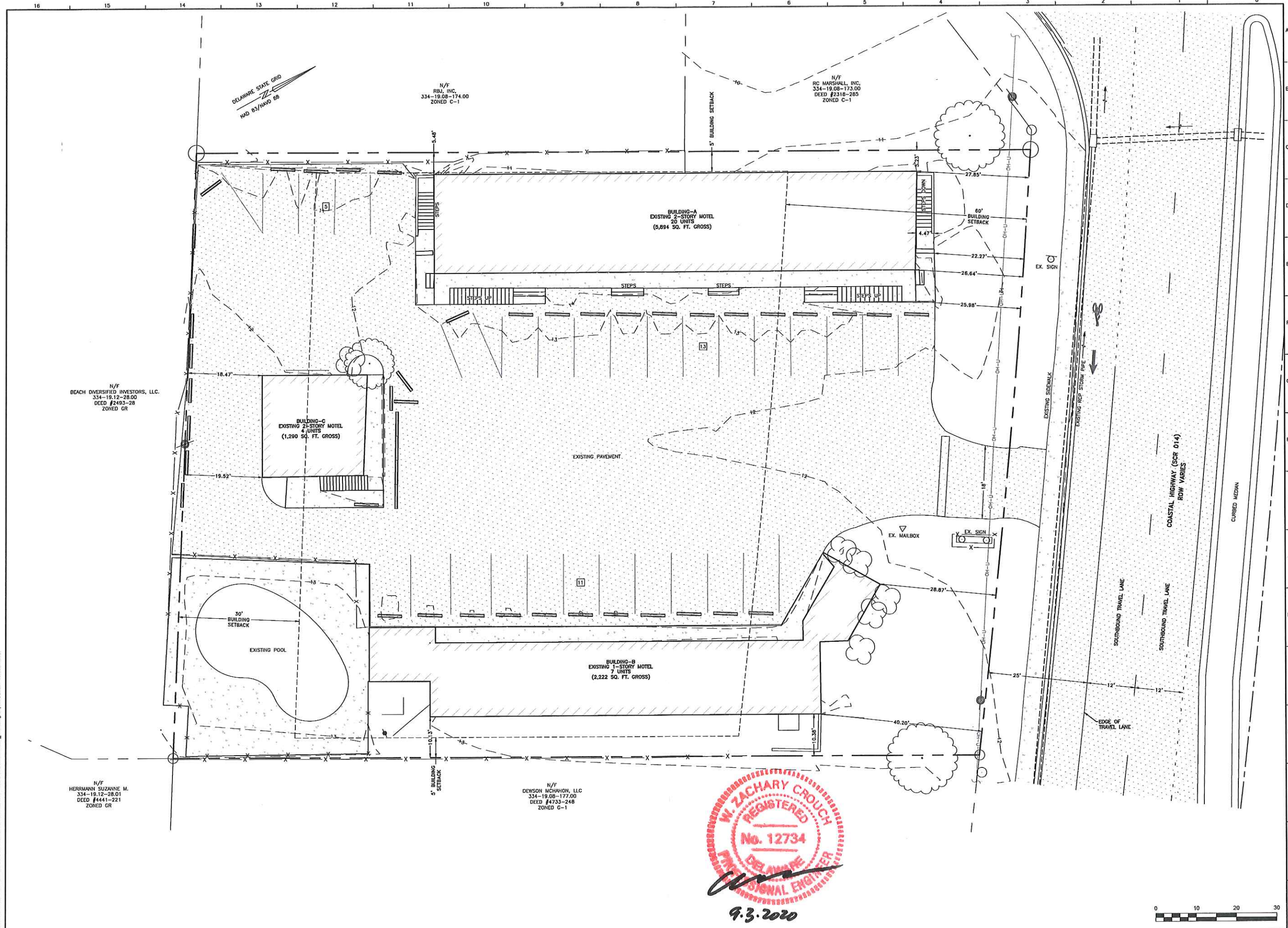
Date: 9.3.2020

For office use only:

Date Submitted: \_\_\_\_\_ Fee: \$400.00 Check #: \_\_\_\_\_  
 Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_  
 Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_ Block#: \_\_\_\_\_  
 Date of Hearing: \_\_\_\_\_ Decision of Board: \_\_\_\_\_

P:\Ocean Atlantic\0818A005 Rehoboth Inn\DESIGN\0818A005 - EX. CONDITION PLAN\_B0A.dwg Sep 03, 2020 - 10:18am scit



N/F  
BEACH DIVERSIFIED INVESTORS, LLC.  
334-19.12-28.00  
DEED #2493-28  
ZONED GR

N/F  
HERRMANN SUZANNE M.  
334-19.12-28.01  
DEED #4441-221  
ZONED GR

N/F  
RBA, INC.  
334-19.08-174.00  
ZONED C-1

N/F  
RC MARSHALL, INC.  
334-19.08-173.00  
DEED #2318-285  
ZONED C-1

N/F  
DEWSON MCHAMON, LLC  
334-19.08-177.00  
DEED #4733-248  
ZONED C-1



9.3.2020



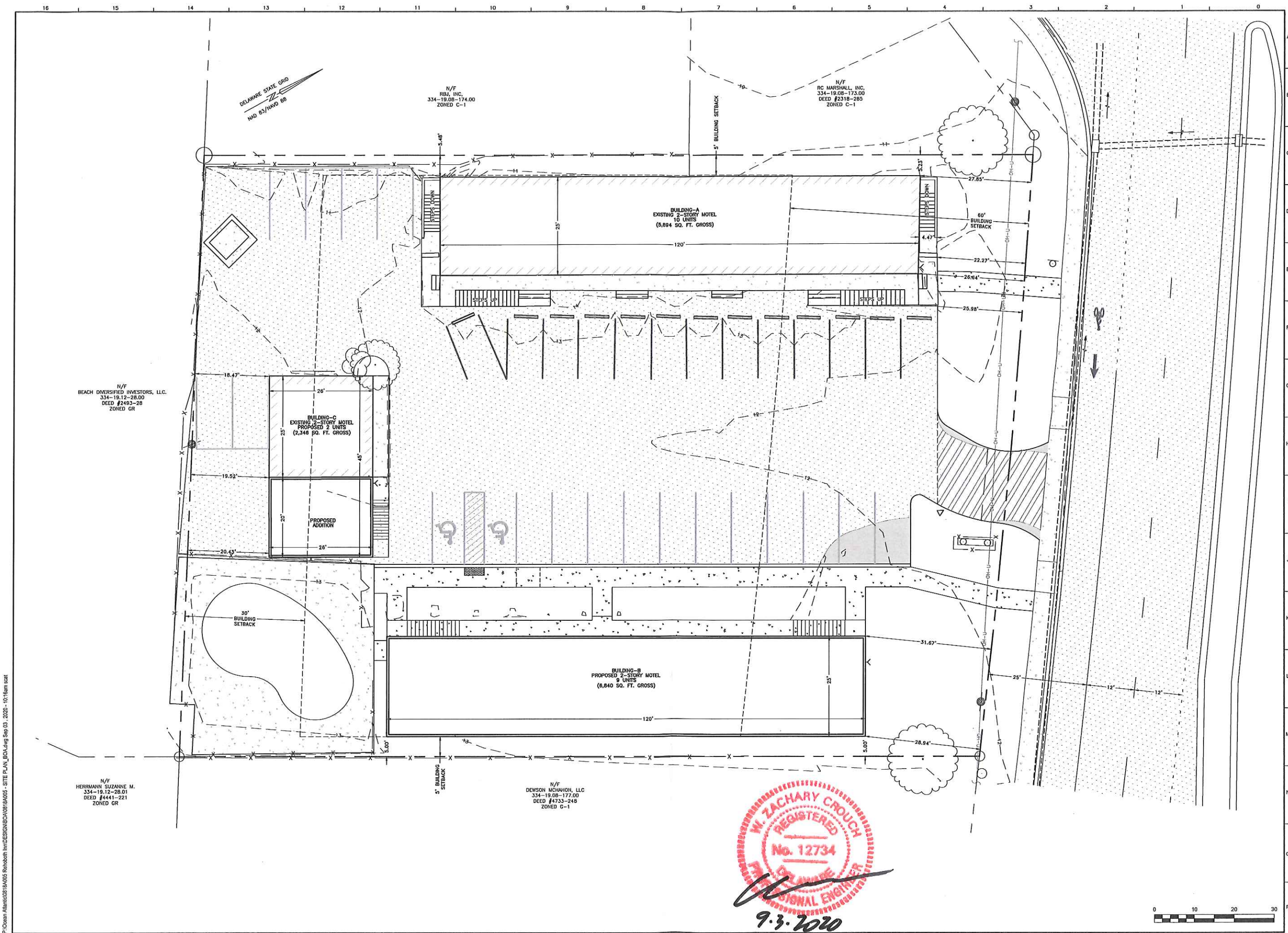
**dbf** DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS ENGINEERS SURVEYORS  
SUSSEX, DELAWARE  
STATE LICENSE NO. 42-141  
NATIONAL BOARD OF STANDARD (NBS) 77-1244

BOARD OF ADJUSTMENT - EXISTING CONDITIONS

**REHOBOTH INN**  
**LEWES - REHOBOTH HUNDRED**  
**SUSSEX COUNTY, DELAWARE**

Date: 9-02-2020  
Scale: 1" = 10'  
Dwn.By: KJK/TPS  
Proj.No.: 0818A005  
Dwg.No.:

**BA-01**



W. ZACHARY CROUCH  
 REGISTERED  
 No. 12734  
 PROFESSIONAL ENGINEER  
 STATE OF DELAWARE

9.3.2020



**DAVIS,  
BOWEN &  
FRIEDEL, INC.** ARCHITECTS ENGINEERS SURVEYORS  
 SALISBURY, MARYLAND (410) 541-9900  
 BALTIMORE, MARYLAND (410) 431-1444  
 WILMINGTON, DELAWARE (302) 424-1444  
 EASTON, MARYLAND (410) 776-7744

**REHOBOTH INN**  
**LEWES - REHOBOTH HUNDRED**  
**SUSSEX COUNTY, DELAWARE**

Date: 9-02-2020  
 Scale: 1" = 10'  
 Dwn. By: KJK/TPS  
 Proj. No.: 0818A005  
 Dwg. No.:

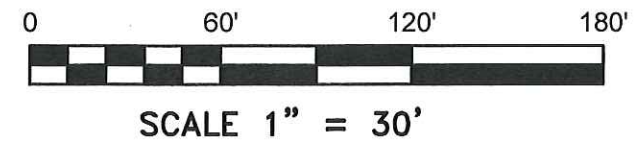
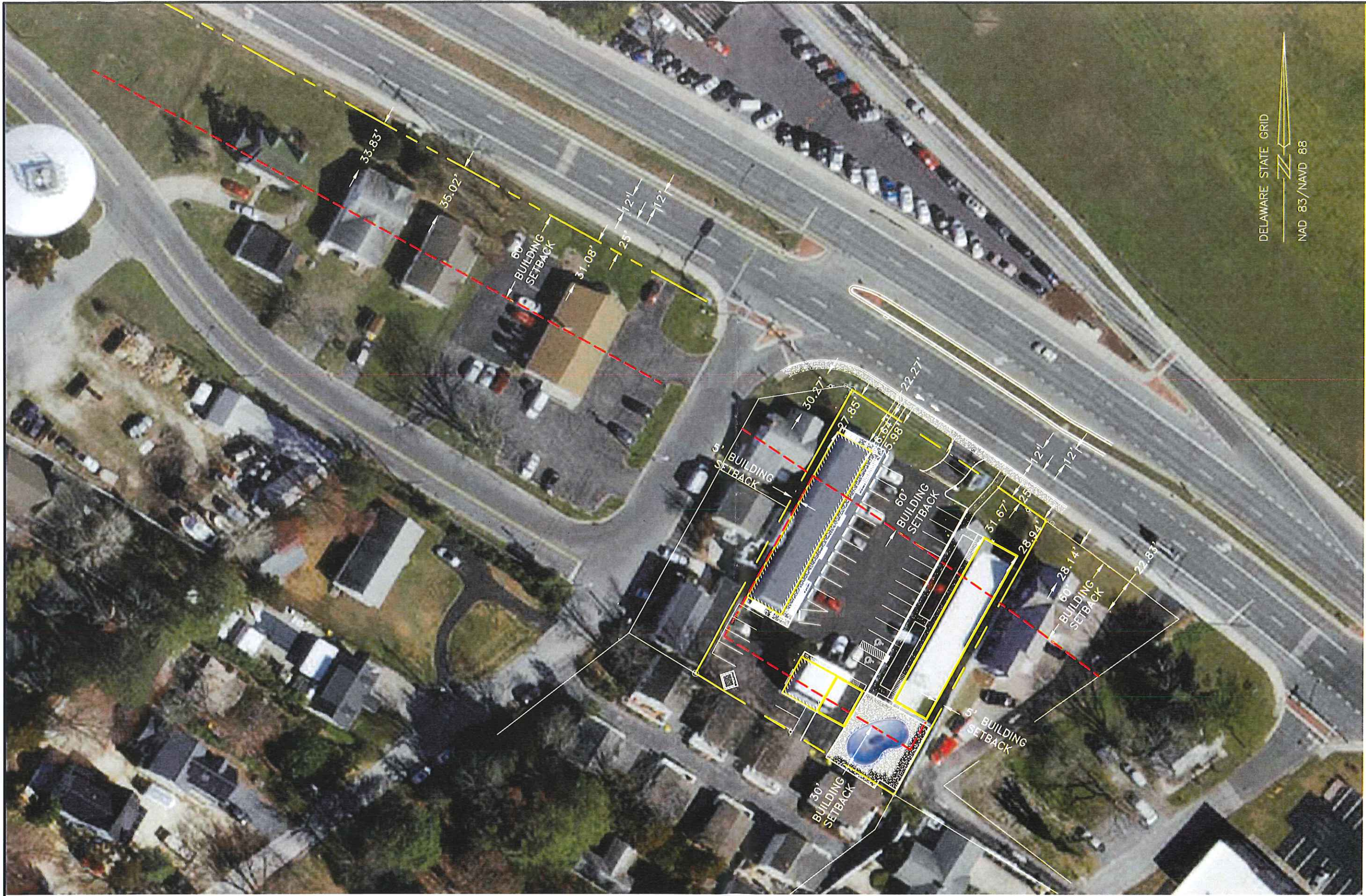
**BA-02**

BOARD OF ADJUSTMENT - PROPOSED SITE PLAN

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P:\Ocean Atlantic\0818A005 Rehoboth Inn\DESIGN\0818A005 - SITE PLAN\_BOL.dwg Sep 03, 2020 - 10:16am scst

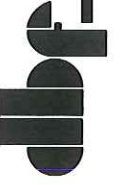




**REHOBOTH INN**  
**LEWES-REHOBOTH HUNDRED**  
**SUSSEX COUNTY, DELAWARE**

Date: 9-2-2020  
 Scale: 1"=60'  
 Dwn.By: KJK/TPS  
 Proj.No.: 0818A005  
 Dwg.No.:

**BA-03**







**DAVIS, BOWEN & FRIEDEL, INC.**  
 ARCHITECTS, ENGINEERS & SURVEYORS  
 SALISBURY, MARYLAND (410) 543-9091  
 MILFORD, DELAWARE (302) 424-1441



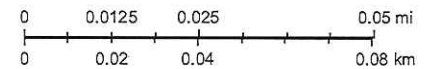
<b>PIN:</b>	334-19.08-176.00
<b>Owner Name</b>	REHOBOTH INN JK LLC
<b>Book</b>	2221
<b>Mailing Address</b>	20184 PHILLIPS ST
<b>City</b>	REHOBOTH BEACH
<b>State</b>	DE
<b>Description</b>	REHOBOTH MANOR
<b>Description 2</b>	LOT 16 17 18
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

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

1:1,128



**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 # 12493  
Hearing Date 11/16/20  
202012154

**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:**

136 White Pine Dr., Millsboro, DE 19966

**Variance/Special Use Exception/Appeal Requested:**

Applicant seeks a 7.2' variance from the side yard setback requirement of 10' for an existing trellis and a 8.7' variance from the side yard setback requirement of 10' for the overhang of the trellis.

**Tax Map #:** 234-23.00-859.00

**Property Zoning:** GR

**Applicant Information**

Applicant Name: Yekaterina Barg  
Applicant Address: c/o Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751  
City Georgetown State DE Zip: 19947  
Applicant Phone #: (302) 855-1260 Applicant e-mail: shannonb@sussexattorney.com

**Owner Information**

Owner Name: Yekaterina Barg  
Owner Address: c/o Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751  
City Georgetown State DE Zip: 19947 Purchase Date: 3/31/17  
Owner Phone #: (302) 855-1260 Owner e-mail: shannonb@sussexattorney.com

**Agent/Attorney Information**

Agent/Attorney Name: Shannon Carmean Burton, Esquire  
Agent/Attorney Address: Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751  
City Georgetown State DE Zip: 19947  
Agent/Attorney Phone #: (302) 855-1260 Agent/Attorney e-mail: shannonb@sussexattorney.com

**Signature of Owner/Agent/Attorney**

Shannon Carmean Burton, Esquire  
Digitally signed by Shannon Carmean Burton, Esquire  
Date: 2020.09.24 14:22:51 -04'00'

Date: 9/30/20



**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.

The property is unique in that it is a narrow rectangular lot located in The Pines at Long Neck Subdivision and consisting of only 7,500 square feet of land. The exceptional practical difficulty is due to such uniqueness and not due to circumstances or conditions generally created by the provisions of the Zoning Code in the neighborhood or district in which the property is located.

---

**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 Code. The purpose of the trellis was to create a natural shaded area for Applicant's children to play. If the trellis must meet setback requirements, its purpose would be defeated. The space would be too small for the children to play and little, if any, shade would be created. A variance is necessary to enable the reasonable use of the property. +

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**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 Applicant. The Applicant had no control over the size of the lot or the house, or the placement of the house. The Applicant engaged a contractor to construct the trellis to create a natural shaded area for her children to play on this unique, undersized lot.

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**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 essential character of the neighborhood or district in which the property is located, nor will it substantially or permanently impair the use or development of adjacent property, or be detrimental to the public welfare. Rather, the adjoining property owner who would be most affected by the variance supports this application and Applicant received permission from the HOA to construct the trellis.

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**5. Minimum variance:**

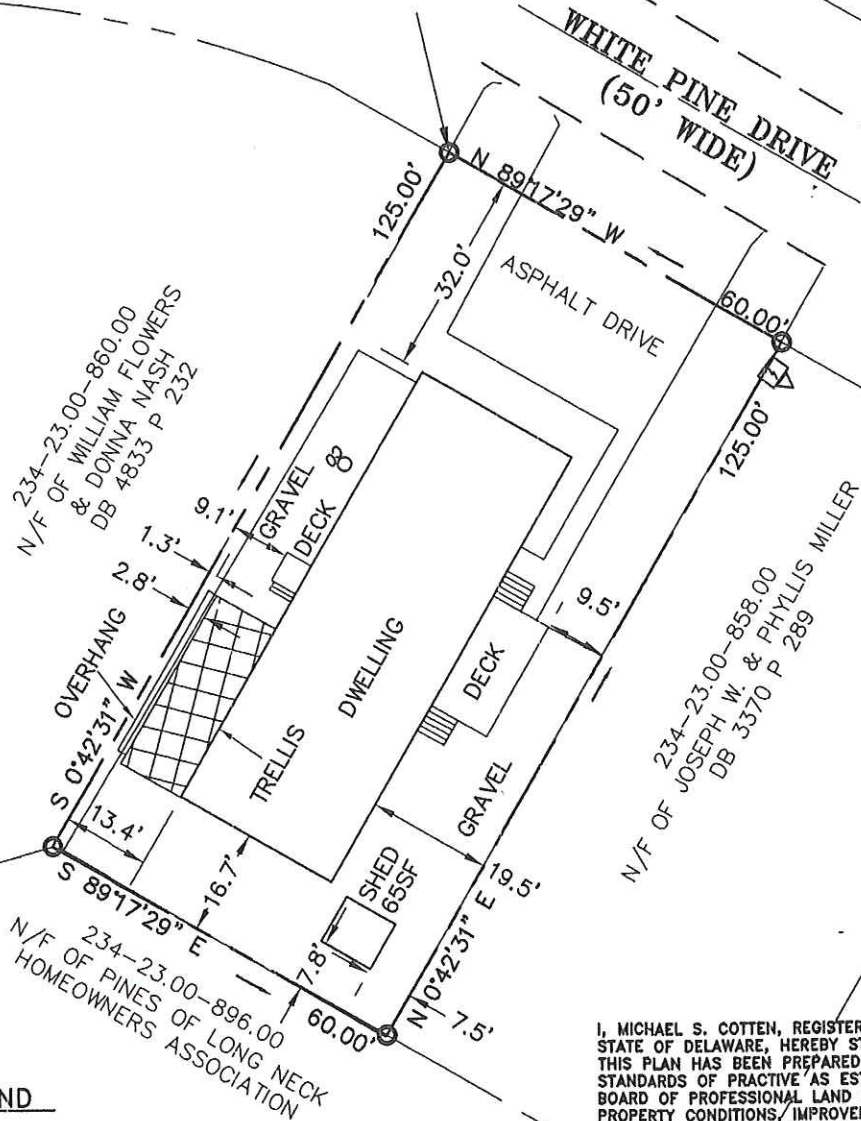
That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The variance represents the minimum variance that will afford relief and represents the least modification possible of the regulation in issue.

