

## BOARD OF ADJUSTMENT

JOHN WILLIAMSON, CHAIRMAN  
KEVIN E. CARSON  
JEFF CHORMAN  
JOHN T. HASTINGS  
JORDAN WARFEL



# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878

## AGENDA

December 20, 2021

6:00 P.M.

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

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Old Business

**Case No. 12617 – James C. Van Wagoner** seeks a variance from the side yard setback requirement for a proposed structure (Sections 115-34, 115-183, and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Salty Way East within the Keenwick West Subdivision. 911 Address: 37792 Salty Way East, Selbyville. Zoning District: MR. Tax Parcel: 533-19.07-41.00

### Public Hearings

**Case No. 12637 – Jeffrey W. & Janice L. Stull** seek a variance from the side yard setback requirement for a proposed structure (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located at the north side of Ward Way within the Meadow Drive Subdivision. 911 Address: 8 Ward Way, Millsboro. Zoning District: AR-1. Tax Map: 133-16.00-288.00

**Case No. 12638 – Robert Cathell** seeks a variance from the front yard setback requirement for a proposed dwelling (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Walnut Lane within the Keenwick Subdivision. 911 Address: 38340 Walnut Lane, Selbyville. Zoning District: MR. Tax Parcel: 533-19.12-97.00

**Case No. 12639 – Lisa Prestipino** seeks variances from the side yard setback requirement for a proposed addition (Sections 115-82 and 115-183 of the Sussex County Zoning Code). The property is located at the northwest side of John J. Williams Highway (Rt. 24) approximately 0.32 mile southwest of Coastal Highway (Rt. 1). 911 Address: 18854 John J.



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

Williams Highway, Rehoboth Beach. Zoning District: C-1. Tax Map: 334-12.00-89.00

**Case No. 12640 – Teresa Fisher** seeks a variance from the minimum lot width requirement for a proposed lot (Sections 115-25 of the Sussex County Zoning Code). The property is located at the west side of Clendaniel Pond Road at the intersection of Clendaniel Pond Road and Pine Street. 911 Address: 9342 Clendaniel Pond Road, Lincoln. Zoning District: AR-1. Tax Map: 230-13.00-113.00

**Case No. 12641 – David Poppel** seeks variances from the front yard setback requirements for proposed and existing structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located at the southwest side of Old Lighthouse Road within the Cape Windsor Subdivision. 911 Address: 38846 Old Lighthouse Road, Selbyville. Zoning District: AR-1. Tax Map: 533-20.18-171.00

**Case No. 12642 – Anthony L. Johnson (Venita A. Johnson)** seeks a special use exception to operate a daycare facility (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located at the southwest side of Newton Way within the Newton Woods Subdivision. 911 Address: 6156 Newton Way, Bridgeville. Zoning District: AR-1. Tax Map: 530-17.00-27.00

### **Additional Business**

\*\*\*\*\*



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 13, 2021 at 8:00 p.m. and at least seven (7) days in advance of the meeting.

The Agenda was prepared by the Director of Planning and Zoning and is subject to change to include the additional or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

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 telephone, 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/agendas-minutes/board-of-adjustment>

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 are encouraged to be submitted by 4:30 P.M. on Thursday, December 16, 2021

####



**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 # 1267  
Hearing Date 10/6  
2021/12991

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:

37792 SALTY WAY E. SELBYVILLE, DE 19975

Variance/Special Use Exception/Appeal Requested:

Side yard variance of 5' for proposed garage

Tax Map #: 533-19.07-41.00

Property Zoning: AR-1 MR

**Applicant Information**

Applicant Name: JAMES C. VAN WAGONER

Applicant Address: 13493 GOODHART LN LEESBURG, VA 20176

City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant Phone #: 703 415 6909 Applicant e-mail: JAMESCVW@GMAIL.COM

**Owner Information**

Owner Name: JAMES C. VAN WAGONER

Owner Address: 13493 GOODHART LN.

City LEESBURG State VA Zip: \_\_\_\_\_ Purchase Date: \_\_\_\_\_

Owner Phone #: 703-415-6909 Owner e-mail: JAMESCVW@GMAIL.COM

**Agent/Attorney Information**


Agent/Attorney Name: \_\_\_\_\_

Agent/Attorney Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Signature of Owner/Agent/Attorney**



Date: 8/31/21





**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.

---

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

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

Purchased house without garage and did not create the small lot size.

---

**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.

---

**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.

It's the minimum to allow for a 16.5' garage

Amendment to page 2, question 1:

We are requesting a 5' setback for an attached garage on the north property line to store our boat, kayak, beach toys as well as a small workshop. The distance between our home and our north property line is 21.5'. We would like a 16.5' wide garage to meet our needs. We have received approval from Keenwick West Property Owner's Association to allow the 5' setback. (See Attached) We have also received approval from our neighbor to our north Guy Sparr (443)506-1016. At 37789 Salty Way E. Selbyville, DE 19975.

Amendment to page 2, question 2:

An 11.5' garage would not be adequate to meet our storage needs and aesthetically would not enhance the front elevation characteristics.

Amendment to page 2, question 4:

Most of the homes in the Keenwick West Development currently have garages. There are currently other homes in the Keenwick West Development that have been granted the 5' setback from their property line.