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1375'± TO  
INT OF  
NORTHEASTERLY AND  
NORTHWESTERLY ROW  
OF WHITE PINE DRIVE



**LEGEND**

- IRON REBAR FOUND
- PROPERTY LINE
- - - EDGE OF PAVING

I, MICHAEL S. COTTEN, REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OF LEGAL USE.

**NOTES**

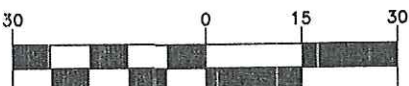
1. TITLE REFERENCED TO DEED BOOK 4687, PAGE 267.
2. "SUBURBAN" SURVEY.
3. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE. NO TITLE SEARCH PROVIDED.
4. THIS SURVEY DOES NOT CERTIFY THE EXISTENCE OR NON EXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS AFFECTING THIS PROPERTY. NO TITLE SEARCH WAS PERFORMED OR PROVIDED.

**BOUNDARY SURVEY**  
FOR YEKATERINA BARG  
LOT 150, PHASE II, THE PINES AT LONG  
NECK SUBDIVISION  
136 WHITE PINE DRIVE  
MILLSBORO DE 19966  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE  
TAX MAP #234-23.00-859.00  
AREA: 7,500±SF OR 0.172±ACRES

**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 CLIENTS 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.



GRAPHIC SCALE  
1 INCH EQUALS 30 FEET

DESIGNED BY: CE	REV:	JOB # 20-378
DRAWN BY: JCD	DATE: 09/08/2020	SHEET 1 OF 1
CHECKED BY: MSC	SCALE: AS-SHOWN	

12339

BK: 4687 PG: 267

TAX MAP AND PARCEL #: 2-34 23.00  
859.00  
PREPARED BY & RETURN TO:  
Haller & Hudson  
101 S. Bedford St.  
P.O. Box 533  
Georgetown, DE 19947  
File No. 10004-KH/

RECEIVED  
APR 03, 2017  
ASSESSMENT DIVISION  
OF SUSSEX COUNTY

**THIS DEED**, made this 31st day of March, 2017,

- BETWEEN -

FRANK A. RICCI, JR. and VIRGINIA A. RICCI, of 233 Cheyenne Drive, Bear, DE 19701, parties of the first part,

- AND -

YEKATERINA BARG, of 804 Longmaid Drive, Reisterstown, MD 21136, as sole owner, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of **One and 00/100 Dollar (\$1.00)**, lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, and her heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

All THAT certain lot, piece and parcel of land, lying and being in Indian River Hundred, Sussex County and State of Delaware, being known and designated as Lot #150, Pines at Long Neck, more fully shown on the subdivision plot of Pines at Long Neck, as recorded with the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware, in Plot Book 56, Page 310, together with any and all improvements located thereon.

NS

NS

BK: 4687 PG: 268

BEING the same land conveyed unto Frank A. Ricci, Jr. and Virginia A. Ricci by deed Pines of Long Neck, Inc. dated August 13, 1993 of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2313 at Page 68.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Consideration:	
County	
State	
Town	
Total	49.00
Received: Teresa C Apr 03, 2017	

WIT [Signature]

[Signature] (SEAL)  
Frank A. Ricci, Jr.

WIT [Signature]

[Signature] (SEAL)  
Virginia A. Ricci

Consideration:	
County	768.75
State	768.75
Town	
Total	1,537.50
Received: Teresa C Apr 03, 2017	

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on March 31, 2017, personally came before me, the subscriber, Frank A. Ricci, Jr. and Virginia A. Ricci, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

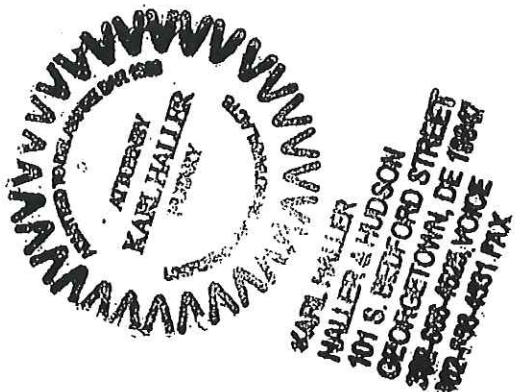
GIVEN under my Hand and Seal of Office the day and year aforesaid.

[Signature]  
Notary Public

KARL HALLER  
HALLER & HUDSON  
101 S. BEDFORD STREET  
GEORGETOWN, DE 19847  
302-858-4525 VOICE  
302-858-4531 FAX

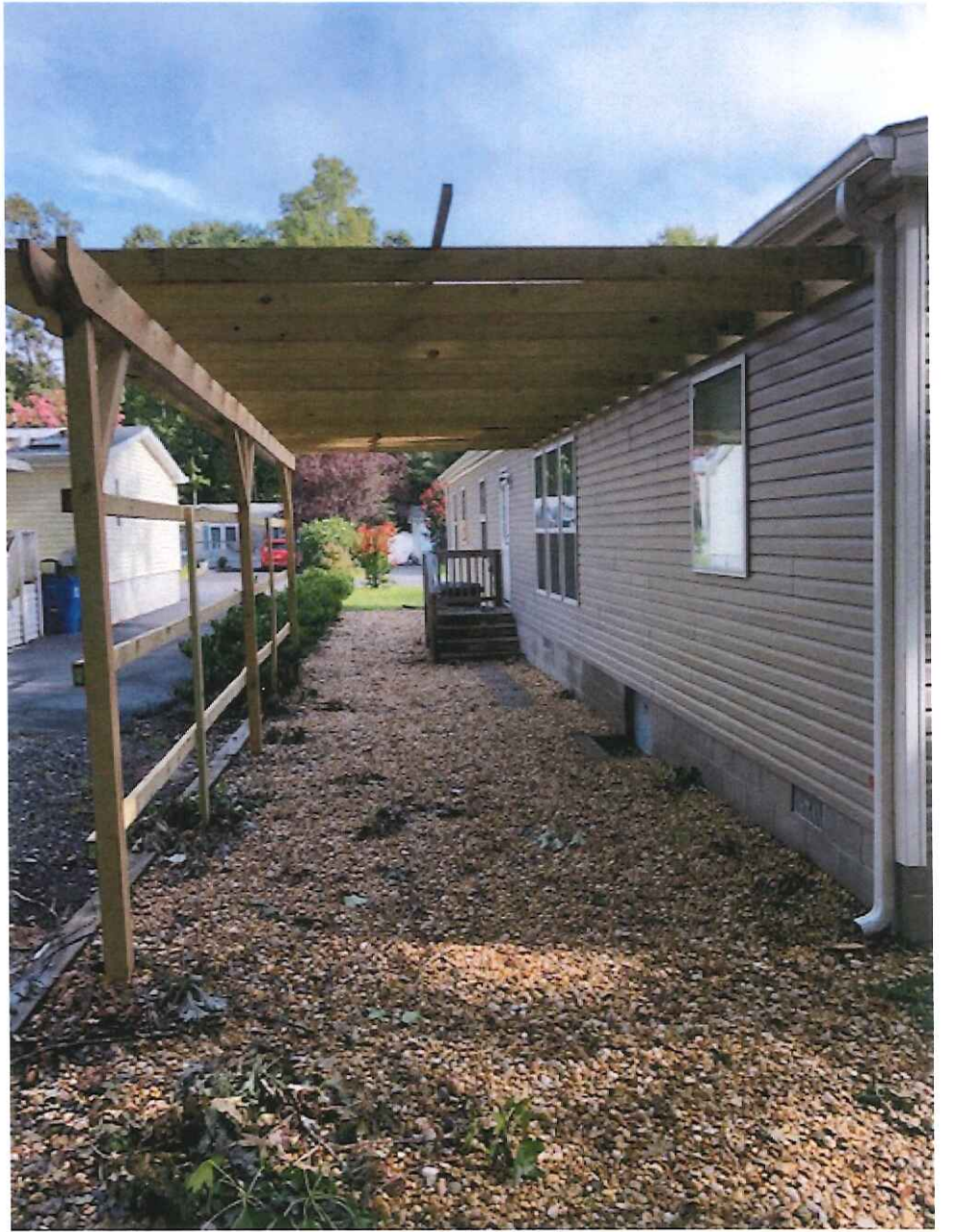
My Commission Expires: MA IS ATTORNEY

BAR NO 56



NOTARIAL OFFICER PURSUANT TO  
29 DEL CODE SECT 4321(3)  
ATTORNEY AT LAW - DELAWARE  
ID #56

Recorder of Deeds  
Scott Dailey  
Apr 03, 2017 10:35A  
Sussex County  
Doc. Surcharge Paid













Sent from my iPhone

**From:** DONNA NASH <dlanash@comcast.net>  
**Date:** August 8, 2020 at 3:58:48 PM EDT  
**To:** "katyabarg@yahoo.com" <katyabarg@yahoo.com>  
**Subject:** 136 White Pine Drive Millsboro De

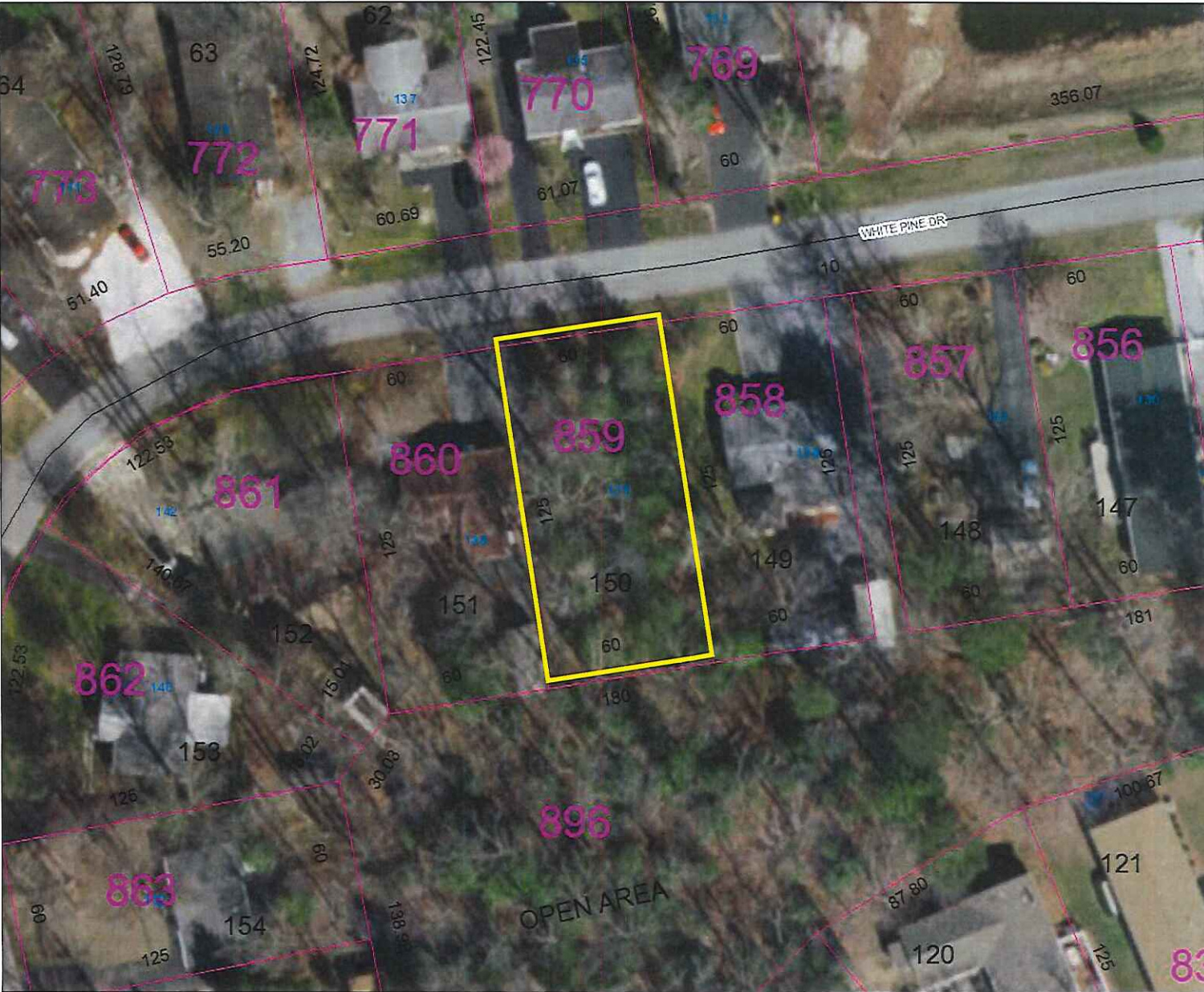
To Whom It May Concern,

My husband and I own the property at 138 White Pine Drive. It has come to our attention that there is an issue with the recently installed pergola at above property. Please be advised we have no issue with the pergola as it does not interfere with our residence at all. If you have any questions please feel free to contact me at 302-584-7857.

Donna L. Nash



# Sussex County

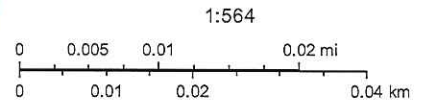


<b>PIN:</b>	234-23.00-859.00
<b>Owner Name</b>	BARG YEKATERINA
<b>Book</b>	4687
<b>Mailing Address</b>	804 LONGMAID DR
<b>City</b>	REISTERSTOWN
<b>State</b>	MD
<b>Description</b>	PINES AT LONG NECK
<b>Description 2</b>	PHASE II LOT 150
<b>Description 3</b>	T#55597
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

  - Override 1
- Tax Parcels
- 142 911 Address
- Streets
- County Boundaries



**SUSSEX COUNTY  
BOARD OF ADJUSTMENT  
Case No. 12493**

**DOCUMENT SUBMISSION  
OF**

**YEKATERINA BARG**

**136 White Pine Drive**

**Millsboro DE 19966**

**TMP: 234-23.00-859.00**

**November 16, 2020**

**Shannon Carmean Burton, Esquire  
Sergovic Carmean Weidman McCartney & Owens, P.A.  
25 Chestnut Street  
P.O. Box 751  
Georgetown, DE 19947  
(302) 855-1260**

**Yekaterina Barg  
Case No. 12493  
November 16, 2020**

**Exhibits**

**Description**

- |   |  |
|---|--|
| 1 | Variance Application dated September 30, 2020 (without exhibits) |
| 2 | Deed dated March 31, 2017 (Book 4687, page 267)                  |
| 3 | Survey dated September 8, 2020                                   |
| 4 | Letter of no objection   |
| 5 | Photos of the property   |
| 6 | Tax Map Overlay  |



# Exhibit 1

RECEIVED

SEP 30 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 # 12493  
Hearing Date 11/16/2020

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:

136 White Pine Dr., Millsboro, DE 19966

Variance/Special Use Exception/Appeal Requested:

Applicant seeks a 7.2' variance from the side yard setback requirement of 10' for an existing trellis and a 8.7' variance from the side yard setback requirement of 10' for the overhang of the trellis.

Tax Map #: 234-23.00-859.00

Property Zoning: GR

**Applicant Information**

Applicant Name: Yekaterina Barg

Applicant Address: c/o Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751

City Georgetown State DE Zip: 19947

Applicant Phone #: (302) 855-1260 Applicant e-mail: shannonb@sussexattorney.com

**Owner Information**

Owner Name: Yekaterina Barg

Owner Address: c/o Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751

City Georgetown State DE Zip: 19947 Purchase Date: 3/31/17

Owner Phone #: (302) 855-1260 Owner e-mail: shannonb@sussexattorney.com

**Agent/Attorney Information**

Agent/Attorney Name: Shannon Carmean Burton, Esquire

Agent/Attorney Address: Sergovic Carmean Weidman McCartney & Owens, P.A., PO Box 751

City Georgetown State DE Zip: 19947

Agent/Attorney Phone #: (302) 855-1260 Agent/Attorney e-mail: shannonb@sussexattorney.com

**Signature of Owner/Agent/Attorney**

Shannon Carmean Burton, Esquire  
Digitally signed by Shannon Carmean Burton, Esquire  
Date: 2020.09.24 14:22:51 -04'00'

Date: 9/30/20



**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.

The property is unique in that it is a narrow rectangular lot located in The Pines at Long Neck Subdivision and consisting of only 7,500 square feet of land. The exceptional practical difficulty is due to such uniqueness and not due to circumstances or conditions generally created by the provisions of the Zoning Code in the neighborhood or district in which the property is located.

---

**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 Code. The purpose of the trellis was to create a natural shaded area for Applicant's children to play. If the trellis must meet setback requirements, its purpose would be defeated. The space would be too small for the children to play and little, if any, shade would be created. A variance is 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 exceptional practical difficulty has not been created by the Applicant. The Applicant had no control over the size of the lot or the house, or the placement of the house. The Applicant engaged a contractor to construct the trellis to create a natural shaded area for her children to play on this unique, undersized lot.

---

**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 essential character of the neighborhood or district in which the property is located, nor will it substantially or permanently impair the use or development of adjacent property, or be detrimental to the public welfare. Rather, the adjoining property owner who would be most affected by the variance supports this application and Applicant received permission from the HOA to construct the trellis.

---

**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 represents the minimum variance that will afford relief and represents the least modification possible of the regulation in issue.

---

**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.

---

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)

---

### Check List for Applications

The following shall be submitted with the application

- Completed Application
- Provide a survey of the property (Variance)
  - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
  - Survey shall show distances from property lines to buildings, stairs, deck, etc.
  - Survey shall be signed and sealed by a Licensed Surveyor.
- Provide a Site Plan or survey of the property (Special Use Exception)
- Provide Fee \$400.00
- Provide written response to criteria for Variance or Special Use Exception (may be on a separate document if not enough room on the form)
- Copy of Receipt (staff)
- Optional - Additional information for the Board to consider (ex. photos, letters from neighbors, etc.)
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearing for the application.

*\*Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application or appeal. Please include the case number when calling about the decision.*

*\*Please be advised that any action taken in reliance of the Board's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.*

The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Board that the standards for granting relief have been met, the appeal / application will be denied.

Signature of Owner/Agent/Attorney

Shannon Carmean Burton, Digitally signed by Shannon Carmean Burton, Esquire  
Date: 2020.09.24 14:22:40 -04'00'

Date: 9/30/20

For office use only:

Date Submitted: \_\_\_\_\_ Fee: \$400.00 Check #: \_\_\_\_\_  
 Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_  
 Location of property: \_\_\_\_\_  
 \_\_\_\_\_  
 Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_ Block#: \_\_\_\_\_  
 Date of Hearing: \_\_\_\_\_ Decision of Board: \_\_\_\_\_

# Exhibit 2

12339

BK: 4687 PG: 267

TAX MAP AND PARCEL #: 2-34 23.00  
859.00

PREPARED BY & RETURN TO:  
Haller & Hudson  
101 S. Bedford St.  
P.O. Box 533  
Georgetown, DE 19947  
File No. 10004-KH/

RECEIVED  
APR 03, 2017  
ASSESSMENT DIVISION  
OF SUSSEX COUNTY

**THIS DEED**, made this 31st day of March, 2017,

- BETWEEN -

FRANK A. RICCI, JR. and VIRGINIA A. RICCI, of 233 Cheyenne Drive, Bear, DE 19701, parties of the first part,

- AND -

YEKATERINA BARG, of 804 Longmaid Drive, Reisterstown, MD 21136, as sole owner, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of **One and 00/100 Dollar (\$1.00)**, lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, and her heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

All THAT certain lot, piece and parcel of land, lying and being in Indian River Hundred, Sussex County and State of Delaware, being known and designated as Lot #150, Pines at Long Neck, more fully shown on the subdivision plot of Pines at Long Neck, as recorded with the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware, in Plot Book 56, Page 310, together with any and all improvements located thereon.

NS

NS

1

BK: 4687 PG: 268

BEING the same land conveyed unto Frank A. Ricci, Jr. and Virginia A. Ricci by deed Pines of Long Neck, Inc. dated August 13, 1993 of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2313 at Page 68.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of:

<del>Consideration:</del>	
County	
State	
Town	Total 49.00
Received: Teresa C Apr 03, 2017	

WIT [Signature]

Frank A. Ricci, Jr. (SEAL)  
Frank A. Ricci, Jr.