**KEENWICK WEST PROPERTY OWNER'S ASSOCIATION**  
**37232 Lighthouse Rd., Suite #212**  
**Selbyville, DE 19975**

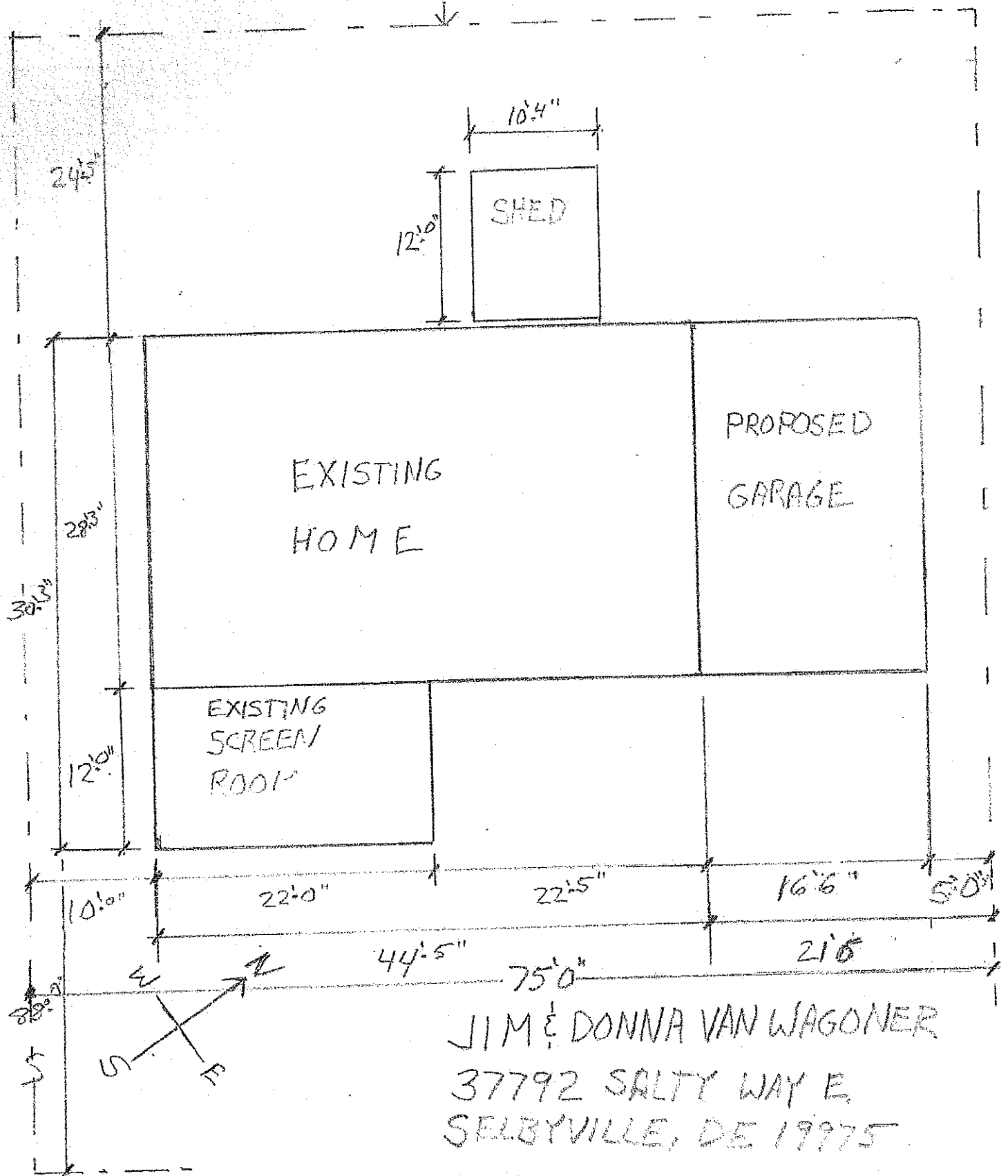
August 27, 2021  
Jim & Donna Van Wagoner  
37792 Salty Way E  
Selbyville, DE 19975

Dear Jim & Donna,

The Keenwick West Board of Directors met on Friday, August 13, 2021 and reviewed your request for a variance for the garage at 37792 Salty Way E. (Lot 74) The variance was approved as submitted.

Danette Small-Shultz  
Secretary

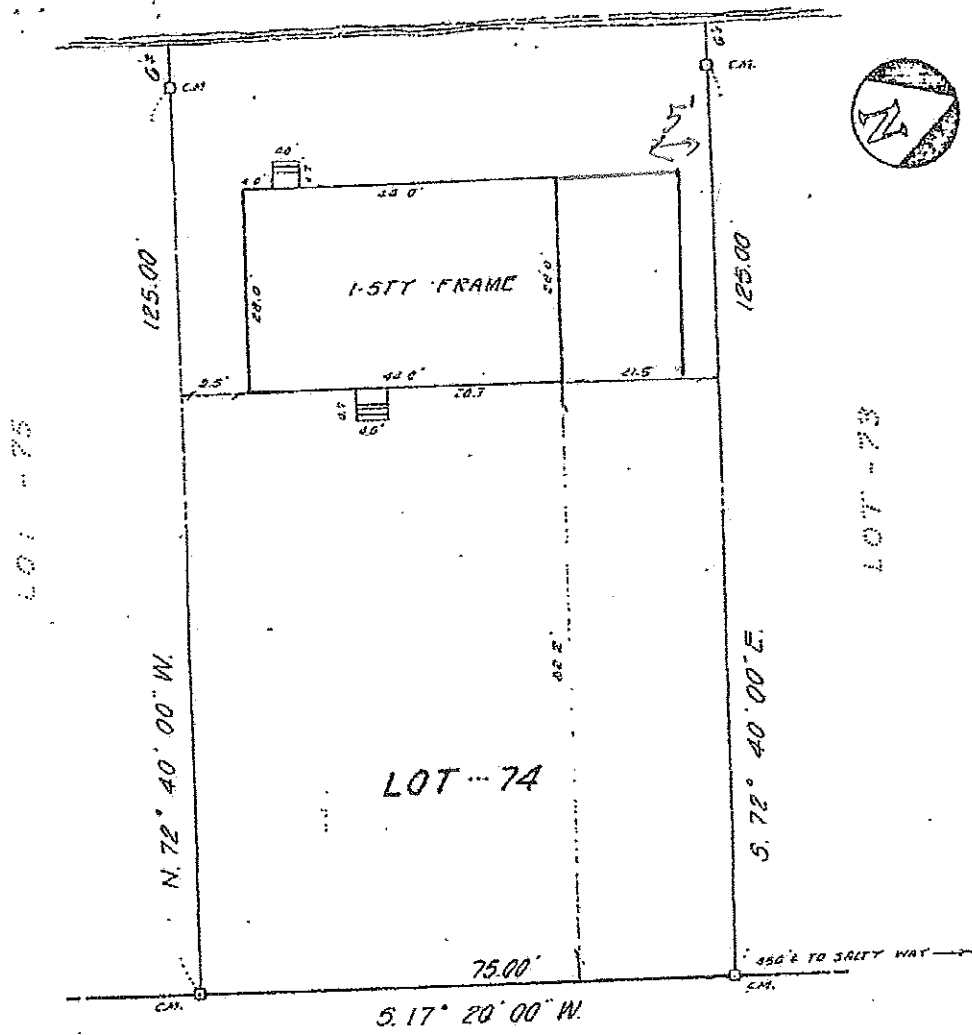
CANAL  
BULKHEAD



JIM & DONNA VAN WAGONER  
37792 SALTY WAY E.  
SELBYVILLE, DE 19975

702-415-6909  
6/30/21

LAGOON



SALTY WAY EAST

50' R/W

House Location Survey

Lot - 74

KEEN - WIK WEST

Baltimore Hundred  
Sussex County, Delaware

June 14, 1976 Scale 1" = 20'

I hereby certify the location survey, shown hereon, to be correct and that there are no encroachments on property lines.



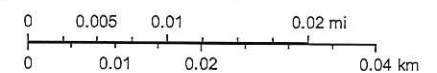
MADDOX & ASSOCIATES, INC.  
ENGINEERS SURVEYORS PLANNERS  
PENSACOLA FLORIDA  
BETHESDA MARYLAND  
FREDERICK MARYLAND  
PHONE: 361-225-4444



PIN:	533-19.07-41.00	
Owner Name	VAN	WAGONER
	JAMES C	
Book	5480	
Mailing Address	13493 GOODHART LN	
City	LEESBURG	
State	VA	
Description	KEENWIK WEST	
Description 2	LOT 74	
Description 3	SPEC COMM LIEN	
Land Code		

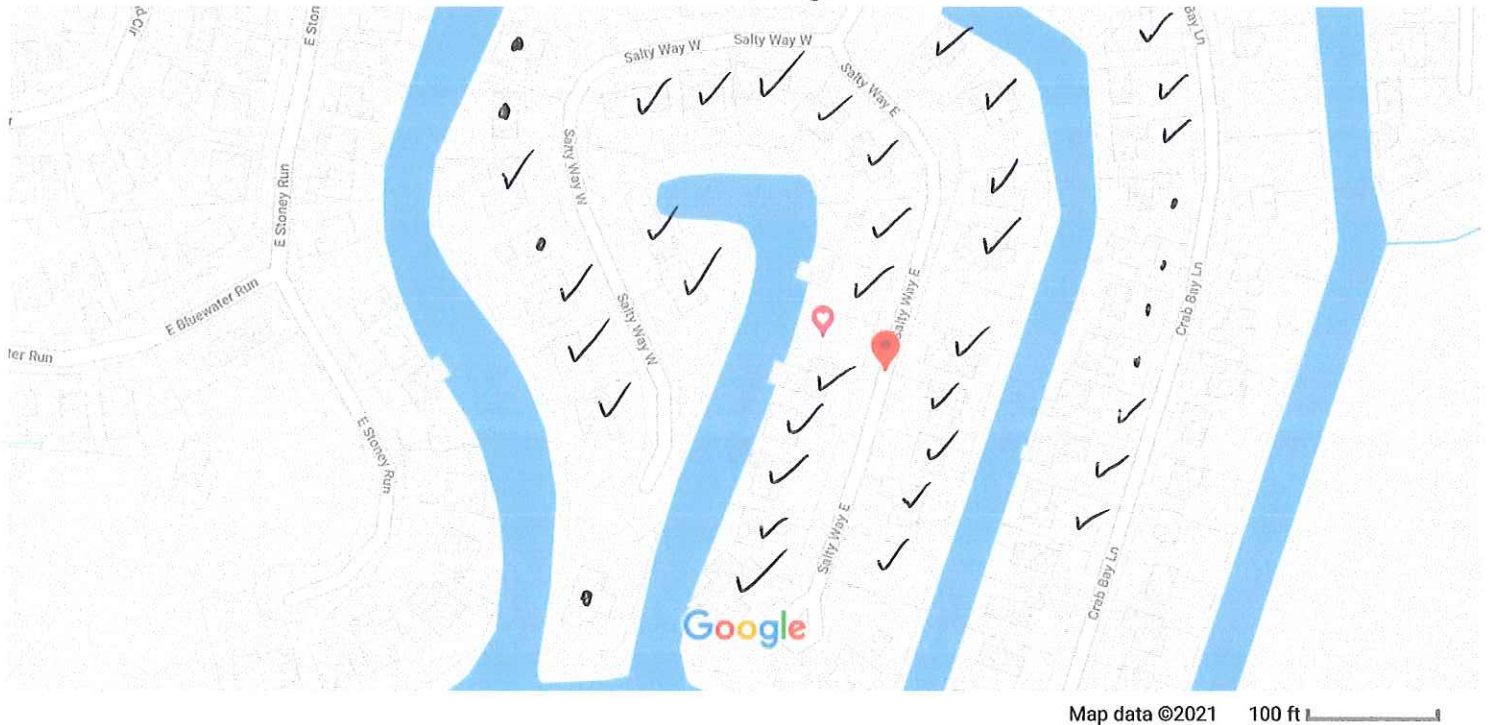
- polygonLayer  
Override 1
- polygonLayer  
Override 1
- Tax Parcels
  - 911 Address
  - Streets
  - County Boundaries
- Tax Ditch Segments
- Tax Ditch Channel
  - Pond Feature
  - ++ Special Access ROW
  - Extent of Right-of-Way
  - Approx. Watershed Boundary
  - Municipal Boundaries