WIT [Signature]

Virginia A. Ricci (SEAL)  
Virginia A. Ricci

<del>Consideration:</del>	
County	768.75
State	768.75
Town	Total 1,537.50
Received: Teresa C Apr 03, 2017	

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on March 31, 2017, personally came before me, the subscriber, Frank A. Ricci, Jr. and Virginia A. Ricci, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

[Signature]

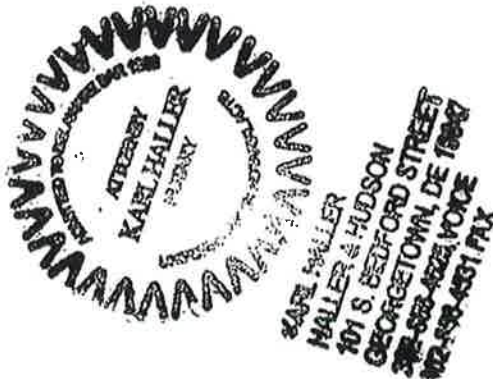
KARL HALLER  
HALLER & HUDSON  
101 S. BEDFORD STREET  
GEORGETOWN, DE 19947  
302-858-4525 VOICE  
302-858-4531 FAX

Notary Public

My Commission Expires:

MA IS ATTORNEY

BAR NO 56



NOTARIAL OFFICER PURSUANT TO DEL. CODE, SECT. 1329(j) AT-LAW - DELAWARE ID #56

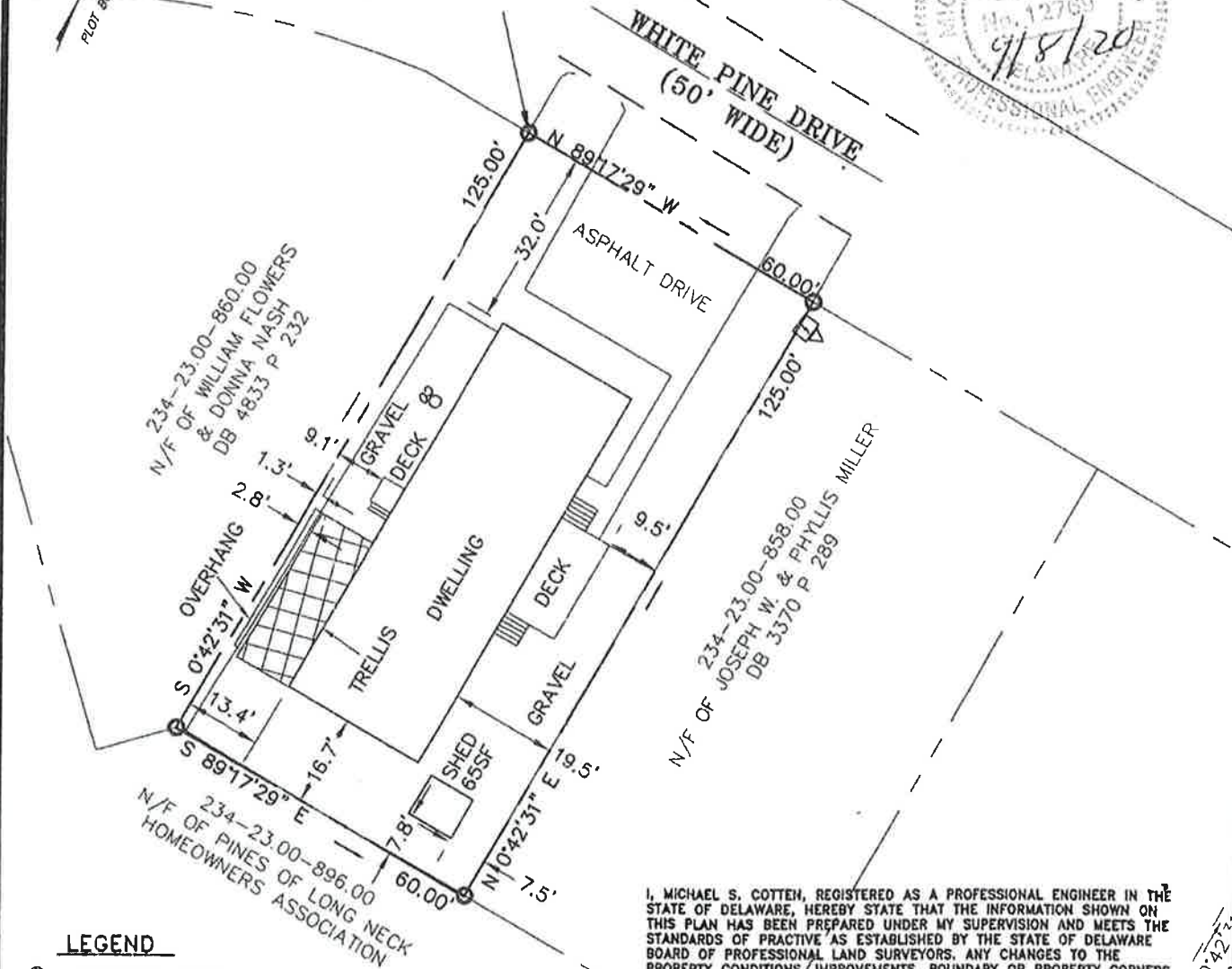
Recorder of Deeds  
Scott Dailey  
Apr 03, 2017 10:35A  
Sussex County  
Doc. Surcharge Paid



# Exhibit 3

PLOT BOOK 54, PAGE 124

1375'± TO  
INT OF  
NORTHEASTERLY AND  
NORTHWESTERLY ROW  
OF WHITE PINE DRIVE



**LEGEND**

- IRON REBAR FOUND
- PROPERTY LINE
- - - EDGE OF PAVING

I, MICHAEL S. COTTEN, REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OF LEGAL USE.

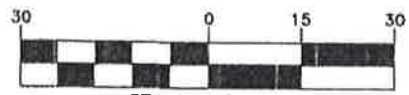
**NOTES**

1. TITLE REFERENCED TO DEED BOOK 4687, PAGE 267.
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. THIS SURVEY DOES NOT CERTIFY THE EXISTENCE OR NON EXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS AFFECTING THIS PROPERTY. NO TITLE SEARCH WAS PERFORMED OR PROVIDED.

**BOUNDARY SURVEY  
FOR YEKATERINA BARG  
LOT 150, PHASE II, THE PINES AT LONG  
NECK SUBDIVISION  
136 WHITE PINE DRIVE  
MILLSBORO DE 19966  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE  
TAX MAP #234-23.00-859.00  
AREA: 7,500±SF OR 0.172±ACRES**

**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 CLIENTS 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 # 20-378
DRAWN BY: JCD	DATE: 09/08/2020	SHEET 1 OF 1
CHECKED BY: MSC	SCALE: AS-SHOWN	

# Exhibit 4

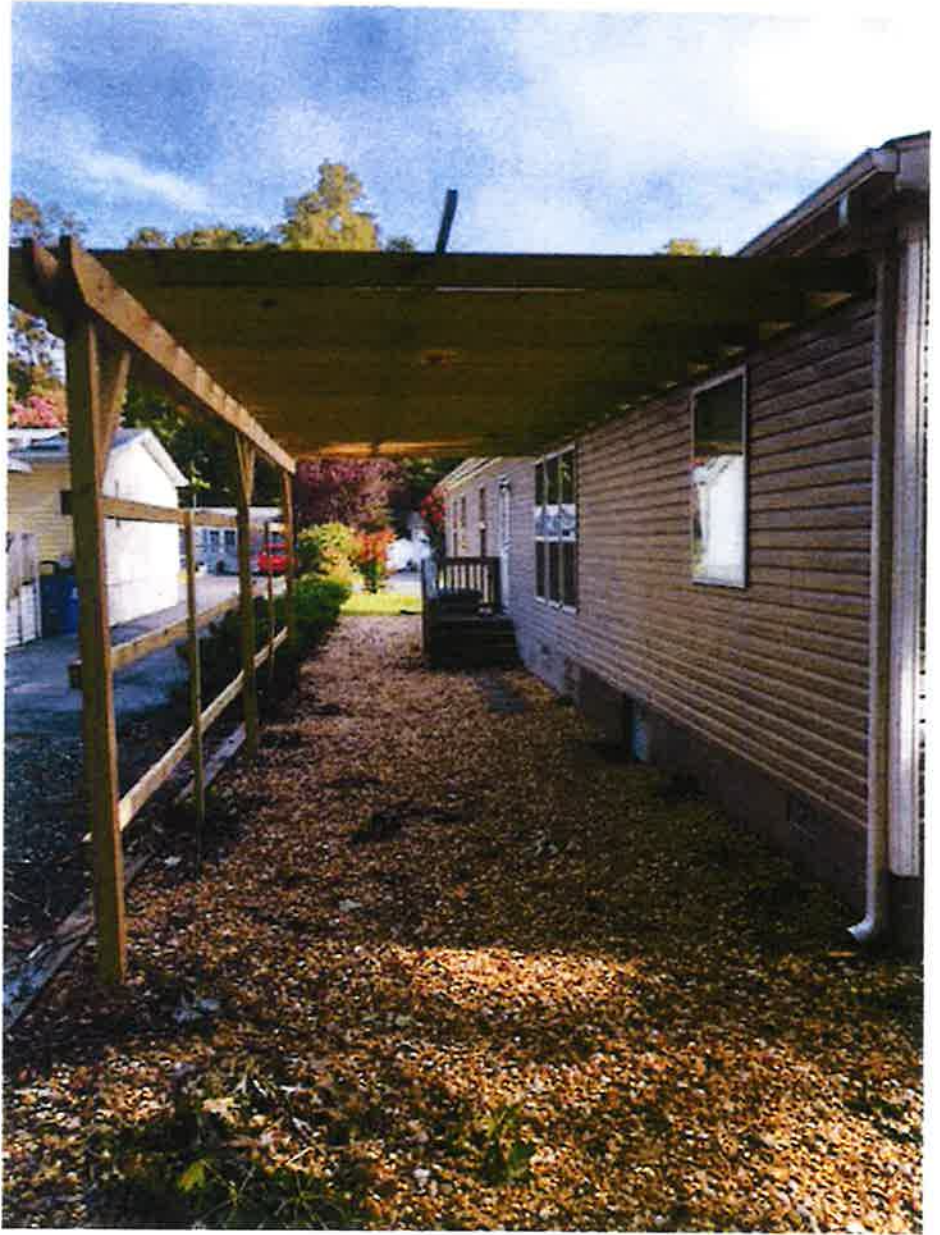
**From:** DONNA NASH <dlanash@comcast.net>  
**Date:** August 8, 2020 at 3:58:48 PM EDT  
**To:** "[katyabarg@yahoo.com](mailto:katyabarg@yahoo.com)" <[katyabarg@yahoo.com](mailto:katyabarg@yahoo.com)>  
**Subject:** 136 White Pine Drive Millsboro De

To Whom It May Concern,

My husband and I own the property at 138 White Pine Drive. It has come to our attention that there is an issue with the recently installed pergola at above property. Please be advised we have no issue with the pergola as it does not interfere with our residence at all. If you have any questions please feel free to contact me at 302-584-7857.

Donna L. Nash

# Exhibit 5













Sent from my iPhone

# Exhibit 6



# Sussex County

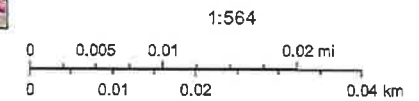


<b>PIN:</b>	234-23.00-859.00
<b>Owner Name</b>	BARG YEKATERINA
<b>Book</b>	4687
<b>Mailing Address</b>	804 LONGMAID DR
<b>City</b>	REISTERSTOWN
<b>State</b>	MD
<b>Description</b>	PINES AT LONG NECK
<b>Description 2</b>	PHASE II LOT 150
<b>Description 3</b>	T#55597
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

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



**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 # 12464  
Hearing Date Aug 17  
202005405

RECEIVED

MAY 26 2020

SUSSEX COUNTY  
PLANNING & ZONING

**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  
115-185

**Site Address of Variance/Special Use Exception:**

30430 Cedar Neck Road, Ocean View, DE 19970

**Variance/Special Use Exception/Appeal Requested:**

Side yard variance request in the amount of 7.5' for the placement of a 6,720 S.F. pole barn (32' x 210') from the side yard setback requirements of Sussex County Zoning Code Section 115-42 and 115-74. The parcel is subject to split zoning with part of the proposed pole barn in B1 and part in GR. The pole barn is proposed for storage for the Applicant's general contracting business.

**Tax Map #:** 134-9.00-67.00

**Property Zoning:** GR/B1

**Applicant Information**

Applicant Name: Coastal Services, LLC  
Applicant Address: 30430 Cedar Neck Road  
City Ocean View State DE Zip: 19970  
Applicant Phone #: (302) 616-2906 Applicant e-mail: gelliott18@aol.com; nicole@coastalservices.com

**Owner Information**

Owner Name: Coastal Properties, LLC  
Owner Address: 30430 Cedar Neck Road  
City Ocean View State DE Zip: 19970 Purchase Date: \_\_\_\_\_  
Owner Phone #: (302) 616-2906 Owner e-mail: gelliott18@aol.com; nicole@coastalservices.com

**Agent/Attorney Information**

Agent/Attorney Name: Mackenzie M. Peet, Esq.  
Agent/Attorney Address: 323E Rehoboth Avenue  
City Rehoboth Beach State DE Zip: 19971  
Agent/Attorney Phone #: (302) 227-1314 Agent/Attorney e-mail: mackenzie@tunnellraysor.com

**Signature of Owner/Agent/Attorney**

Mackenzie M Peet

Date: 5/22/20



**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.

See attached.

---

**2. Cannot otherwise be developed:**

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

See attached.

---

**3. Not created by the applicant:**

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

See attached.

---

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

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

See attached.

---

**5. Minimum variance:**

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

See attached.

---

# **Coastal Services, LLC Application Attachment**

## **TMP 134-9.00-67.00**

### **Background**

Family owned and operated for 25 years, Coastal Services, LLC is a full-service general contracting business, handling everything from plumbing, HVAC, and electrical work to renovations and power washing.

The Applicant proposes the pole barn construction on the Property to provide storage for Coastal Services, LLC. This proposed pole barn will improve the site aesthetically because any items now stored out in the open will be stored in the pole barn subject to approval of the variance by the Board of Adjustment. The pole barn is proposed in this location as a result of existing conditions on the Property. Additionally, the pole barn's proposed location allows for greater accessibility so that the Applicant's employees can move stored trade equipment in and out of the pole barn.

#### **1. Uniqueness of Property**

The Property is unique, as a five-sided irregularly shaped lot with split zoning. The East side of the property fronting Cedar Neck Road is zoned B1 Neighborhood Business District with a side yard setback requirement of five (5) feet. The West side of the property bordering the lands of Colleen & Kevin Sagers is zoned GR Residential District with a side yard setback requirement of ten (10) feet. There are unique conditions on the site including existing parking locations for employees and patrons as well as existing storage sites restricting the placement of the pole barn to the location proposed on the survey.

#### **2. Cannot otherwise be developed**

As a result of the uniqueness of the lot and the current conditions on the site including the existing parking and storage sites, the pole barn can only be located in the proposed location. To allow for accessibility to and from the pole barn the structure is being proposed 2.5 feet from the side yard, as shown on the survey.

#### **3. Not created by the applicant**

The Property's unique existing conditions existed prior to the Applicant's purchase of the property.

**Coastal Services, LLC Application Attachment  
TMP 134-9.00-67.00**

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

The Property is zoned GR and B1 with similar surrounding uses. The surrounding neighbors are in favor of the proposed pole barn, especially considering that the pole barn will improve the aesthetics of the Property as any items now stored out in the open will be stored in the pole barn subject to approval of the variance. Please see Exhibit F for evidence of neighbor's support of the proposed pole barn.

**5. Minimum Variance**

The Applicant seeks the minimum variance required. As discussed, the pole barn needs to be located in this location to allow the Applicant's employees to access the pole barn in effort to store items and remove items associated with the business.



**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.

N/A

---

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)

N/A

---

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

N/A

---

## Planning & Zoning Project Contact List

### Applicant Information

Applicant Name: Coastal Services, LLC  
Applicant Address: 30430 Cedar Neck Road  
City: Ocean View State: DE Zip: 19971  
Phone #: (302) 616-2906 E-mail: gelliott18@aol.com; nicole@coastalservicesllc.net

### Owner Information

Owner Name: Coastal Properties, LLC  
Owner Address: 30430 Cedar Neck Road  
City: Ocean View State: DE Zip: 19970  
Phone #: (302) 616-2906 E-mail: gelliott18@aol.com; nicole@coastalservicesllc.net

### Engineer/Surveyor Information

Engineer/Surveyor Name: Bradley Absher of True North  
Engineer/Surveyor Address: 11B Atlantic Avenue, Suite 202  
City: Ocean View State: DE Zip: 19970  
Phone #: (302) 529-2488 E-mail: \_\_\_\_\_

### Agent/Attorney Information

Agent/Attorney Name: Mackenzie Peet, Esq.  
Agent/Attorney Address: 323E Rehoboth Avenue  
City: Rehoboth Beach State: DE Zip: 19971  
Phone #: (302) 227-1314 E-mail: mackenzie@tunnellraysor.com

### Other

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_



# Mailing List Application Form

For Applications requiring a Public Hearing in Sussex County

Please fill out this form and return it with your application. As a part of your application a Public Hearing is required. The property owners within 200' of the site of the application will be notified. Staff will notify the property owners.

## Application Information:

Site Address: 30430 Cedar Neck Road  
Ocean View, DE 19970  
Parcel #: 134-9.00-67.00

Site Address: \_\_\_\_\_  
\_\_\_\_\_  
Parcel #: \_\_\_\_\_

Applicant Name: Coastal Services, LLC  
Owner Name: Coastal Properties, LLC

## Type of Application:

Conditional Use:   
Change of Zone:   
Subdivision:   
Board of Adjustment:

Date Submitted: \_\_\_\_\_

## For office use only:

Date of Public Hearing: \_\_\_\_\_  
File #: \_\_\_\_\_  
Date list created: \_\_\_\_\_ List created by: \_\_\_\_\_  
Date letters mailed: \_\_\_\_\_ Letters sent by: \_\_\_\_\_

EXHIBIT A

Deed

LAW OFFICES

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**T**UNNELL  
& **R**AYSOR, P.A.

PARID: 134-9.00-67.00  
COASTAL PROPERTIES LLC

ROLL: RP

**Property Information**

---

Property Location:

Unit:  
City:  
State:  
Zip:

Class:	RES-Residential
Use Code (LUC):	RS-RESIDENTIAL SINGLE FAMILY
Town	00-None
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	84-Millville
Deeded Acres:	
Frontage:	143
Depth:	180.000
Irr Lot:	
Zoning 1:	B-1-NEIGHBORHOOD BUSINESS
Zoning 2:	-
Plot Book Page:	/PB
100% Land Value:	\$7,600
100% Improvement Value	\$19,700
100% Total Value	\$27,300

**Legal**

---

Legal Description	W/OCEAN VIEW QUILLENS PT RD 2 LOTS
-------------------	--

**Owners**

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Owner	Co-owner	Address	City	State	Zip
COASTAL PROPERTIES LLC		30430 CEDAR NECK RD	OCEAN VIEW	DE	19970

Document# 201900008233 BK: 5026 PG: 325  
Recorder of Deeds, Scott Dailey On 3/13/2019 at 8:37:39 AM Sussex County, DE  
Consideration: \$0.00 County/Town: \$0.00 State: \$0.00 Total: \$0.00  
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX MAP # 1-34-9.00-P/O 59.12  
and 67.00

PREPARED BY & RETURN TO:  
D. Stephen Parsons, P.A.  
118 Atlantic Ave. #401  
PO Box 480  
Ocean View, DE 19970  
File No. 35563/KE

**THIS DEED**, made this 6<sup>TH</sup> day of March, 2019,

- BETWEEN -

**COASTAL PROPERTIES, LLC**, of 30430 Cedar Neck Road, Ocean View, DE 19970,, parties of the first part,

- AND -

**COASTAL PROPERTIES, LLC**, of 30430 Cedar Neck Road, Ocean View, DE 19970, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of ONE DOLLAR and 00/100 (\$1.00) and other valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part:

ALL that certain lot, piece or parcel of land, lying and being situate in Baltimore Hundred, Sussex County, State of Delaware as shown on a survey plot entitled Boundary Survey Plan For Coastal Properties, LLC, as prepared by True North Land Surveying, dated January 8, 2019 and recorded in the Office of the Recorder of Deeds, at Georgetown, Delaware in Plot Book 277, Page 64 and being more particularly described as follows, to wit:

BEGINNING at a utility pole situate on the westerly right-of-way of Cedar Neck Road, said utility pole being a corner of these lands and lands N/F of Horace A. Sagers Subdivision; thence by and with said westerly right-of-way of Cedar Neck Road, S03°13'42"W, 143.19' to a PK nail being a corner of these lands and lands N/F of Norman E. & Eleanor W. Justice, Trustees; thence by and with said lands N/F of Norman E. & Eleanor W. Justice, Trustees, the following

Document# 201900008233 BK: 5026 PG: 326

Recorder of Deeds, Scott Dailey On 3/13/2019 at 8:37:39 AM Sussex County, DE

Doc Surcharge Paid

two courses and distances, N72°02'18"W, 186.62' to an iron pipe; thence N89°08'24"W, 204.77' to an iron rod being a corner of these lands, lands N/F of Norman E. & Eleanor W. Justice, Trustees and a point on line of lands N/F of Colleen F & Kevin W. Sagers; thence by and with lands N/F of Colleen F. & Kevin W. Sagers, N17°35'33"E. 145.00' to an iron pipe being a corner of these lands, Parcel B and a point on line of lands N/F of Colleen F. and Kevin W. Sagers; thence by and with Parcel B, the following two courses and distances, S80°45'28"E, 164.91' to an iron pipe; thence S80°54'41"E, 186.07' to the point and place of beginning, said to contain 1.08 acres of land, more or less.