1:564

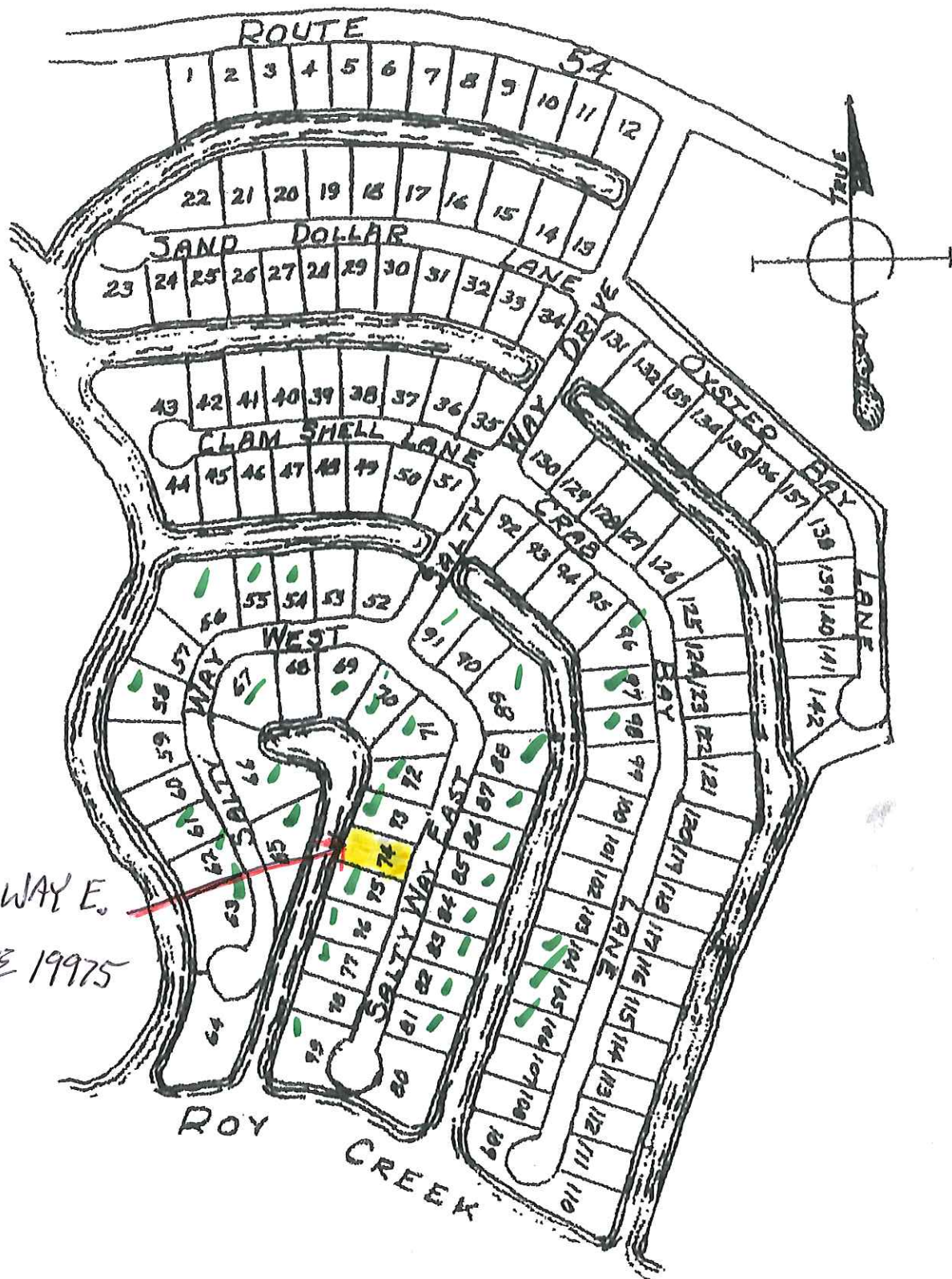




## Google Maps Salty Way E



- ✓ APPROVED
- DID NOT GET A RESPONSE



JIM & DONNA  
VAN WAGONER  
37792 SALTY WAY E.  
SELBYVILLE, DE 19975  
LOT 74

# Keenwick West



Jim and Donna Van Wagoner

37792 Salty Way East

Selbyville, DE 19975

(703)415-6909

[jamescvw@gmail.com](mailto:jamescvw@gmail.com)

Dear Sussex Co. Board of Adjustment,

We have distributed 41 petitions to our neighbors within at least 200' from our home at the above referenced address. We asked our neighbors to see if they have any objections to us building a garage 5' from our northern property line. Out of these 41 petitions we received approval from 33 of our neighbors. (There are some neighbors that do not live there year-round.) Included are the approvals from Guy Sparr 37786 Salty Way E (lot 73) immediately to our north (right of our home). Then Lavonne Martin 37800 Salty Way E (lot 75) immediately to our south (left of our home). James Turner 37789 Salty Way E (lots 85 & 86) they are east or across the street from our home. Damon Cabanillas 37815 Salty Way W (lot 65) is to our west and across the canal from our home.

We also have approval from our HOA - Keenwick West Property Owner's Association for a variance to build our garage 5' from our northern property line. This was dated August 27, 2021.

We are also attaching photos from neighbors in the Keenwick West community that have gotten variances to build within the 10' setback.