SUBJECT TO an Agreement between Helen E. Justice and Horace G. Clampffer, etux, dated July 2, 1970, or record in the Office of the Recorder of Deeds, at Georgetown, Delaware in Deed Book 656, Page 985, regarding the following privileges: "Use of an area in PINEY POINT ACRES LAGOON of an area for a boat, having approximately twenty (20) feet of frontage on the bulkhead, marked as Nos. 15 and 16, and extending out perpendicular to the bulkhead for a distance of not more than eighteen (18) feet.....the right to use in common with the owners of other lots in PINEY POINT ACRES and lot owners from other lands of grantor, a seven (7) foot walkway along the bulkhead and between the bulkhead and the adjacent line of lots along the lagoon. No automobiles shall be allowed on said walkway, nor on 15 foot right-of-way along the lagoon.

SUBJECT TO any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

BEING the same lands as conveyed unto Coastal Properties, LLC by Deed of James Gregory Martin, dated October 9, 2017 and recorded in the Office of the Recorder of Deeds, at Georgetown, Delaware in Deed Book 4785, Page 136 as to 23,495 square feet of land; and the same lands as conveyed unto Coastal Properties, LLC by Deed of Norman E. Justice, Trustee Under Revocable Trust Agreement of Norman E. Justice Dated 9/18/97, as amended, and Norman E. Justice as Substitute Trustee Under Revocable Trust Agreement of Eleanor W. Justice, Dated 9/18/97, dated March 6, 2019 and recorded in the Office of the Recorder of Deeds, at Georgetown, Delaware in Deed Book 5026 Page -322 .

Document# 201900008233 BK: 5026 PG: 327  
Recorder of Deeds, Scott Dailey On 3/13/2019 at 8:37:39 AM Sussex County, DE  
Doc Surcharge Paid

IN WITNESS WHEREOF, the parties of the first part have hereunto set Hand and Seal the day and year witnessed below.

Witness Key Emery  
Witness Key Emery

x George Elliott (SEAL)  
George Elliott, Member

x Nicole Peterdozzi (SEAL)  
Nicole Peterdozzi, Member

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 6<sup>th</sup> day of March, A.D. 2019, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, George Elliott and Nicole Peterdozzi, Members of the Coastal Properties, LLC, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

Given under my Hand and Seal of office the day and year aforesaid.

MANAEN S. ROBINSON, IV  
Notary Public

MANAEN S. ROBINSON, IV, ESQ.  
ATTORNEY AT LAW-DELAWARE  
NOTARY PURSUANT TO  
29 DEL. C., SEC. 4323(a)(3)



EXHIBIT B

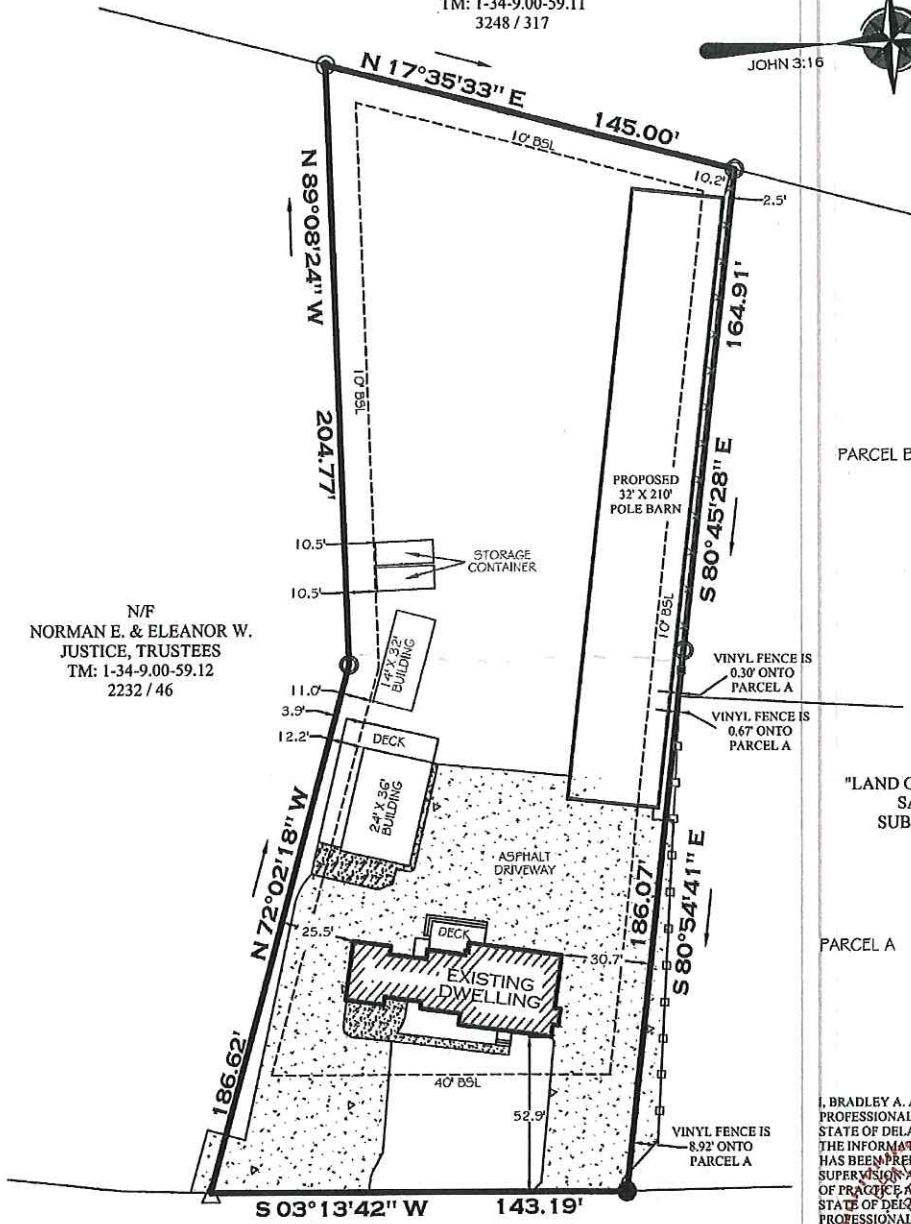
Survey

LAW OFFICES

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**T**UNNELL  
& **R**AYSOR, P.A.

N/F  
COLLEEN F. & KEVIN W. SAGERS  
TM: 1-34-9.00-59.11  
3248 / 317



N/F  
NORMAN E. & ELEANOR W.  
JUSTICE, TRUSTEES  
TM: 1-34-9.00-59.12  
2232 / 46

PARCEL B

"LAND OF HORACE A.  
SAGERS"  
SUBDIVISION

PARCEL A

I, BRADLEY A. ABSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL REQUIRE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

*Bradley A. Absher*  
BRADLEY A. ABSHER, DE PLS # 735  
DATE 5.6.2020

**NOTES**

1. CLASSIFICATION OF SURVEY: SUBURBAN
2. ZONE: B1
3. BUILDING SETBACK LINES (BSL)
  - FRONT 40'
  - SIDE 10'
  - REAR 10'

ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.

4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

**CEDAR NECK ROAD**

TAX MAP	1-34 - 9.00 - 67.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	1.08 ACRES ±
DEED REF.	4785 / 136
PLAT REF.	DB, 1665 / 199
DRAWN BY	JJZ
DATE	05 / 06 / 20
SCALE	1" = 50'
SURVEY #	DE - 05269

**BOUNDARY SURVEY  
PLAN**

FOR  
**COASTAL PROPERTIES, LLC**

30430 CEDAR NECK ROAD, OCEAN VIEW, DE 19970

**LEGEND**

- IRON PIPE FOUND
- UTILITY POLE
- ⊙ IRON ROD W/ CAP SET
- △ PK NAIL SET

**TRUE NORTH**



**LAND SURVEYING**

118 ATLANTIC AVENUE, SUITE 202  
OCEAN VIEW, DE 19970  
DE: 302 - 539 - 2488  
MD: 410 - 430 - 2092

EXHIBIT C

Pole Barn Specifications

LAW OFFICES

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**T**UNNELL  
& **R**AYSOR, P.A.

Gary Sensenig  
 Pole Buildings Unlimited, Inc.  
 PO Box 1211  
 Dover DE 19903



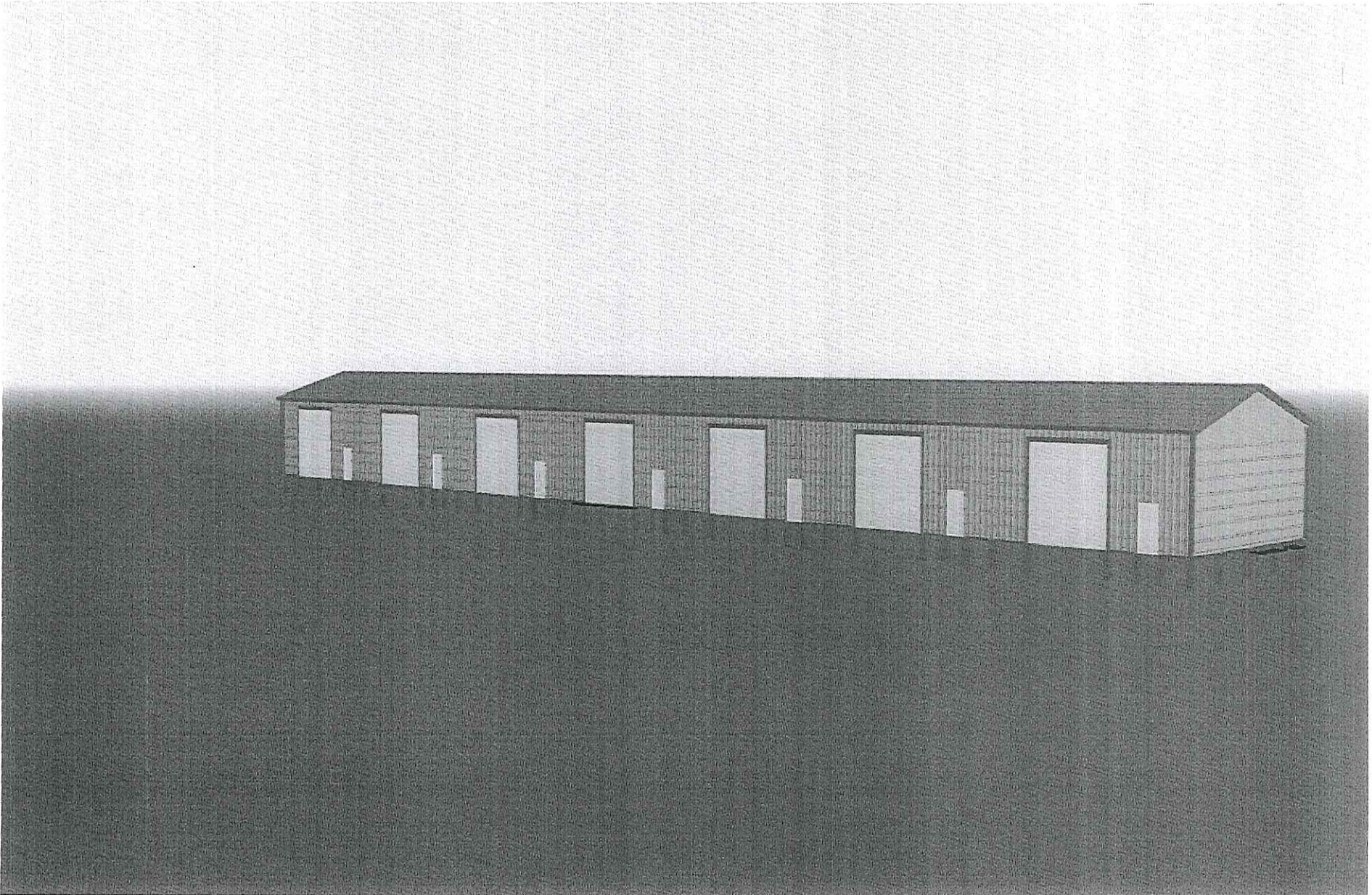
George Elliott  
 30430 Cedar Neck RD  
 Ocean View DE 19970  
 302-616-2906  
 mattie@coastalservicesllc.net

**QUOTE**

**Quote #** 0000809  
**Quote Date** 02/08/2020

Item	Description	Unit Price	Quantity	Amount
	32'x210'x16' 4/12 roof pitch trusses spaced 4' on center 1' eave & gable overhang 7-solid entry doors with locksets 7-12'x14' insulated overhead doors Double bubble insulation under roof steel Wet pour concrete footers and around post Engineer stamped drawings	88400.00	1.00	88,400.00
<b>NOTES:</b>				
<ul style="list-style-type: none"> <li>• 3 ply 2x6 glue laminated post/ Gable post: extend all the way to the roof ALL post spaced 8' on center.</li> <li>• Carriers: 2x12 (grade #1 southern yellow pine) each side of post and/or engineered carriers as specified in plans.</li> <li>• Skirtboard: 2x8 treated for ground contact</li> <li>• Purlins: 2x4 spaced on 2' centers</li> <li>• Side Girts: 2x4 spaced on 2' centers</li> <li>• 4/12 roof pitch trusses spaced 4' on center</li> <li>• Roofing/Siding: 28 Ga. Painted grade #1 Galvalume® Steel, 40 Yr. Limited Warranty</li> <li>• Lag screws supplied and installed in truss carriers</li> <li>• Hurricane clips: Supplied and installed</li> <li>• Ridge Vents: Ridge vent to be supplied and installed</li> <li>• Overhang: 1' overhang on eave &amp; gable with painted steel fascia, drip edge, and vented vinyl soffit</li> <li>• Footers: 3500 PSI Concrete/Sackrete back filled with existing soil</li> <li>• Doors: 3068 commercial grade entry doors - composite jam &amp; panel, insulated (Maintenance Free)</li> <li>* Overhead Doors: Heavy Duty 24 gauge raised panel steel with vinyl back foam insulation</li> <li>* Sealed Drawings provided by PBU Inc</li> <li>* Debris Removal: Any leftover debris/ materials will be disposed of by PBU upon completion of project</li> </ul>				
<b>Subtotal</b>				88,400.00

3d View for TAT- Evan 32 x 210 x 16



3d View for TAT- Evan 32 x 210 x 16

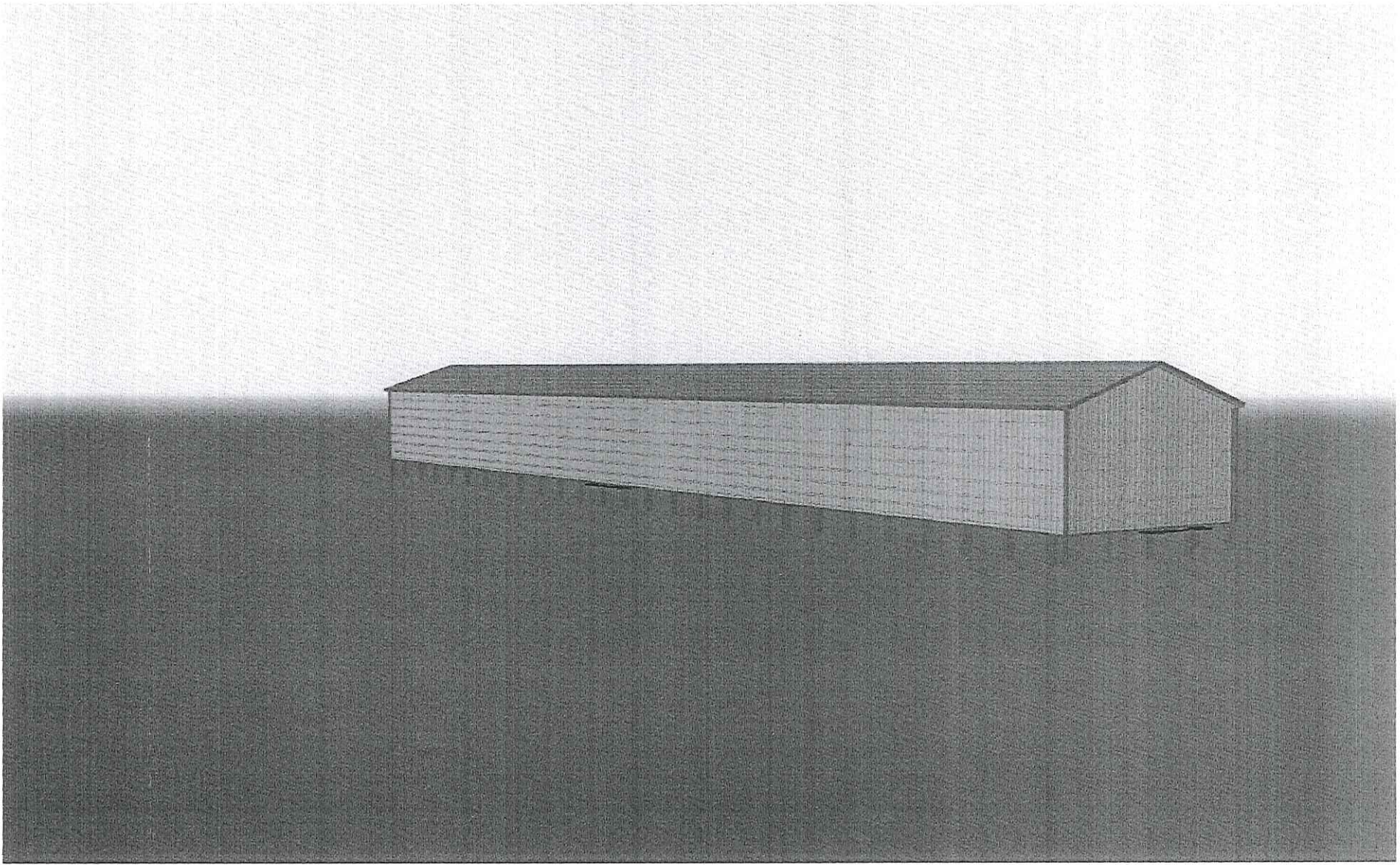


EXHIBIT D

Aerial Maps

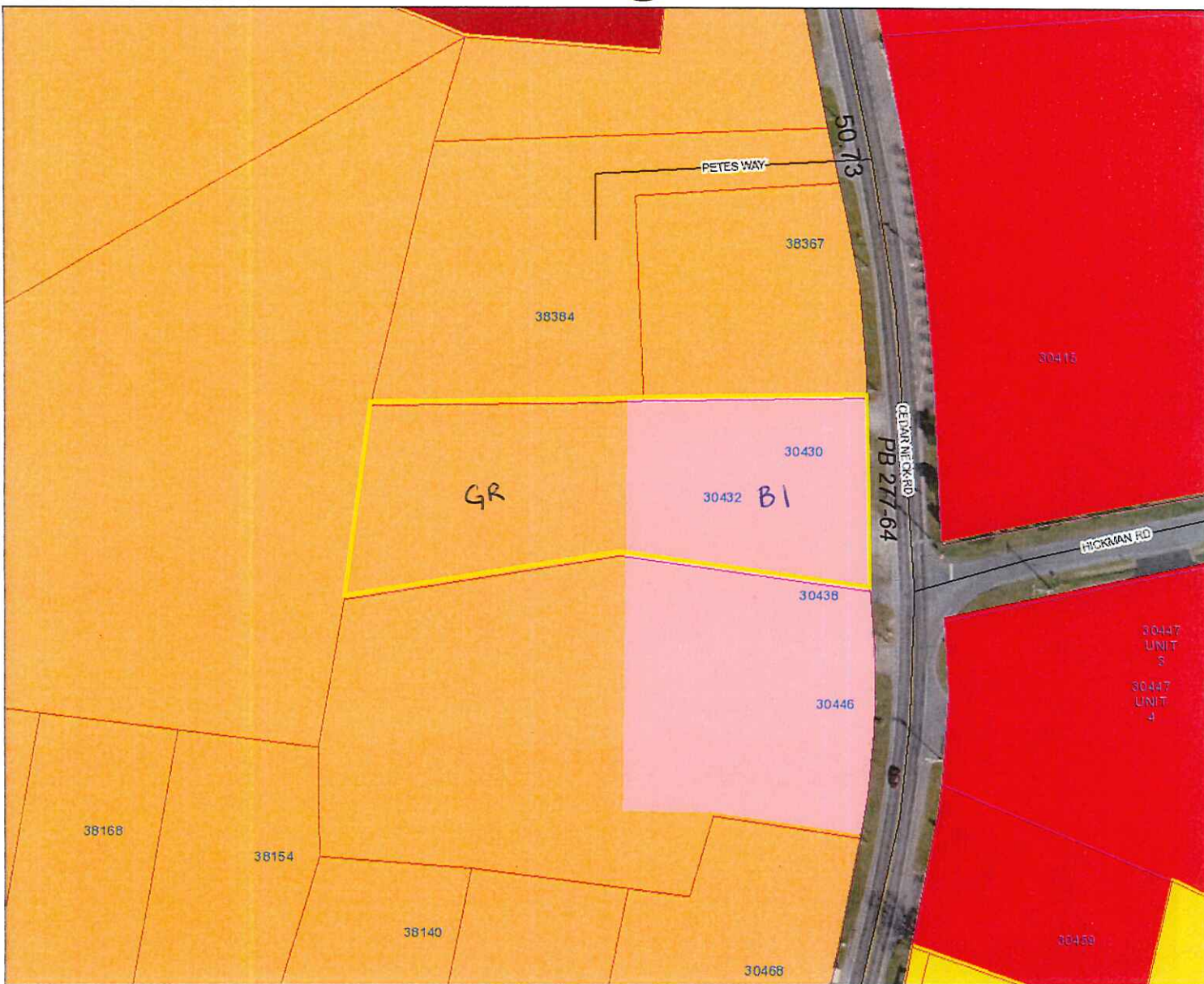
LAW OFFICES

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**T**UNNELL  
& **R**AYSOR, P.A.