Sincerely,

James Van Wagoner



Donna Van Wagoner



NEIGHBOR TO  
OUR RIGHT (NORTH)

Jim and Donna Van Wagone

Garage Addition For:

37792 Salty Way E.

Selbyville, DE 19975

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: GUY SPARR

Address: 37786 SALTY WAY E

Lot Number: 73 Phone Number: 443-506-1016

Email: POPPY IDH @ AOL.COM

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: [Signature]

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NEIGHBOR TO  
OUR LEFT (SOUTH)

Jim and Donna Van Wagone

Garage Addition For:

37792 Salty Way E.

Selbyville, DE 19975

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Ladonna Martin

Address: 37800 Salty Way E Selbyville DE 19977

Lot Number: 75 Phone Number: 302 4364788

Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: X Object: \_\_\_\_\_

Signature: Daily L Martin

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Jim and Donna Van Wagone

Garage Addition For:

37792 Salty Way E.

Selbyville, DE 19975

NEIGHBOR IN FRONT  
OF US (EAST)

We are interested in constructing an attached garage addition, and we are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: James Turner  
Address: 85 Salty Way, East - Selbyville DE 19975  
Lot Number: 85 & 86 Phone Number: 302-436-0323  
Email: 301-801-0101

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: James A. Turner - Marlene C. Turner

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NEIGHBOR BEHIND  
US (WEST)

Jim and Donna Van Wagoner

Garage Addition For:

37792 Salty Way E.

Selbyville, DE 19975

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Damon Cobanilla  
Address: 37815 Salty Way West Selbyville, DE 19975  
Lot Number: 65 Phone Number: 703-629-5823  
Email: dcobanilla@yahoo.com

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: Yes - DGC Object: \_\_\_\_\_

Signature: Damon Cobanilla

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Harriet R. Ritter  
Address: 37822 Salty Way E.  
Lot Number: 79 Phone Number: 302-542-2943  
Email: truffyholly@aol.com

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve:  Object: garage addition

Signature: Harriet R. Ritter

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Roxie Welch  
Address: 37749 Salty Way West  
Lot Number: 69 Phone Number: 240-298-9544  
Email: Roxie.Welch@verizon.net

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: Roxie Welch

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jim and Donna Van Wagoner

Garage Addition For:

37792 Salty Way E.

Selbyville, DE 19975

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: JOSEPH C FORAKER JR.  
Address: 37779 SALTYWAY EAST  
Lot Number: 87 Phone Number: 302-988-1102  
Email: JCFORAKER @ Yahoo.COM

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: YES Object: \_\_\_\_\_

Signature: J Foraker

Comments: NONE



**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: ELMER & JEAN TRIESCHMAN

Address: 37761 SALTY EAST

Lot Number: 89 Phone Number: 246-832-1142

Email: CLANDIE7@AOL.COM

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object:

Signature: 

Comments:

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Glen & Tricia Hall  
Address: 37792 Salty Way E  
Lot Number: 88 ? Phone Number: 302-753-6566  
Email: hallbays@comcast.net

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve:  Object: \_\_\_\_\_

Signature: Tricia Hall

Comments: No ~~anxious~~ concerns or issues

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: BILL SUPER  
Address: 37803 SALTY WAY EAST  
Lot Number: 83 Phone Number: 410 365 1460  
Email: billsuper@comcast.net

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: WRB Object: \_\_\_\_\_

Signature: W Super

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Bonnie Morrison

Address: ~~12208~~ 37811 Salty W. E.

Lot Number: 82 Phone Number: \_\_\_\_\_

Email: Bonnie.morrison@comcast.net

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: Bonnie L. Morrison

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Albert Fanelli  
Address: 37815 Salty Way East  
Lot Number: 81 Phone Number: 301 526 3425  
Email: fanonsinc@aol.com

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: AE Object: \_\_\_\_\_  
Signature: Albert Fanelli

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: J. FEUWICK CONNOR  
Address: 37806 SALTY WAY E.  
Lot Number: 76 Phone Number: 302-436-8054  
Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: YES Object: \_\_\_\_\_

Signature: J. Feuwick Connor

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

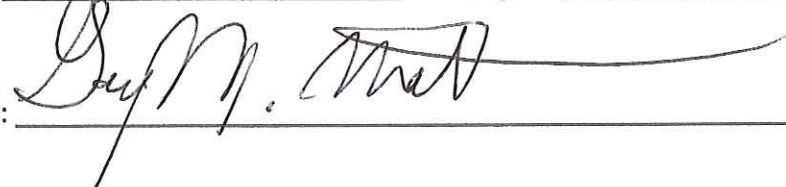
**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: GARY M. MATERA  
Address: 37792 SALTY WAY EAST  
Lot Number: 84 Phone Number: 302-310-0322  
Email: GARY.MATERA SR @ YAHOO.COM

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: GARY M. MATERA Object: \_\_\_\_\_

Signature: 

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Rosalie S. Burns

Address: 37814 Salty Way East

Lot Number: 77 Phone Number: cell # 302-542-1076

Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: yes Object: \_\_\_\_\_

Signature: Rosalie S. Burns

Comments: Good luck!

\_\_\_\_\_  
\_\_\_\_\_



**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: DAVE PREZIOSO  
Address: 37747 Salty Way EAST  
Lot Number: 91 Phone Number: 302-379-2038  
Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: Yes Object: \_\_\_\_\_

Signature: Dave Prezioso

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Nancy Carey  
Address: 37769 Salty Way West  
Lot Number: 67 Phone Number: 3025422062  
Email: nancy@keenwickisland.com

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: Nancy Carey

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: WAYNE BORKMAN

Address: 37746 SALTY WAY EAST

Lot Number: 70 Phone Number: 302-396-7304

Email: WBORKMAN@GMAIL.COM

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: OK Object: \_\_\_\_\_

Signature: Wayne Borkman

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Rita C. Williams  
Address: 37764 Salty Way W.  
Lot Number: 55 Phone Number: 302-436-1562  
Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: Rita C. Williams

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: 37784 W Salty Way  
Address: Kim Matzer  
Lot Number: 50 Phone Number: 301 943 2114  
Email: Kimmatzer@aol.com