# Sussex County



<b>PIN:</b>	134-9.00-67.00
<b>Owner Name</b>	COASTAL PROPERTIES LLC
<b>Book</b>	5026
<b>Mailing Address</b>	30430 CEDAR NECK RD
<b>City</b>	OCEAN VIEW
<b>State</b>	DE
<b>Description</b>	W/OCEAN VIEW
<b>Description 2</b>	QUILLENS PT RD
<b>Description 3</b>	2 LOTS
<b>Land Code</b>	

polygonLayer

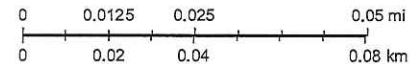
Override 1

polygonLayer

Override 1

- Tax Parcels
- 911 Address
- Streets

1:1,128



January 28, 2020





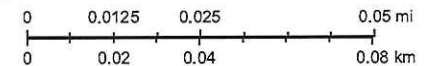
# Sussex County



<b>PIN:</b>	134-9.00-67.00
<b>Owner Name</b>	COASTAL PROPERTIES LLC
<b>Book</b>	5026
<b>Mailing Address</b>	30430 CEDAR NECK RD
<b>City</b>	OCEAN VIEW
<b>State</b>	DE
<b>Description</b>	W/OCEAN VIEW
<b>Description 2</b>	QUILLENS PT RD
<b>Description 3</b>	2 LOTS
<b>Land Code</b>	

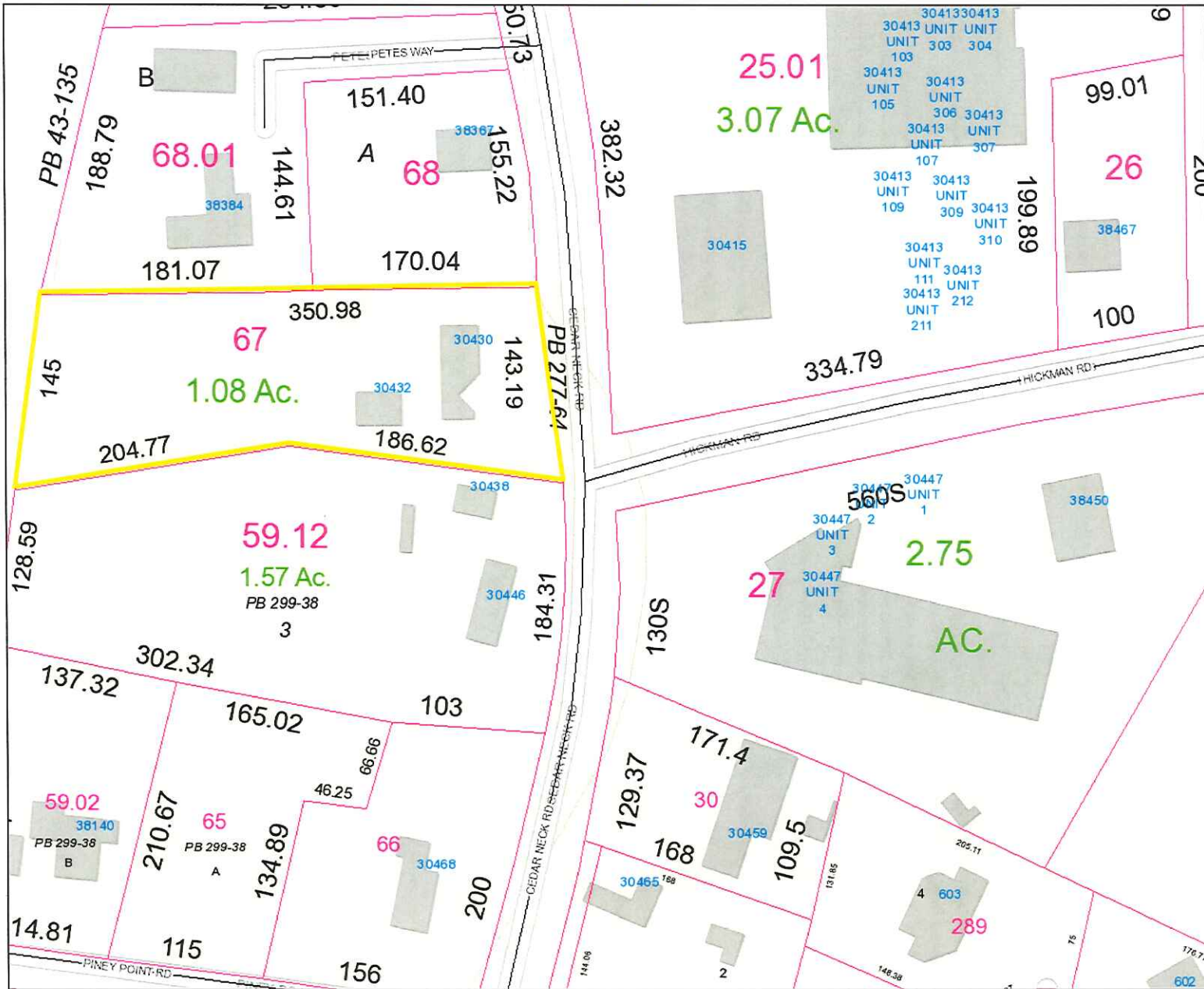
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  - Override 1
- polygonLayer**
  - Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries

1:1,128





# Sussex County



<b>PIN:</b>	134-9.00-67.00
<b>Owner Name</b>	COASTAL PROPERTIES LLC
<b>Book</b>	5026
<b>Mailing Address</b>	30430 CEDAR NECK RD
<b>City</b>	OCEAN VIEW
<b>State</b>	DE
<b>Description</b>	W/OCEAN VIEW
<b>Description 2</b>	QUILLENS PT RD
<b>Description 3</b>	2 LOTS
<b>Land Code</b>	

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

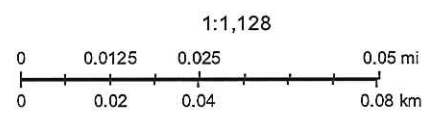


EXHIBIT E

Sussex County Code

LAW OFFICES

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**T**UNNELL  
& **R**AYSOR, P.A.

# Chapter 115. Zoning

## Article VI. GR General Residential District

### § 115-42. Height, area and bulk requirements.

[Amended 11-7-1989 by Ord. No. 632; 10-31-1995 by Ord. No. 1062; 3-25-1997 by Ord. No. 1131]

A. Minimum lot sizes. Minimum lot sizes shall be as follows:

<b>Area** (square feet)</b>	<b>Width* (feet)</b>	<b>Depth (feet)</b>
10,000	75	100

\*NOTE: A lot fronting on a numbered road shown on the General Highway Map for Sussex County of 1964, as revised, shall have a minimum lot width of 150 feet.

[Added 11-7-1989 by Ord. No. 632]

\*\*NOTE: Any lot which is not connected to a central sewer system, as defined by § 115-194A, or which is located within a planning area as defined by a sewer planning study approved by the Sussex County Council, shall have a minimum area of 3/4 acre.

[Added 7-15-1997 by Ord. No. 1157]

B. Minimum yard requirements. Minimum yard requirements shall be as follows:

<b>Depth of Front Yard (feet)</b>	<b>Width of Side Yard (feet)</b>	<b>Depth of Rear Yard (feet)</b>
40 (30)**	10	10

\*\*NOTE: See also the table of district regulations at the end of this chapter.

C. Maximum height requirements. Maximum height requirements shall be as follows: 42 feet.

# Chapter 115. Zoning

## Article X. B-1 Neighborhood Business District

### § 115-74. Height, area and bulk requirements.

A. Minimum lot sizes. Minimum lot sizes shall be as follows:

<b>Use</b>	<b>Area** (square feet)</b>	<b>Width* (feet)</b>	<b>Depth (feet)</b>
Single-family dwelling	10,000	75	100
Other	10,000	75	100

\*NOTE: A lot fronting on a numbered road shown on the General Highway Map for Sussex County of 1964, as revised, shall have a minimum lot width of 150 feet.  
[Added 11-7-1989 by Ord. No. 632]

\*\*NOTE: Any lot which is not connected to a central sewer system, as defined by § 115-194A, or which is located within a planning area as defined by a sewer planning study approved by the Sussex County Council, shall have a minimum area of 3/4 acre.  
[Added 7-15-1997 by Ord. No. 1157]

B. Minimum yard requirements. Minimum yard requirements shall be as follows, except that, in addition, the requirements relating to minimum buffers and setbacks contained in § 115-194.1E of this Code shall apply to all uses other than single-family dwellings and multifamily structures:  
[Amended 7-20-1999 by Ord. No. 1328]

<b>Use</b>	<b>Depth of Front Yard (feet)</b>	<b>Width of Side Yard (feet)</b>	<b>Depth of Rear Yard (feet)</b>
Single-family dwelling	40 (30)*	10	10
Other	60**	5*	5*
Multifamily-type structure	(See Table II, included at the end of this chapter.)		

\*NOTE: See also the Table of District Regulations at the end of this chapter.

\*\*NOTE: See also § 115-194.1.

C. Maximum height requirement. Maximum height requirements shall be as follows:  
[Amended 10-31-1995 by Ord. No. 1062]

<b>Use</b>	<b>Feet</b>
Single-family dwelling	42
Other	42

EXHIBIT F

LAW OFFICES

---

**T**UNNELL  
& **R**AYSOR, P.A.



30430 Cedar Neck Road  
 Ocean View, De. 19970  
 302-616-2906

We are planning on putting up a new pole barn building 32' W x 210'L x 16' H at 30430 Cedar Neck Road, Ocean View, De. 19970. If you face our property from Cedar Neck Road on the right side of the property 3' off the property line fence is where we want to install the new building. We are applying for a variance to make this legal. It will be used to store our materials so we can clean our yard up and organize making it more appealing to everyone. We also plan on putting up a new 6' vinyl fence on the opposite side of the yard so neighbor behind us will not have to look at materials and equipment stored in the yard.

The pole barn will start 128' off of Cedar Neck Road and continue towards the back of the yard 210' leaving 12.98' of right away in the back.

We are asking for your signature and property address if you approve:

Sharon Stong  
Robin Rich  
Norman Justice  
 \_\_\_\_\_  
 \_\_\_\_\_

38154 Piney Point Rd.  
38176 Piney Point Rd.  
30446 Cedar Neck Rd. O.V.  
 \_\_\_\_\_  
 \_\_\_\_\_

## Mattie Evans

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**From:** Colleen Sagers <cfsagers@hotmail.com>  
**Sent:** Monday, March 23, 2020 12:51 PM  
**To:** Mattie Evans  
**Subject:** Re: Coastal Services, LLC - Pole Barn

George Elliott

March 23, 2020

I agree for you to build a pole barn on your property at Coastal Services on cedar neck road, Ocean View, De. You also agreed to continue to install fencing down the property for privacy. Thank you for that. Sorry for the delay, internet has been down and I forgot about you.

Colleen Sagers  
38384 Petes Way  
Ocean View, De. 19970 Phone 302-236-2859

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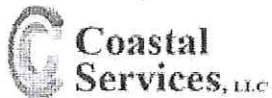
**From:** Mattie Evans <mattie@coastalservicesllc.net>  
**Sent:** Thursday, March 19, 2020 6:56 PM  
**To:** cfsagers@hotmail.com <cfsagers@hotmail.com>  
**Subject:** Coastal Services, LLC - Pole Barn

*Ms. Sagers,*

*George asked me to send this to you. If you are unable to sign it can you please reply back to this email with approval along with your property address. Please let me know if you have any questions!*

Thank you,

Mattie Evans



30430 Cedar Neck Road  
Ocean View, DE 19970  
Office: (302) 616-2906

Plumbing – Heating – Air Conditioning – Electrical – Renovation – Power-washing – Handy-man Services



## Mattie Evans

---

**From:** lynn smith <shesuit@yahoo.com>  
**Sent:** Monday, March 23, 2020 12:56 PM  
**To:** Mattie Evans  
**Subject:** Re: Coastal Services, LLC - pole barn

We approve of the attached proposal by Coastal Services to install a fence & building a new pole building as described.

Lynn & Franklin Smith  
38140 Piney Point Road

On Friday, March 20, 2020, 07:25:42 AM CDT, Mattie Evans <mattie@coastalservicesllc.net> wrote:

*Good morning Mr. and Mrs. Smith,*

*George Elliott, owner of Coastal Services, asked me to send this to you. If you do not have a way of signing this a reply back approving the pole barn would be appreciated!*

Thank you,

Mattie Evans

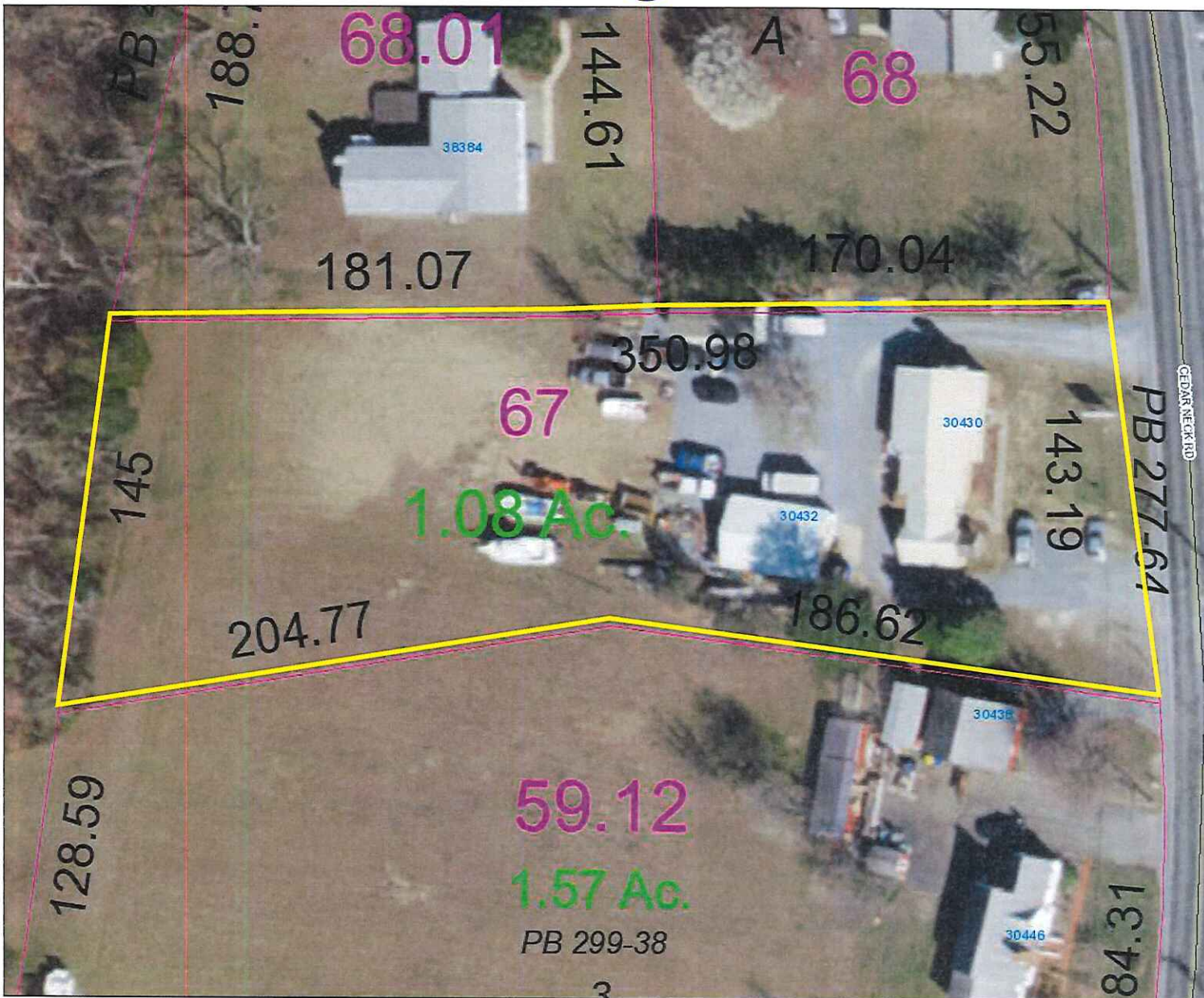


30430 Cedar Neck Road

Ocean View, DE 19970

Office: (302) 616-2906

Plumbing – Heating – Air Conditioning – Electrical – Renovation – Power-washing – Handy-man Services

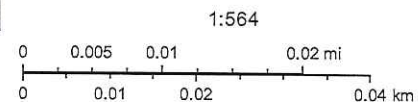


<b>PIN:</b>	134-9.00-67.00
<b>Owner Name</b>	COASTAL PROPERTIES LLC
<b>Book</b>	5026
<b>Mailing Address</b>	30430 CEDAR NECK RD
<b>City</b>	OCEAN VIEW
<b>State</b>	DE
<b>Description</b>	W/OCEAN VIEW
<b>Description 2</b>	QUILLENS PT RD
<b>Description 3</b>	2 LOTS
<b>Land Code</b>	

- polygonLayer

  - Override 1
- polygonLayer

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



**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 # 12492  
Hearing Date 12-14-2020  
202011917

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:

31550 Oak Orchard Road, Millsboro DE 19966

Variance/Special Use Exception/Appeal Requested:

Requesting a variance to allow steps from a second floor to encroach 1.42' into the side yard setback, rear of the building to encroach 3.04' into the rear yard setback and a 80 SF shed to be placed 1.06' from the side yard setback.

Tax Map #: 234-29.00-69.06

Property Zoning: AR-1

**Applicant Information**

Applicant Name: Boys & Girls Club of Delaware  
Applicant Address: 1635 New Burton Road  
City Dover State DE Zip: 19904  
Applicant Phone #: \_\_\_\_\_ Applicant e-mail: jwellons@bgclubs.org

**Owner Information**

Owner Name: Boys & Girls Club of Delaware (same as above)  
Owner Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_ Purchase Date: \_\_\_\_\_  
Owner Phone #: \_\_\_\_\_ Owner e-mail: \_\_\_\_\_

**Agent/Attorney Information**

Agent/Attorney Name: Davis, Bowen & Friedel, Inc., - Ring Lardner, P.E.  
Agent/Attorney Address: 1 Park Ave  
City Milford State DE Zip: 19963  
Agent/Attorney Phone #: (302) 424-1441 Agent/Attorney e-mail: rwl@dbfinc.com

**Signature of Owner/Agent/Attorney**

[Handwritten Signature]

Date: 11/11/2020



**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 parcel of land is used for a Boys and Girls Club (commercial) use and is relatively small for a commercial use. A portion of land was added to this site in 2001.

---

**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 stairs are needed for an emergency exit. The stairs cannot be located on another part of the building. The building depth is necessary to meet programming needs and to meet life, health and safety code requirements. There are limited places for the shed and additional storage space is needed for the facility.

---

**3. Not created by the applicant:**

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

Additional space for the students are required due to regulations of the state, safety of the occupants and the needs of the community.

---

**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.

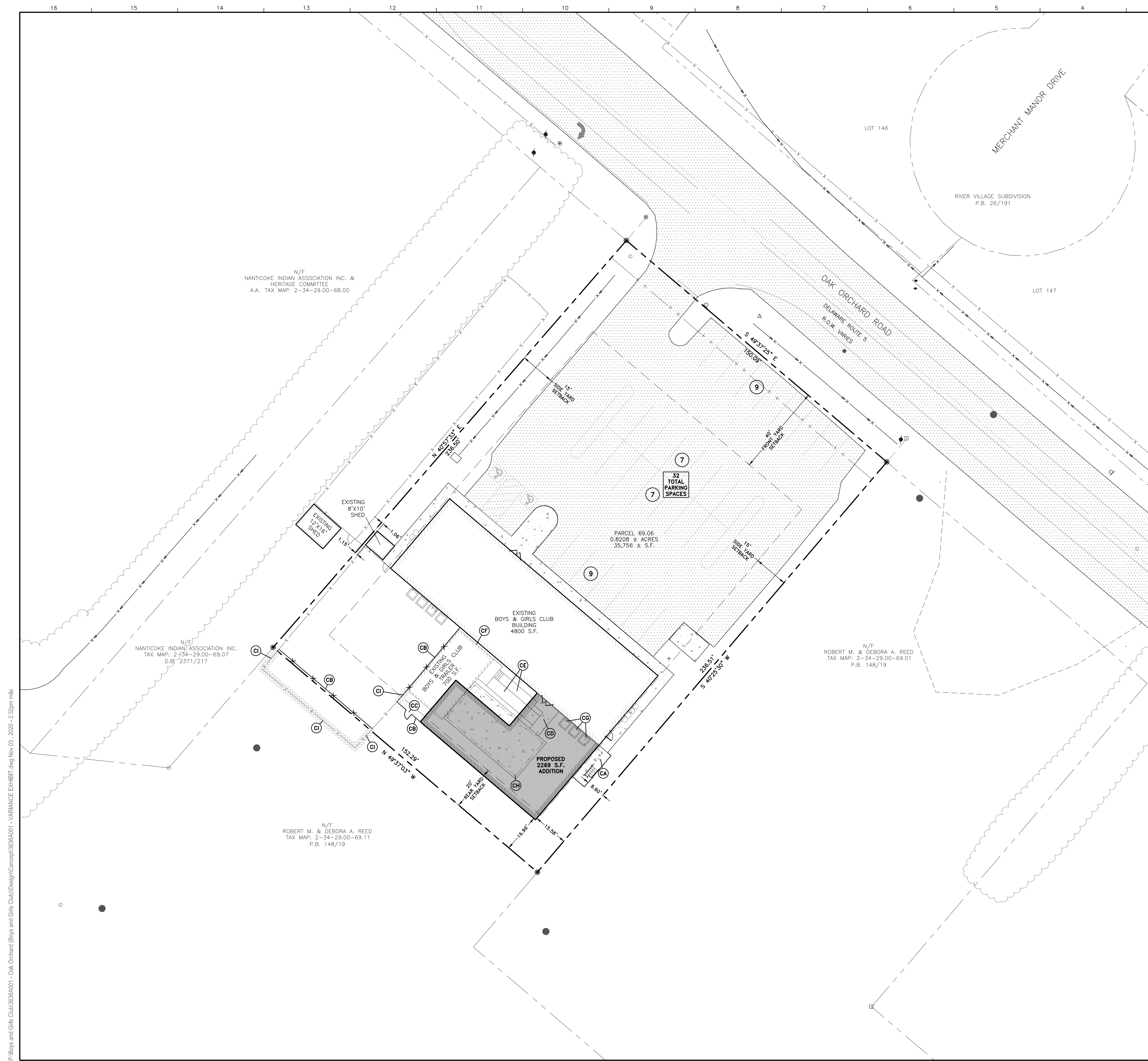
The Boy's and Girl's Club is integral to the neighborhood and relocating the Club would alter the essential character of the neighborhood.

---

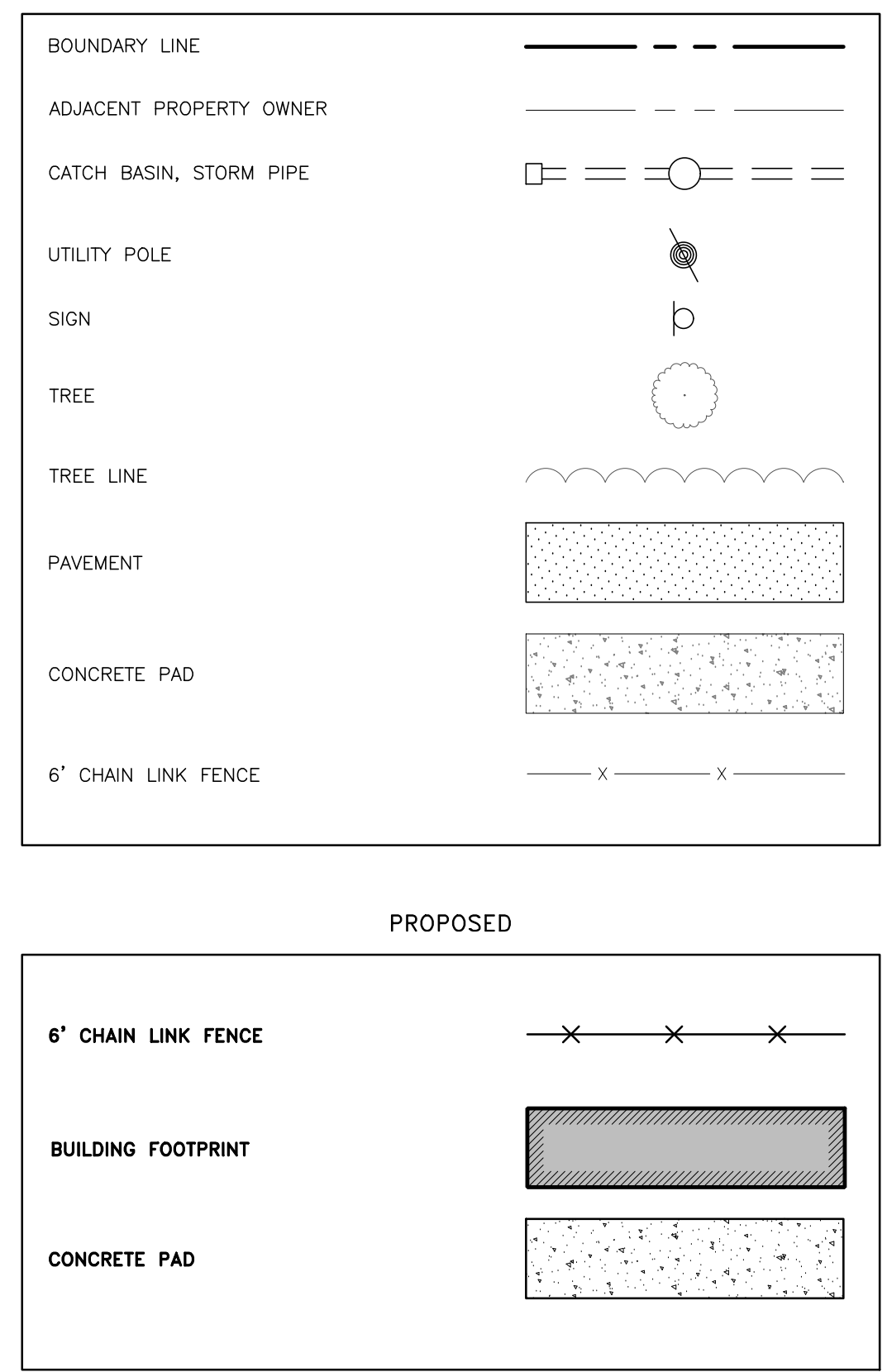
**5. Minimum variance:**

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 stair width and building depth cannot be reduced and there are no other viable locations for the shed. The variance if authorized would be the minimal needed to afford relief.



**LEGEND**



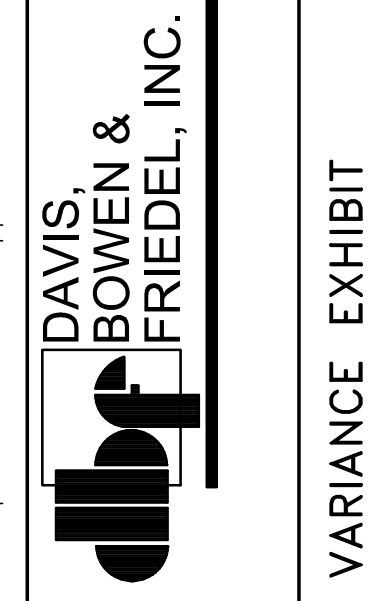
**DATA COLUMN**

TAX MAP NUMBER:	02-34-29.00-69.06	
DATUM:	NAVD 88	
VERTICAL:	NAD 83 (DE STATE PLANE)	
HORIZONTAL:		
LOCAL LAND USE AGENCY:	SUSSEX COUNTY	
EXISTING ZONING:	AR-1	
PROPOSED ZONING:	AR-1	
EXISTING USE:	RECREATIONAL YOUTH CENTER	
PROPOSED USE:	RECREATIONAL YOUTH CENTER	
AR-1 REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	32,670 SQFT.	35,756 SQFT.
MINIMUM LOT FRONTAGE:	100 FT.	150 FT.
MINIMUM LOT DEPTH:	100 FT.	236 FT.
FRONT YARD SETBACK:	40 FT.	40 FT.
SIDE YARD SETBACK:	15 FT.	15 FT.
REAR YARD SETBACK:	20 FT.	15 FT.
MAXIMUM BUILDING HEIGHT:	42 FT.	LESS THAN 42 FT.
<b>PARKING</b>		
REQUIRED:	- DAY NURSERIES, DAY-CARE CENTERS OR PRIVATE PRESCHOOLS OR KINDERGARTENS:	
	1 PER 1,000 S.F. * 7,069 S.F. = 7 SPACES	
	PLUS 1 PER EMPLOYEE * 10 = 10 SPACES	
	TOTAL = 17 SPACES	
PROVIDED:	32 SPACES	
FLOOD HAZARD MAP:	THE SITE IS NOT LOCATED IN THE FEMA 100-YR FLOOD PLAN PER FEMA MAP #10005C0477K, DATED 03/16/2015.	
WETLANDS:	WETLANDS DO NOT EXIST ON SITE	
UTILITIES:		
SANITARY SEWER:	SUSSEX COUNTY	
WATER SUPPLY:	TIDEWATER UTILITIES, INC.	
POSTED SPEED LIMITS:	50 MPH	
OAK ORCHARD ROAD:		
STATE STRATEGIES INVESTMENT LEVEL:	LEVEL 2	
PROXIMITY TO TRANSPORTATION IMPROVEMENT DISTRICT:	NONE	
OWNER:	BOYS AND GIRLS CLUB OF DELAWARE, INC. 689 S. UNION ST. WILMINGTON, DE 19805 POC: ERICA KENNEDY	
ENGINEER/SURVEYOR:	DAVIS, BOWEN & FRIEDEL INC. 1 PARK AVE MILFORD, DE 19963 302-424-1441 POC: RING W. LARDNER P.E.	

KEY LEGEND	
LABEL	DESCRIPTION
CA	PROPOSED CONCRETE PAD/SIDEWALK
CB	PROPOSED 6' CHAIN LINK FENCE
CC	PROPOSED CHAIN LINK FENCE GATE
CD	EXISTING CONCRETE SIDEWALK (TO BE REMOVED BY OWNER)
CE	EXISTING ADA RAMP, WOODEN WALKWAY (TO BE REMOVED BY OWNER)
CF	EXISTING TRAILER (TO BE REMOVED BY OWNER)
CG	EXISTING HVAC UNITS AND PADS (TO BE REMOVED BY OWNER)
CH	EXISTING PAVILION AND CONCRETE PAD (TO BE REMOVED BY OWNER)
CI	EXISTING 6' CHAIN LINK FENCE (TO BE REMOVED BY OWNER)



ARCHITECTS ENGINEERS SURVEYORS  
 DAVIS, BOWEN & FRIEDEL, INC.  
 1 PARK AVE  
 MILFORD, DELAWARE 19963  
 (302) 424-1441  
 EASTON, MARYLAND (410) 770-4744



**BOYS & GIRLS CLUBS OF DELAWARE**  
**OAK ORCHARD ROAD**  
**SUSSEX COUNTY, DELAWARE**

Date: **NOVEMBER, 2020**  
 Scale: **1" = 20'**  
 Dwn. By: **ACM**  
 Proj. No.: **3636A001**  
 Dwg. No.:

**EX-01**

P:\Boys and Girls Clubs\3636A001 - Oak Orchard (Boys and Girls Club)\Design\Concept\3636A001 - VARIANCE EXHIBIT.dwg Nov 03, 2020 - 2:32pm mila

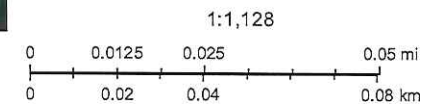


# Sussex County



<b>PIN:</b>	234-29.00-69.06
<b>Owner Name</b>	BOYS AND GIRLS CLUB OF DELAWARE INC
<b>Book</b>	2646
<b>Mailing Address</b>	669 S UNION ST
<b>City</b>	WILMINGTON
<b>State</b>	DE
<b>Description</b>	SE/RT 297
<b>Description 2</b>	425'SE/RT 24
<b>Description 3</b>	N/A
<b>Land Code</b>	

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



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 # 12501
Hearing Date 12/14

202012577

Type of Application: (please check all applicable)

Variance [checked]
Special Use Exception [ ]
Administrative Variance [ ]
Appeal [ ]

Existing Condition [ ]
Proposed [ ]
Code Reference (office use only)
115-34 115-183
115-185

Site Address of Variance/Special Use Exception:

[Handwritten mark]

Variance/Special Use Exception/Appeal Requested:

Lot 192, Plot Book 163, Page 51
31561 Loggerhead Ct., Selbyville, DE 19975

Side yard VARIANCE of 3.5 for shed
Tax Map #: 533-12-00-923-00
Property Zoning: Residential MR

Applicant Information

Applicant Name: Lawrence D. & Gale A. Lingo
Applicant Address: 31561 Loggerhead Ct.
City Selbyville State DE Zip: 19975
Applicant Phone #: (443) 878-4654 Applicant e-mail: lingoga7@yahoo.com

Owner Information

Owner Name: Lawrence D. & Gale A. Lingo
Owner Address: 31561 Loggerhead Ct.
City Selbyville State DE Zip: 19975 Purchase Date: 12/18/13
Owner Phone #: (443) 878-4654 Owner e-mail: lingoga7@yahoo.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

[Handwritten signature]

Date: 10/8/20



**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.

Property is narrow between homes. From the side of our home it is only 11.9 feet.

---

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.

Because of the narrow area on the side of my home, in putting in a shed that is 8' wide, I would not be able to meet the counties requirement of 5' leeway to property line.

---

3. Not created by the applicant:

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

HOA has approved our request

*Have a need for extra storage*

---

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.

Our request to our HOA has been approved, as drawn on attached plot. We have attached a copy of their approval and a letter from our neighbor on the side on which we want to put the shed with his approval as well.

---

5. Minimum variance:

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

As indicated above we are short of the 5' to our property line (we are only 3'9" short of meeting County Code). As such we are requesting that the County will give us their approval since the difference is only slightly off.



**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.

We would like to put a shed on the side of our home. We are looking at a lean-to type 8' x 10' in the color siding of light gray with white accents to match our home. Our HOA has approved our request (see attached letter), however the laws of the HOA require that all sheds MUST be attached to the houses; they cannot be free standing.

---

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)

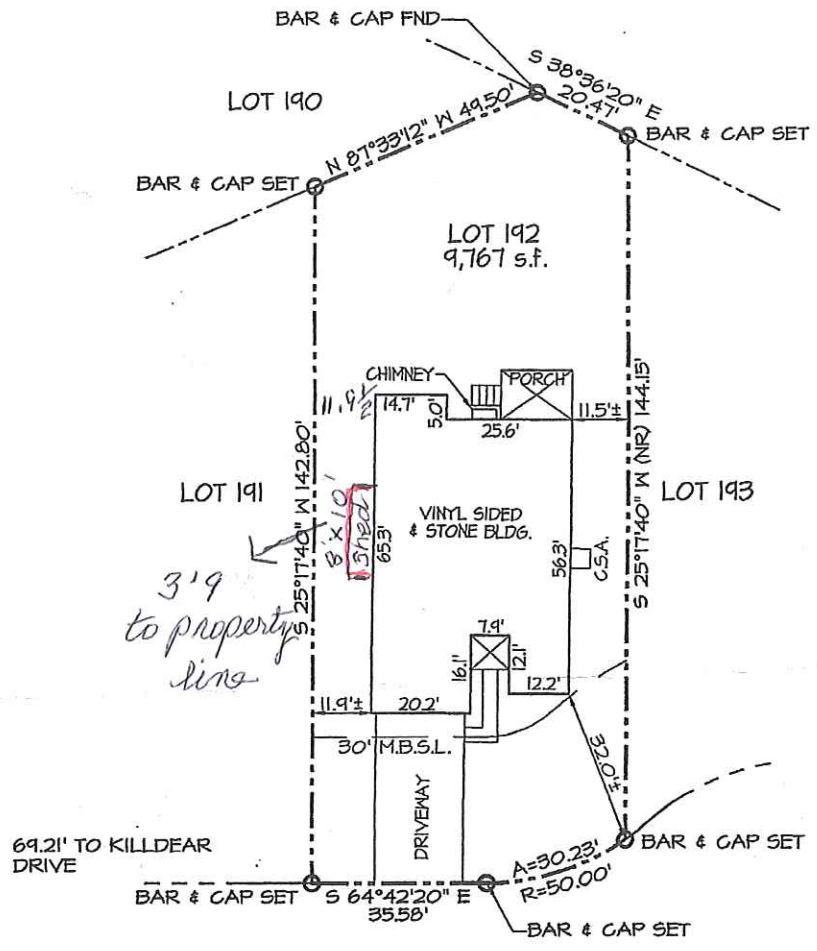
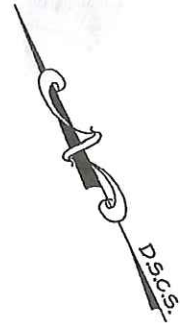
The county rules are that there must be 5' set-back from your property line. This is impossible as there is not enough room between homes in our development to meet this criteria and we only have 11.9 ft. of yard.

---

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

We need a variance to install our 80 sq. foot shed.

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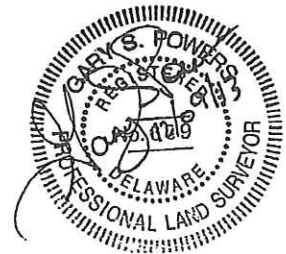
## LOGGERHEAD COURT

(PUBLIC R.O.W. VARIES)

C.S.A. = CRAWL SPACE ACCESS

EXCEPT AS MAY BE SHOWN OR NOTED HEREON, ALL LOTS HAVE A FIVE FOOT WIDE EASEMENT, WITHIN THE LOT, ALONG ALL SIDE AND REAR LOT LINES (TOTAL WIDTH IS TEN FEET, FIVE FEET ON EACH SIDE OF THE LOT LINE) AND ALL LOTS HAVE A TEN FOOT WIDE EASEMENT LYING WITHIN THE LOT ALONG ALL ROAD RIGHT OF WAY LINES.

LEVEL OF ACCURACY IS BASED ON "SUBURBAN SURVEY" STANDARDS



	<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> ENGINEERS, PLANNERS, SURVEYORS, & LANDSCAPE ARCHITECTS 21133 Sterling Avenue, Suite 7 Georgetown, Delaware 19947 (302) 855-5134 Fax: (302) 855-0157	<b>BOUNDARY SURVEY PLAN</b> <b>LOT 192</b> FINAL SUBDIVISION PLAT-PHASE 4 <b>SWANN COVE</b> PLOT BOOK 163 PAGE 51 BALTIMORE HUNDRED SUSSEX CO., DELAWARE FOR: RYAN HOMES				
	SCALE: 1"=30'	DATE: DEC. 02, 2013	BOOK: 1	PAGE: 42	DRAWN BY: GMM	REVIEW BY: GSP



35370 Atlantic Ave.  
Millville, DE 19967  
302-541-5312  
Fax 302-541-5313  
www.excelpmlc.com

October 5, 2020

Larry & Gale Lingo  
31561 Loggerhead Ct.  
Selbyville, DE 19975

PROPERTY ADDRESS: Same as Above

RE: Shed, Deck, Shower & Trash Enclosure

Dear Larry & Gale:

We are pleased to inform you that the Architectural Committee (ARC) has approved your installation of your shed, deck, shower and trash enclosure. All installations will be in spec with the application submitted.