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: X Object: \_\_\_\_\_

Signature: Kim Matzer

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: 37803 Salty Way W

Address: \_\_\_\_\_

Lot Number: 66 Phone Number: 973-796-7330

Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: X Object: \_\_\_\_\_

Signature: Paul Bancel

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Berry Parker Per. Bert Parker  
Address: 37790 Salty Way. West  
Lot Number: 56 Phone Number: 302 436 5493  
Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: at. Object: Coarse

Signature: Bert Parker Berry Parker

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: William Stabor & Marilyn Eaves

Address: 37724 Crab Bay Ln

Lot Number: 97 Phone Number: 856-266-3186

Email: wa.stabor@msn.com

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature:  

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Janet Straub  
Address: 37734 Crab Bay Lane  
Lot Number: 98 Phone Number: 717 979 6974  
Email: Janet53@Comcast.net

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: Janet Straub

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: NEIL V. FOOTE

Address: 37784 CRAIG BAY Ld.

Lot Number: 104 Phone Number: 302-436-0128

Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: APPROVE Object: \_\_\_\_\_

Signature: Neil V. Foote

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Dan Hazara  
Address: 37792 Crab Bay Lane  
Lot Number: 105 Phone Number: 484-624-7424  
Email: Hazara D @ AOL.COM

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: \_\_\_\_\_ Object: \_\_\_\_\_

Signature: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Bob Nowell

Address: 37800 CRAV BR LANE

Lot Number: 106

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: OK to BUILD

Object: \_\_\_\_\_

Signature: Alex B. Nowell

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Dave Roesler  
Address: 37758 Salty Way West  
Lot Number: 548 Phone Number: (443) 865-9389  
Email: Roesler11@MSN.COM

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve:  Object: \_\_\_\_\_

Signature: 

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Ken & Donna Linparis  
Address: 37808 Salty way w Selbyville, DE 19975  
Lot Number: 61 Phone Number: 443-838-5447  
Email: r.linparis@gmail.com

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: Ken Linparis

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Dorothy Chrestos  
Address: 3775 E Salty Way E  
Lot Number: 71 Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: Dorothy Chrestos

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**


**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Robert Bruesentire  
Address: 37776 Salty Way E  
Lot Number: 42 Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve:  Object: \_\_\_\_\_

Signature: 

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: JOSEPH J. O'HAGAN, SR  
Address: 37718 CRAB BAY LANE SELBYVILLE, DE 19975  
Lot Number: 96 Phone Number: 302-436-8532  
Email: chiefcrab@comcast.net

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: Joseph J. O'Hagan, SR

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: JEANNE ULRICH

Address: 37816 SALTY WAY WEST

Lot Number: 69 Phone Number: 443-910-0001

Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: \_\_\_\_\_

Signature: Jeanne Ulrich

Comments: - none -

\_\_\_\_\_  
\_\_\_\_\_

**Jim and Donna Van Wagoner**

**Garage Addition For:**

**37792 Salty Way E.**

**Selbyville, DE 19975**

We are interested in constructing an attached garage addition, primarily to store our boat. We are requesting an exception for a 5' setback from our northern property line. On 8/13/21 Keenwick West Property Owner's Association approved our request for a 5' setback exception. Now, Sussex County wants input from our neighbors to see if there are any objections. Please complete the questions below and return this to Jim and Donna by 9/18/21. If you have questions or would like further details, please contact Jim Van Wagoner (703)-415-6909 or email: [jamescvw@gmail.com](mailto:jamescvw@gmail.com). We appreciate your help.

Name: Goedon & Kathleen Clark

Address: 37830 Salty way W

Lot Number: # 63 Phone Number: 443 632-4307

Email: \_\_\_\_\_

Do you have any objections to us building a one story attached garage 5' from our north property line (the right elevation as you face the house)?