This approval is pending the following requirements:

- **All county, state and federal approvals and permits is the owner's responsibility.**
- **Any changes to the original ARC request or design must be resubmitted in writing and approved before changes can be made**
- **All costs associated with this project are the owner's responsibility**
- **All building materials must match existing style, color, quality, and manufacture**
- **Construction must be completed in a timely manner**
- **All building permits are the responsibility of owner.**
- **No storage of construction materials or dumping or rock/ debris piles in the street.**
- **This structure must be within the required building restriction/ property lines and are the responsibility of the owner to verify. Construction in any easement is not permitted.**

Thank you for your cooperation.

Best regards,

Dave Baldo  
Excel Property Management, LLC

October 7, 2020

Ref: Request for Variance to add a shed to the side (as required by our HOA) of their home at 31561 Loggerhead Ct., Selbyville, DE 19975, Lot #192, that will not meet the 5 ft. set-back from their property line.

To: The Variance Committee

As the neighbor, on the side where shed is being requesting to be installed, I have no problem/issue with the request for variance.

  
Joseph Colantuoni



# Sussex County

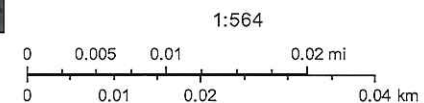


<b>PIN:</b>	533-12.00-923.00
<b>Owner Name</b>	LINGO LAWRENCE D
<b>Book</b>	4208
<b>Mailing Address</b>	31561 LOGGERHEAD CT
<b>City</b>	SELBYVILLE
<b>State</b>	DE
<b>Description</b>	SWANN COVE
<b>Description 2</b>	LOT 192 PHASE 4
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

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



Case # 12500  
Hearing Date 12/14  
202013106

### 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

Type of Application: (please check all applicable)

Variance  Existing Condition   
Special Use Exception \_\_\_\_\_ Proposed   
Administrative Variance \_\_\_\_\_ Code Reference (office use only)  
Appeal \_\_\_\_\_ 115-34 115-182  
115-185

Site Address of Variance/Special Use Exception: \_\_\_\_\_  
34560 Sylvan Vue Dr

Variance/Special Use Exception/Appeal Requested: \_\_\_\_\_

- ① 6.0' var from 30' front for existing shed
- ② 10' var from 30' front for proposed pole building
- ③ 7.1' var from 30' front for existing covered porch & ramp.

Tax Map #: 134-11.00-704.00 Property Zoning: MR

#### Applicant Information

Applicant Name: MARK PERDUE  
Applicant Address: 34560 SYLVAN VUE DR  
City, State, Zip: DAGSBORO DE 19939  
Applicant Phone #: 443-421-1014 Applicant e-mail: imperdue1959@verizon.net

#### Owner Information

Owner Name: MARK PERDUE  
Owner Address: 34560 SYLVAN VUE DRIVE  
City, State, Zip: DAGSBORO DE 19939 Purchase Date: 12/20/19  
Owner Phone #: 443-421-1014 Owner e-mail: imperdue1959@verizon.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

Mark Perdue Date: 4/19/20



**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.

Back yard has to sloping landscape & septic system left hand side has "pitch" creek & flood zone. proposed location of pole barn will take these conditions in consideration - also well pipe location

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.

Locating building with the 30 ft code would cause extensive grading with its flood zone

3. Not created by the applicant:

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

Location of Septic ID Limited Back yard eliminate the possibility of locating pole barn in back yard

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

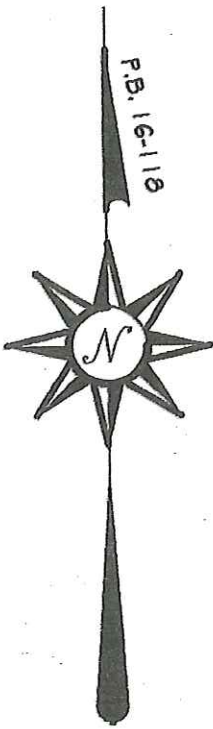
That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The proposed building color schemes will match the houses color combination, the location will not be a sight distraction

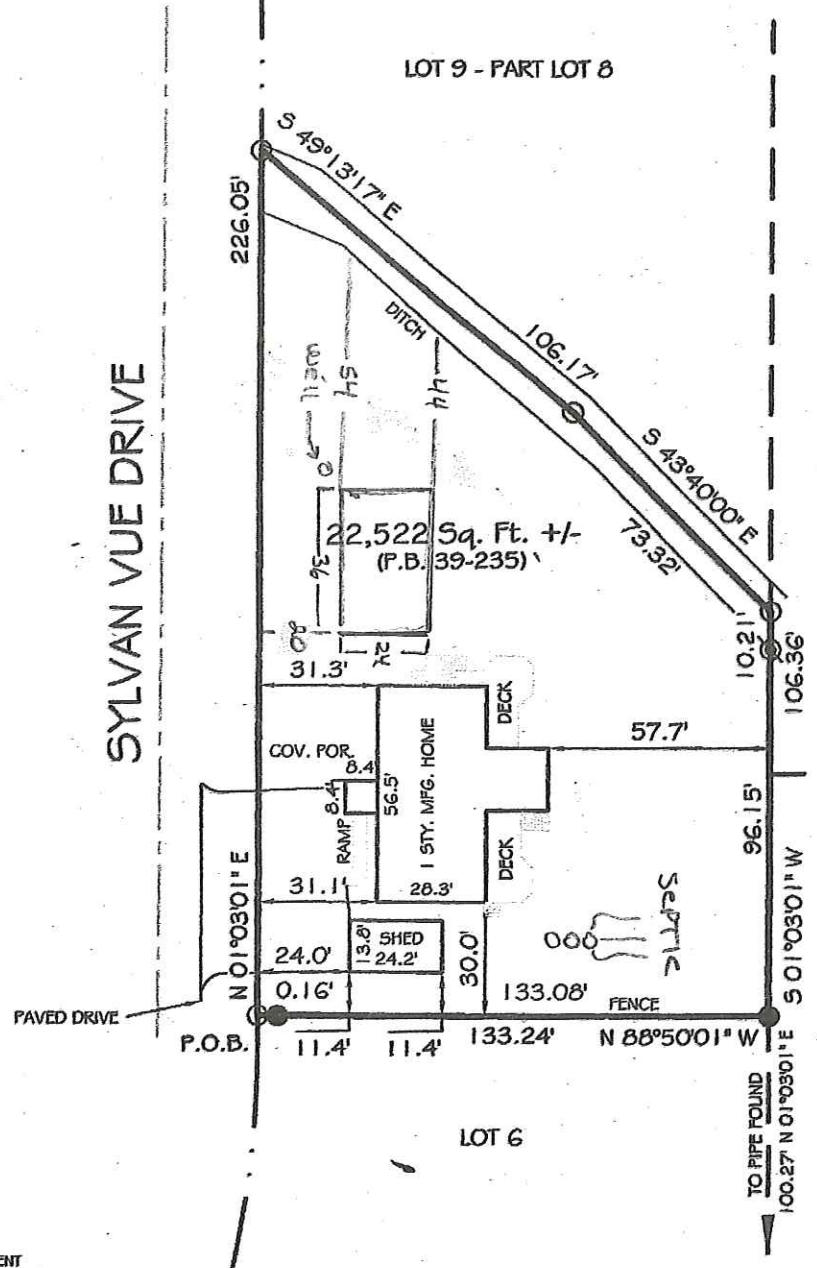
5. Minimum variance:

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 min variance will allow the proposed building to be within the allowed area



SYLVAN VUE DRIVE



NF  
RONALD G. McCABE, ET AL  
D.B. 2307-183

NF  
RONALD G. McCABE, ET AL  
D.B. 2353-325

- PIPE (FD)
- ⊙ PIPE (SET)
- POINT

SEE PLOT BOOK 16 PAGE 118 FOR EASEMENT RESERVATIONS. THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY OTHER THAN THOSE SHOWN. NO TITLE SEARCH PROVIDED OR STIPULATED.

**BOUNDARY SURVEY PLAN FOR  
MATTHEW & HEATHER WOOD**

34560 SYLVAN VUE DRIVE, DAGSBORO, DE. 19939  
LOT #7 & PART OF 8, SECT. 2 OF "BLACKWATER COVE II" SUBDIV.  
BALTIMORE HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
SCALE 1" = 50'      AUGUST 16, 2018

I, STEPHEN M. SELLERS REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

*Stephen M. Sellers*  
STEPHEN M. SELLERS PLS 566      DATE  
SURVEY CLASS: SUBURBAN

PREPARED BY:  
**MILNER** LAND SURVEYING  
**LEWIS, INC.**  
1560 MIDDLEFORD RD.      • SEAFORD, DE. 19973  
PH: 302-629-9895  
FAX: 302-629-2391





STATE OF DELAWARE  
DEPARTMENT OF NATURAL RESOURCES  
AND ENVIRONMENTAL CONTROL  
DIVISION OF WATERSHED STEWARDSHIP  
21309 BERLIN ROAD, UNIT #6  
GEORGETOWN, DELAWARE 19947

DRAINAGE PROGRAM

PHONE: (302) 855-1930  
FAX: (302) 677-7059

April 14, 2020

Jeffrey Perdue  
Mary Perdue  
34560 Sylvan Vue Dr  
Dagsboro, DE 19939

RE St. Georges Tax Ditch, Court Order Change #17

Dear Mr. & Mrs. Perdue:

We are pleased to inform you that St. Georges Tax Ditch, Court Order Change (COC) #17 has been filed in the Prothonotary's Office of Sussex County. You are now responsible for filing the COC in the Recorder of Deeds Office. Attached is a summary of "Landowner Responsibility for Filing". To assist you in this process, enclosed is a draft letter requesting a certified copy of the COC. You will need to enclose a check or money order in the appropriate amount (*see draft letter for amount*) made payable to: Prothonotary's Office.

Once you receive the certified copy of the COC from the Prothonotary's Office you will then need to file it with the Recorder of Deeds Office of Sussex County, along with a check or money order in the appropriate amount (*see draft letter for amount*) made payable to: Sussex Recorder of Deeds. Enclosed is a draft letter regarding filing the COC with Recorder of Deeds Office.

You may use the enclosed draft letters by simply filling in the blanks and signing at the bottom or you can write your own letter. Please note that you can choose to request and file these documents in person. Once we receive a copy of the recorded COC back from the Recorder of Deeds Office, we will send you and all the other involved parties a copy for your records.

If you have any questions, please call (302) 855-1930.

Sincerely,

*Melissa A. Hubert*

Melissa A. Hubert  
Acting Program Manger II



STATE OF DELAWARE  
DEPARTMENT OF NATURAL RESOURCES  
AND ENVIRONMENTAL CONTROL  
DIVISION OF WATERSHED STEWARDSHIP  
21309 BERLIN ROAD, UNIT #6  
GEORGETOWN, DELAWARE 19947

DRAINAGE PROGRAM

FILED PROTHONOTARY  
SUSSEX COUNTY  
2020 MAR 25 A 10:48  
PHONE: (302) 855-1930  
FAX: (302) 677-7059

March 19, 2020

Myrtle A. Thomas  
Prothonotary of Sussex County  
1 The Circle, Suite 2  
Georgetown, DE 19947

RE: St. Georges Tax Ditch, C.A. #06M-11-057

Dear Ms. Thomas:

In the matter of the St. Georges Tax Ditch, attached is the original request with supporting papers for the seventeenth desired change in the Order that created this Tax Ditch. I have examined these papers and have found that they are sufficient to meet the requirements of Section 4189 (2a & 2b), Chapter 41, Title 7, Delaware Code, as amended, entitled "Alteration of Tax Ditches, Amendments to Ditch Orders". This change shall be known as Change No. 17 of the St. Georges Tax Ditch Court Order.

Sincerely,

*Melissa Hubert*

Melissa Hubert  
Program Manager

mlg

Enclosure

# St. Georges Tax Ditch

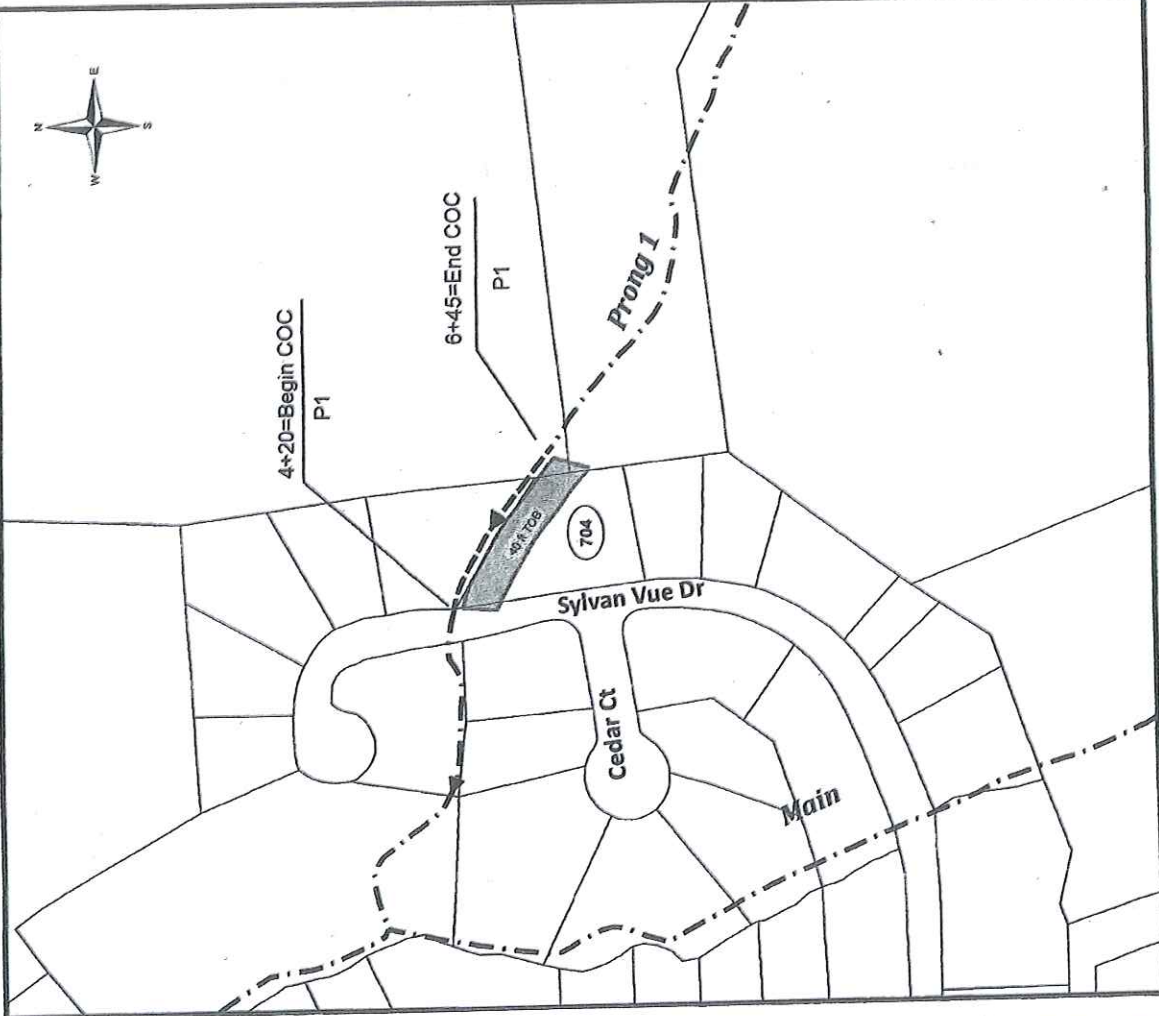
## Court Order Change No. 17 (Sussex County)

Page 3 of 3  
C.A. #06M-11-057

Change in Construction and Major Maintenance Rights-of-Way on Prong 1 (P1) from Sta 4+20 to Sta 6+45 on the Right Side Looking Upstream



Division of Watershed Stewardship



Property boundaries are from County sources and are approximate.

Date: February 10, 2020

Map Created by: Heather Hitchens



1 inch = 200 feet

Stations	Construction/Major Maintenance ROW (looking upstream)	
	Left	Right
P1 4+20 to 6+45	±	40 ft TOB

± All rights-of-way extents for tax ditches not modified by this Court Order Change are to remain as previously recorded.

Tax Ditch ROW includes the cross-section of the ditch and are measured from the CL or TOB as noted in the table above.

Abbreviations	
COC	Court Order Change
ROW	Rights-of-Way
TOB	Top of Bank
CL	Center from ditch/pipe
ft	Feet
Sta	Station

### LEGEND

- Approximate Property Line
- Property Code (148A)
- Channel Name (Main)
- Tax Ditch Existing
- Tax Ditch Change
- Tax Ditch ROW Change

to whom it may concern

G. Hafner  
residing at: 3442 Sylvan<sup>V</sup> Dr Dagsboro 19939

In the development of Blackwater Cove in Dagsboro, Delaware am fully aware of and have viewed and approve the plans, location and design of the proposed pole barn structure being considered by my neighbor J. Mark Perdue. On his property at 34560 Sylvan Vue Drive. Dagsboro, Delaware 19939.

I understand a variance of 10 feet from the front property line is being requested for the location of the structure and a variance from the { ditch } line to the building has already been approved.

Print name and address: 3442 Sylvan Vue Dr  
Gregor Hafner Dagsboro 19939

Signature  
G. Hafner

to whom it may concern

I Jacob R Vickers

residing at 34509 Sylvan Vue Dr Dagsboro De 19939

in the development of Blackwater Cove in Dagsboro, Delaware am fully aware of and have viewed and approve the plans, location and design of the proposed pole barn structure being considered by my neighbor J. Mark Perdue. On his property at 34560 Sylvan Vue Drive, Dagsboro, Delaware 19939.

I understand a variance of 10 feet from the front property line is being requested for the location of the structure and a variance from the { ditch } line to the building has already been approved.

Print name and address:

Jacob Ryan Vickers 34509 Sylvan Vue Dr Dagsboro De  
19939

Signature:

Jacob R Vickers







right MLS





Gary Sensenig  
Pole Buildings Unlimited, Inc.  
1664 Morgan's Choice Rd  
Camden Wyoming De 19934



Mark Perdue  
34560 Sylvan Vue Drive  
Dagsboro, DE 19939  
443-321-1014  
jmperdue1959@verizon.net

## QUOTE

Quote # 0001211

Quote Date 10/13/2020

Item	Description	Unit Price	Quantity	Amount
1.	SIZE: 24'x36'x10'	19361.00	1.00	19,361.00
2.	POSTS: 3 ply 2x6 glue laminated post/ Gable post extend all the way to the roof. ALL posts spaced 8' on center.			
3.	CARRIERS: 2x12 (grade #1 southern yellow pine) each side of post and/or engineered carriers as specified in plans. Attached with lag screws			
4.	SKIRTBOARD: 2x8 treated for ground contact			
5.	PURLINS: 2x4s spaced on 2' centers			
6.	SIDE GIRTS: 2x4s spaced on 2' centers			
7.	TRUSSES: 4/12 roof pitch spaced 4' on center			
8.	ROOFING/SIDING: 28 Ga. Painted grade #1 Galvalume® Steel, 40 Yr. Limited Warranty			
9.	WAINSCOTING: 3' wainscoting around perimeter of building			
10.	HURRICANE CLIPS: Supplied and installed			
11.	RIDGE VENTS: Supplied and installed			
12.	OVERHANG: 1' eave overhang a. Painted steel fascia b. Painted steel drip edge c. Vented vinyl soffit			
13.	FOOTERS: 3500 PSI Concrete/Sackrete backfilled with existing soil			
14.	INSULATION: Double bubble insulation under roof steel of building			
15.	WINDOWS: Two (2) 3'x4' double hung windows			
16.	PERSONNEL DOORS: One (1) 3068 9-lite entry door - composite jam & panel, insulated (Maintenance Free)			
17.	OVERHEAD DOORS: Two (2) 10'x8' overhead doors Heavy Duty Raised Panel 26 gauge steel with vinyl back foam insulation			
18.	DRAWINGS: Provided by PBU Inc for permit to be obtained by PBU			
19.	PERMIT: Permit to be obtained by Pole Buildings Unlimited, cost of permit billed separately			

20. CONCRETE:  
 4000 PSI, 6 Mil vapor barrier, fiber mesh reinforced and saw cut expansion joints  
 a. 24'x36' concrete floor 4" thick  
 b. Two (2) 3'x10' concrete aprons 4" thick  
 c. 3'x3' concrete pad 4" thick

21. EXCAVATION/CONCRETE PREP:  
 Limited to the removal of 4"-6" of topsoil and labor to replace with fill dirt to footprint of building only.  
 Cost of fill/concrete sub-base is not included and will be invoiced separately.  
 Exterior landscaping (leveling, seeding, soil stabilization, etc.) is the responsibility of the customer.  
 No swale will be installed around building.  
 If site is found to be more than 12" out of level, or large rock formations are present, additional charges may apply.  
 Additional dirt (fill or topsoil) will not be removed by Pole Buildings Unlimited. Customer is responsible to dispose of remaining soil.  
 Silt fence and/or final grade, if required, is invoiced separately.

22. DEBRIS REMOVAL: Any leftover debris/material will be disposed of by Pole Buildings Unlimited upon completion of project excluding any excess fill dirt/topsoil

**NOTES: \*\*\*PLEASE NOTE: Due to the exponentially rising lumber prices, this quote is only valid for 12 days.\*\*\***

	<b>Subtotal</b>	19,361.00
	<b>Total</b>	19,361.00
	<b>Amount Paid</b>	0.00
	<b>Quote</b>	\$19,361.00

# CHA Pole Barns

# Proposal

Jeffrey Perdue  
Dagsboro, DE 19939  
Jmperdue1959@verizon.net

Contact: Brian Smith  
796 Lancaster Pike  
Quarryville, Pa. 17566  
(717) 687-6673 ext. 1006  
(717) 799-2440 Cell  
(717) 205-2010 Fax

Date: 09/28/2020

Quote Expires: 30 Days

Pole Barn Size: 24'x36'x10'  
Truss Loading: 35-5-5  
Truss Spacing: 4' on center  
Truss Pitch: 4/12 pitch  
Post size: 3ply 2x6 laminated posts treated for in-ground contact to above grade  
Eave Pole Spacing: 8' on center  
Gable Pole Spacing: 8' on center  
Skirt board Size: 2x8 treated for ground contact  
Roof purlin and wall girt size/spacing: 2x4 SPF/ 2' o/c  
Roofing Material: 28 gauge painted galvalume steel w/ 40 year warranty  
Siding Material: 28 gauge painted galvalume steel w/ 40 year warranty

### Doors and Windows

- (1) 36" Insulated fiberglass entry door with glass
- (1) 3'x4' insulated single hung windows with grids/screen
- (2) 9'x8' Insulated garage doors with steel backing

### Overhangs & Soffit

- 12" Eave overhangs with vented soffit
- 12" Gable overhangs with vented soffit

### Fasteners

- 40d Galv. Pole barn spikes for truss carriers
- 12d Hot dipped galvanized ring shank framing nails
- Simpson H2.5A Hurricane ties

### Accessories Included

- Wainscoting on all 4 sides
- Detailed building plans
- Continuous Vented Ridge

*Site preparation and permits are NOT included*

**Total Material & Construction: \$17,680.00**

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**Terms: 5% down, 20% upon permit approval, 25% upon material delivery, 50% upon completion. (Some contracts may vary)**

Options:

**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 # 12502  
Hearing Date 12/14  
202012833

**Type of Application: (please check all applicable)**

Variance   
Special Use Exception   
Administrative Variance   
Appeal

Existing Condition   
Proposed   
Code Reference (office use only)  
115-80 115-210

**Site Address of Variance/Special Use Exception:**

10771 N. Laurel Plaza Road, Laurel, DE. 19956

**Variance/Special Use Exception/Appeal Requested:**

Child Care Facility

Tax Map #: 232-12.00-63.09

Property Zoning: C-1

**Applicant Information**

Applicant Name: Encounter Praize and Worship Center/Encounter Kids Daycare  
Applicant Address: 10771 N, Laurel Plaza Road  
City Laurel State DE Zip: 19956  
Applicant Phone #: 302-629-7390 Applicant e-mail: gcrothers@comcast.net

**Owner Information**

Owner Name: South Laurel LLC  
Owner Address: 112 Montchan Drive  
City Wilmington State De Zip: 19807 Purchase Date: \_\_\_\_\_  
Owner Phone #: 410-543-2440 Owner e-mail: \_\_\_\_\_

**Agent/Attorney Information**

Agent/Attorney Name: \_\_\_\_\_  
Agent/Attorney Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_  
Agent/Attorney Phone #: \_\_\_\_\_ Agent/Attorney e-mail: \_\_\_\_\_

**Signature of Owner/Agent/Attorney**



Date: 10-14-2020



**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.

See Attached

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)

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

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Attachment:1

The purpose of this application of Special Use on behalf of Encounter Praise Church Located at 10771 N. Laurel Plaza Rd, Laurel DE, is it's desire to use its building, currently used for church services only on Sunday, to be utilized as a daycare facility to be operating Monday thru Friday from 7:00am-5:30pm.

The Church building is one of six (6) Identical sized metal structures that parallels Sussex highway and it is the northern most unit. There are currently four other businesses operating within the development. On the southern most end is the Appliance Zone used appliance business, the two middle buildings house Accurate Termite and Pest Control and Above and Beyond Heating and Air Conditioning. The last business is a dance studio. The hours of operation of the daycare would not conflict with any of the current businesses since the termite and the heating and air conditioning companies both rely on in-home repair rather than customer traffic and the Appliance Zone does not open until 10:00am well after the children will have been dropped off. The dance studio opens at 4:30pm. Before most parents will be picking up their children after 5pm.

T.M. #232-12.00-63.09 P/O

N. LAUREL PLAZA ROAD (50' R/W) PRIVATE

30.00'  
49.8'

42.84'

30.2'

30' BRL

PORTABLE FENCE

SANCTUARY  
&  
CLASS ROOMS  
2400 SQ. FT.

COMMERCIAL  
BUILDING

129.54'

45.0'

17.0'

17.0'

45.0'

19.0'

123.00'

60.0'

40' BRL

PARKING AREA

88.59'

N 05°30'58" E

24.00'

47.8'

110.00'

110.00'

N 15°50'25" W

SUSSEX HIGHWAY (RT. 13)

SPECIAL USE SITE PLAN  
ENCOUNTER PRAIZE WORSHIP CENTER

10771 N. LAUREL PLAZA ROAD, LAUREL DE 19956  
LEASED LOT FROM SOUTH LAUREL LLC  
BROAD CREEK HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE

SCALE 1" = 40'      SEPTEMBER 4, 2020



October 8, 2020

RE: Encounter Praize

South Laurel LLC, Landlord for South Laurel Warehouses in Laurel, DE, hereby grants permission of use for a daycare facility located within the church at 10771 North Laurel Plaza Road Laurel, DE 19956. Tenant must provide adequate insurance prior to opening and Tenant is responsible to obtain all permits associated.

Thank you,

*Traci J. Johnson*  
member, South Laurel LLC



# Sussex County



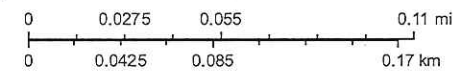
<b>PIN:</b>	232-12.00-63.09
<b>Owner Name</b>	SOUTH LAUREL LLC
<b>Book</b>	4694
<b>Mailing Address</b>	112 MONTCHAN DR
<b>City</b>	WILMINGTON
<b>State</b>	DE
<b>Description</b>	SE/RT 468
<b>Description 2</b>	CORNER E/RT 13
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

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

1:2,257



**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 # 202013094  
Hearing Date 12-14-2020  
Case No: 12503

**Type of Application: (please check all applicable)**

Variance   
Special Use Exception   
Administrative Variance   
Appeal

Existing Condition   
Proposed   
Code Reference (office use only)  
115-25 115-182

**Site Address of Variance/Special Use Exception:**

106 Pebble Drive, Dagsboro, DE 19939

**Variance/Special Use Exception/Appeal Requested:**

10' variance on front yard for porch.

Tax Map #: 233-6.00-169.00

Property Zoning: AR 1

**Applicant Information**

Applicant Name: Scott & Heather Carpenter

Applicant Address: 106 Pebble Drive

City Dagsboro State DE Zip: 19939

Applicant Phone #: 302-344-8464 Applicant e-mail: NeighborElectricLLC@gmail.com

**Owner Information**

Owner Name: SAA

Owner Address: SAA

City SAA State SAA Zip: SAA Purchase Date: SAA

Owner Phone #: SAA Owner e-mail: SAA

**Agent/Attorney Information**

Agent/Attorney Name: N/A

Agent/Attorney Address: /

City / State / Zip: /

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

**Signature of Owner/Agent/Attorney**

[Signature]  
[Signature]

Date: /

10/12/2020



**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.

Home purchased with 30' foot road set back requiring variance to add a front porch.

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.

Current variance restricts development.  
30' road set back.

3. Not created by the applicant:

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

Home purchased in 2016. Desire to improve by adding front porch.

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.

Adding a front covered porch will add to appeal of both the home + neighborhood.

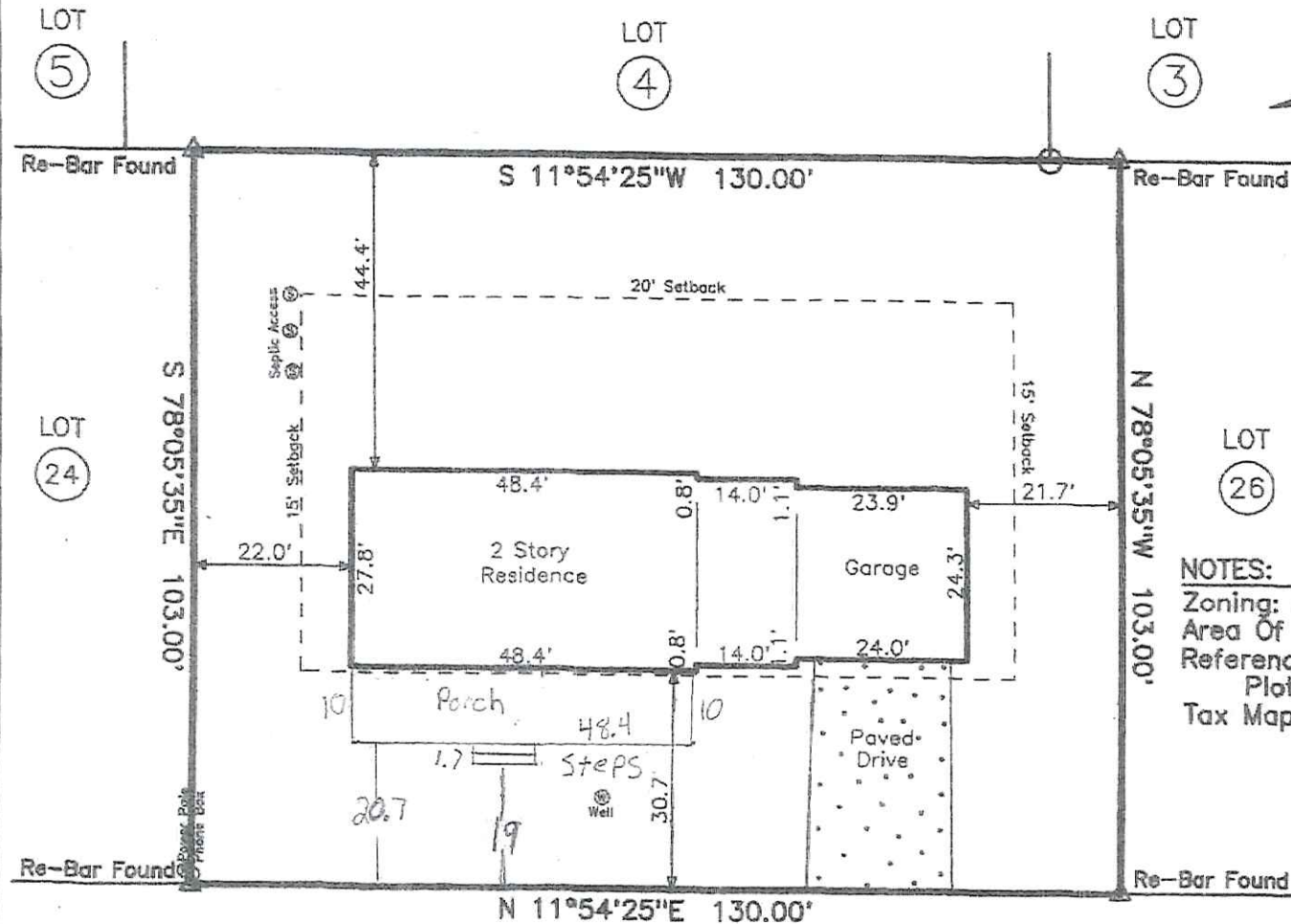
5. Minimum variance:

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.

10' in front of home to add a covered porch.

Location Survey: Lot 25, Block B, Sandy Beach  
 Dagsboro Hundred Sussex County Delaware

[BOUNDARY SURVEY PLAN]

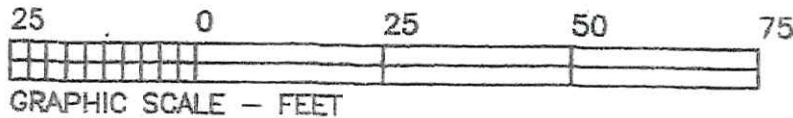


NOTES:

Zoning: AR1 County Setbacks Shown.  
 Area Of Survey: ± 13,390 Sq. Feet  
 Reference Plat: Sandy Beach  
 Plot Book 8 / Page 232  
 Tax Map Reference: 233-6.00-169.00

THIS DRAWING DOES NOT VERIFY THE  
 EXISTENCE OR NON-EXISTENCE OF  
 RIGHT-OF-WAYS, OR EASEMENTS IN  
 REFERENCE TO THIS PROPERTY.  
 NO TITLE SEARCH PROVIDED OR STIPULATED.

Pebble Drive



*Lawrence R. Long*  
**LAWRENCE R. LONG** (Valid in Red ink Only)  
 Professional Land Surveyor  
 DELAWARE #543 MARYLAND #10961

Location Detail: Suburban  
 Class B Survey  
 March 23, 2016

**LAWRENCE R. LONG**  
 Professional Land Surveyor, LLC.

36079 Bayard Road  
 Frankford, DE 19945  
 PHONE: 302-436-5215

Land Surveying Services  
 DELAWARE / MARYLAND





S

Marie Burke  
128 Pebble Drive  
Dagsboro, DE 19939

October 13, 2020

County Zoning Board  
2 The Circle  
PO Box 417  
Georgetown, DE 19947

To Whom It May Concern:

I'm writing regarding a zoning application for Scott and Heather Carpenter, of 106 Pebble Drive, asking for a variance to add a covered front porch on their home. I am in agreement of this plan.

Sincerely,



Marie Burke



5

Charles Johns  
122 Pebble Dr  
Dagsboro, DE 19939  
President, SBHOA

Hello Neighbors Scott and Heather,

I heard of your interest to apply for a zoning variance to build a 10 foot porch on the front of your house. I'm all in favor of your decision to do this.

The beautiful front porch will add special character to your home and help with increasing property values.

Sincerely,  
Charles Johns

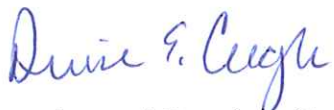


October 13, 2020

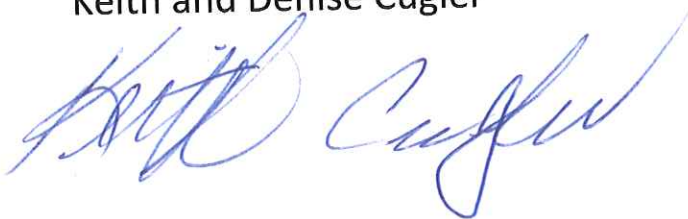
To Whom It May Concern:

Scott & Heather Carpenter are our next door and we have no problem with them asking for a variance to add a porch to the front on their Home.

Sincerely



Keith and Denise Cugler



S

October 15<sup>th</sup>, 2020

To Whom It May Concern:

We are writing to express our support of the Carpenter's request to add a covered front porch onto their home. As fellow residents of Pebble Drive, we feel this addition will have a positive visual impact on their home, as well as the neighborhood.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon and Kendyl Treter". The signature is written in a cursive, flowing style with a large, decorative flourish at the end.

Brandon and Kendyl Treter

5

13 October 2020

Dear Sir or Madame,

Please accept this note as our approval of the Carpenter family request for a variance. Said variance will allow the Carpenters to add a front porch to their existing home located at 106 Pebble Drive, Dagsboro DE 19939.

Thanking you in advance, we are,

John and Maria Morris

107 Pebble Drive

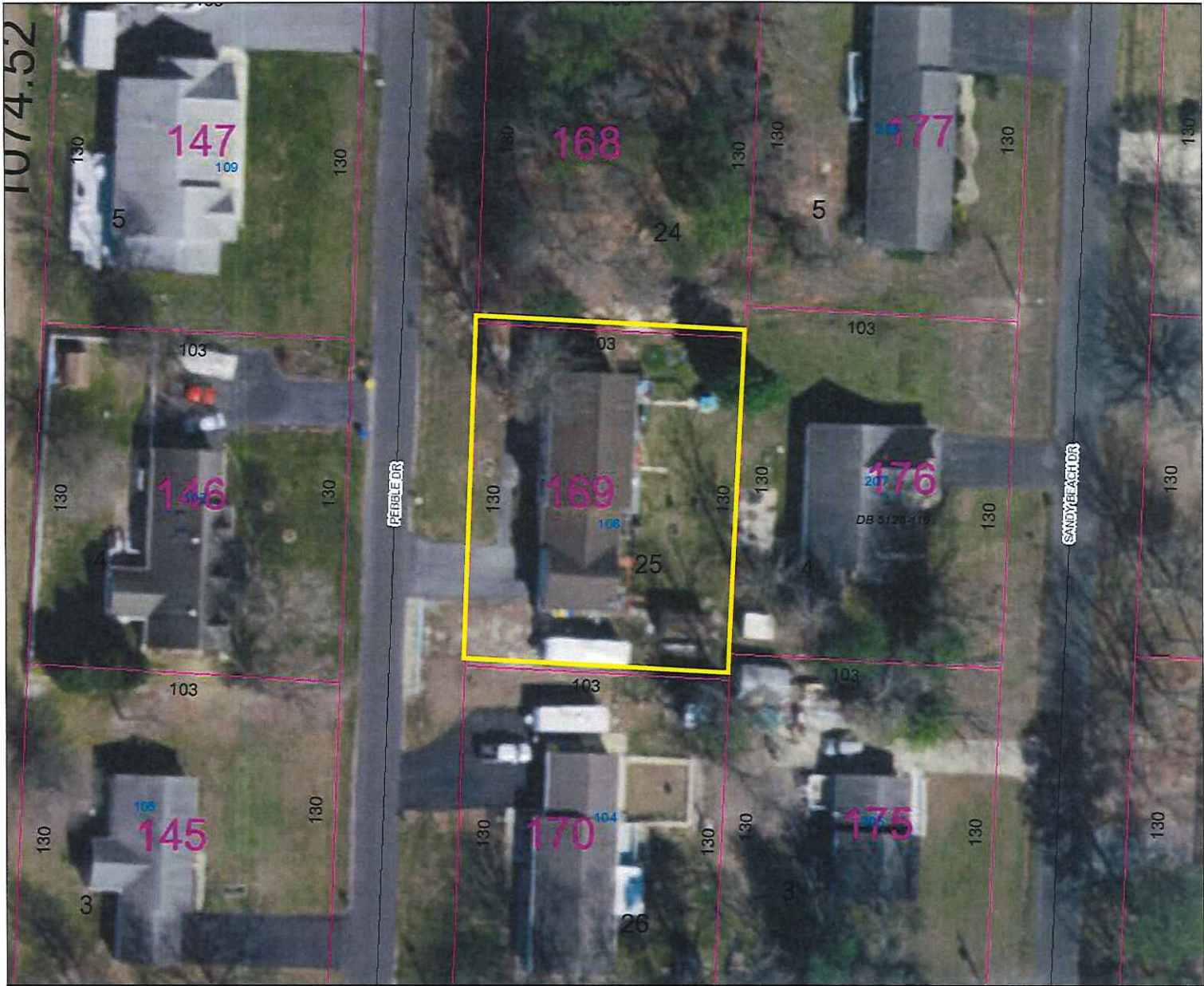
Dagsboro, DE 19939

*John W Morris*

*Maria O'Hanlon-Morris*



# Sussex County

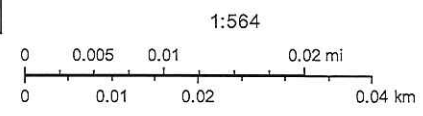


<b>PIN:</b>	233-6.00-169.00
<b>Owner Name</b>	CARPENTER SCOTT L
<b>Book</b>	4532
<b>Mailing Address</b>	106 PEBBLE DR
<b>City</b>	DAGSBORO
<b>State</b>	DE
<b>Description</b>	LOT 25 BLK B
<b>Description 2</b>	SANDY BEACH
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

  - Override 1
- Tax Parcels
- 911 Address
- Streets



November 2, 2020