Approve: ✓ Object: Garage

Signature: Kathleen L. Clark

Comments: \_\_\_\_\_

\_\_\_\_\_

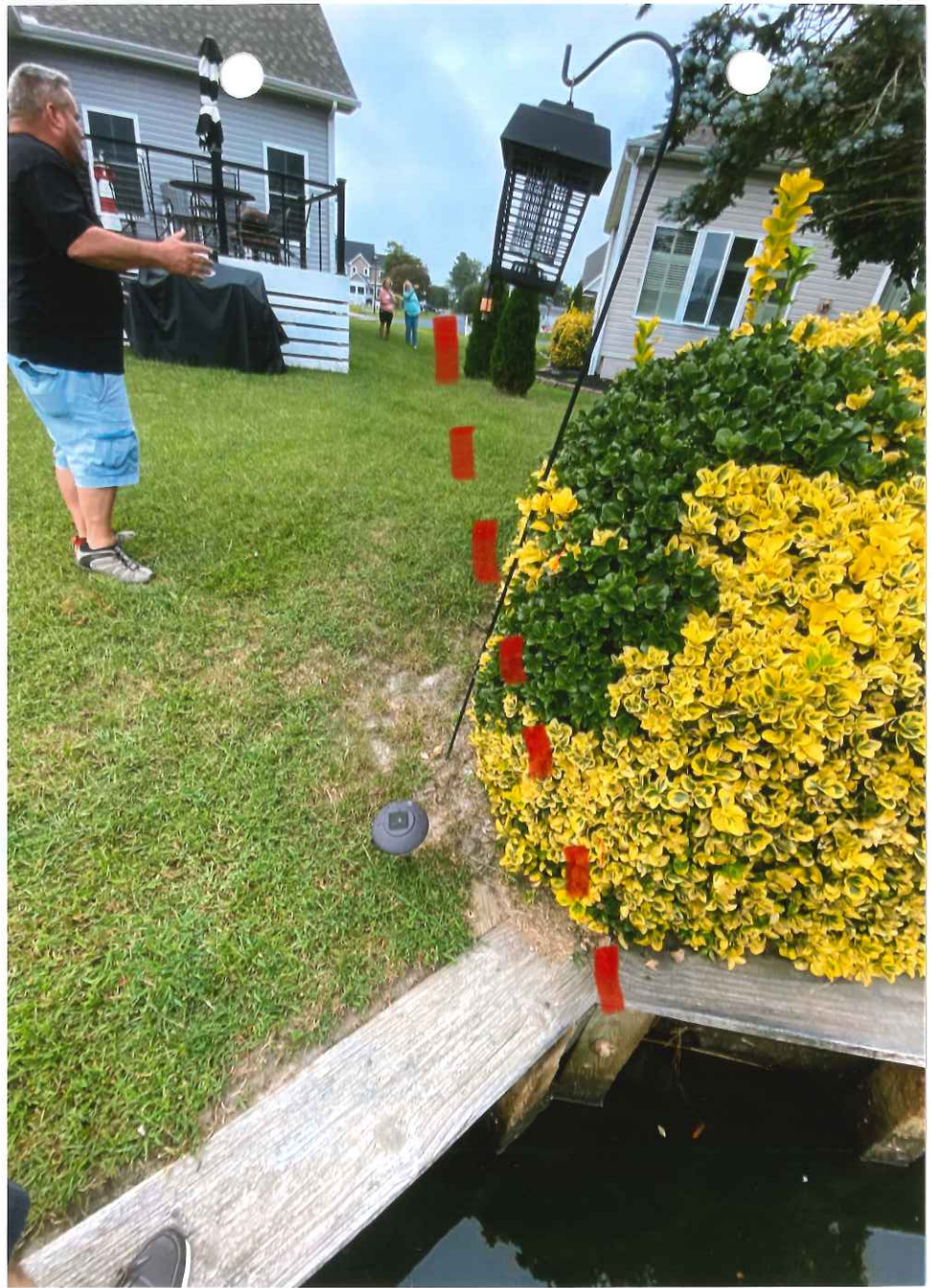
\_\_\_\_\_



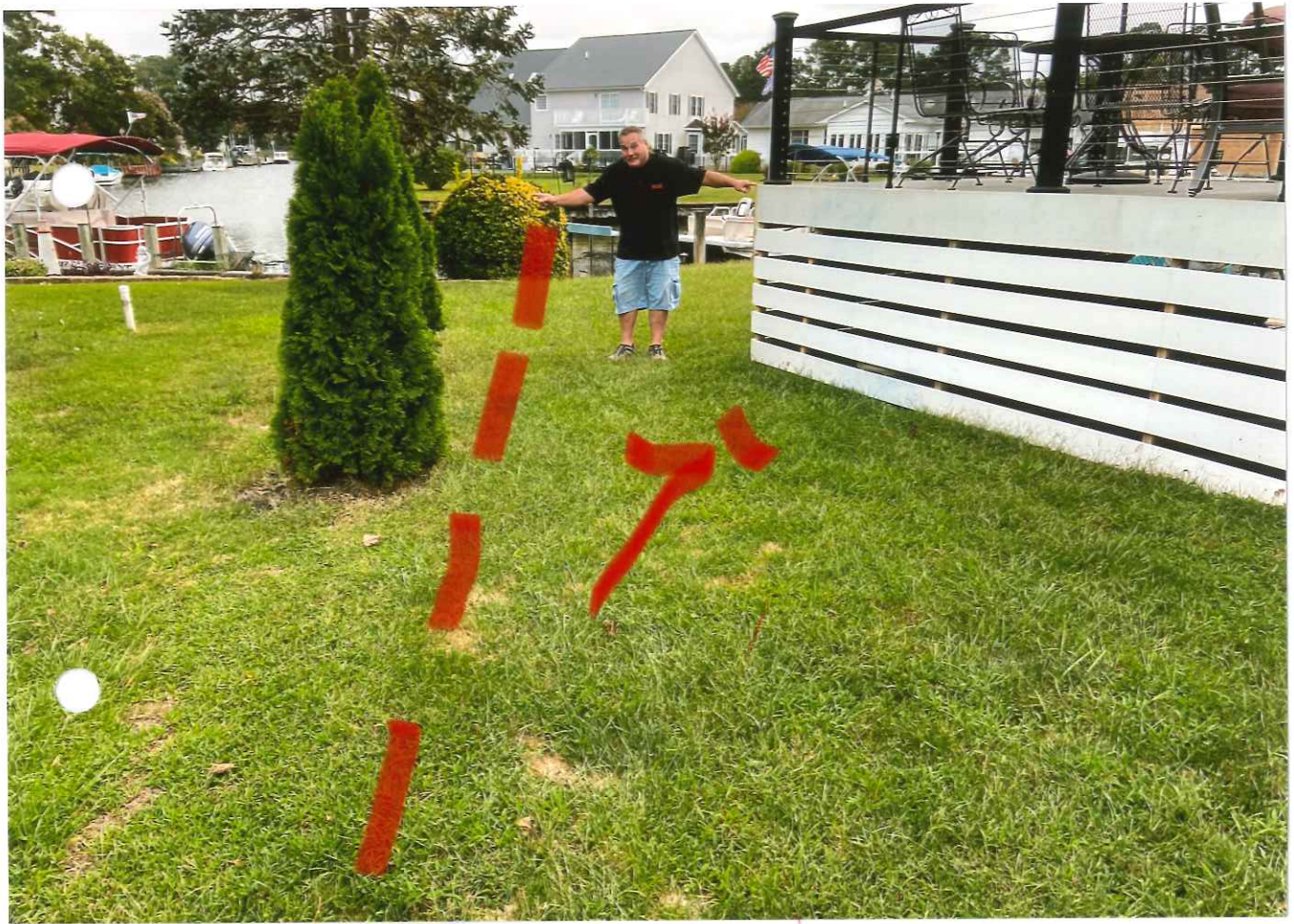














# NOTES:

- Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.

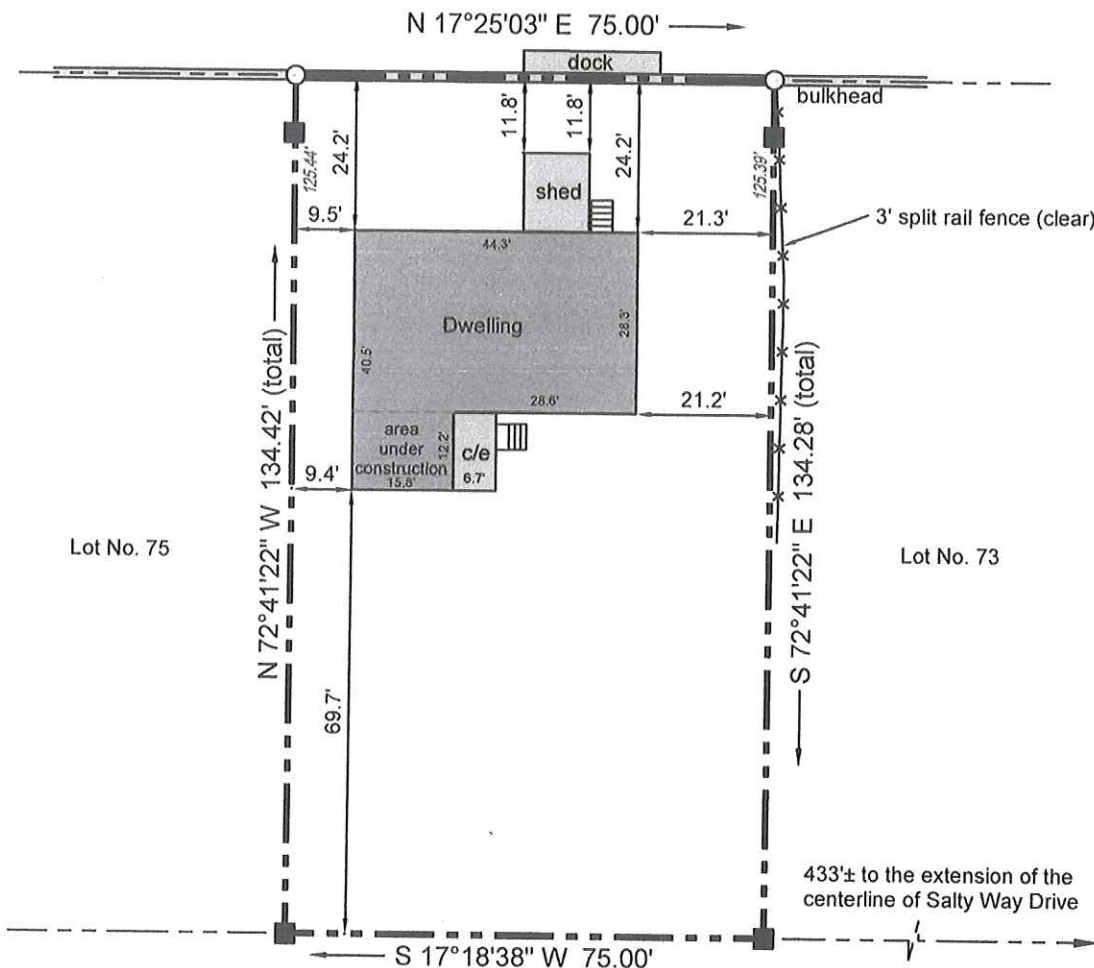
- No title search provided or stipulated.

## REFERENCE DATUM NOTES:

1. HORIZONTAL DATUM: NAD '83  
(North American Datum of 1983)



Lagoon



**SALTY WAY EAST**  
(50' r/w)

RECEIVED

01 2021

Lands of JAMES C. VAN WAGONER. Being known as LOT NO. 74, KEENWIK WEST, Ref: Plat Book 08, Page 181.

SUSSEX COUNTY  
PLAT BOOK 08, PAGE 181

- POINT
- CONC. MON. (FD)

SCALE: 1"=30'

AREA: 10,077 SQ. FT.

TAX MAP NO. 5-33-19.07-41

## FIRM INFORMATION:

100029 - 0653 - K  
MARCH 16, 2015  
ZONE: "AE", B.F.E.= 4.0'  
CLASS "B" SURVEY

HUNDRED: BALTIMORE

COUNTY: SUSSEX

STATE OF DELAWARE

DATE OF ORIGINAL: 11-10-2021

DRAWN BY: MICHAEL LOVELAND

**SIMPLER SURVEYING & ASSOCIATE, INC.**

32486 POWELL FARM ROAD, FRANKFORD, DE 19945

www.delawaresurveyor.com

PHONE: (302) 539-7873 FAX: (302) 539-4336



I, Gregory M. Hook, 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.

P.L.S. 711



5-33 19,07 41.00  
PREPARED BY & RETURN TO  
Sergovic Carmean Weidman  
McCartney & Owens, P.A.  
25 Chestnut Street, P.O. Box 751  
Georgetown, DE 19947-0751  
File No. RE-12595

THIS DEED, made this 18 day of May, 2021,

- BETWEEN -

DAVID E. WINFREE, of 33 Halloran Court, Hockessin, DE 19707, party of the first part.

- AND -

JAMES C. VAN WAGONER and DONNA E. VAN WAGONER, of 13493 Goodhart Lane, Leesburg, VA 20176, husband and wife, as tenants by the entirety, parties of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, and their heirs and assigns:

ALL that certain lot, piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, State of Delaware, and being known and designated as **LOT NO. 74, Salty Way East**, as shown on a plot of lots known as "KEEN-WIK WEST, BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE" as surveyed in February of 1970 by C. Kenneth Carter and Associates, said plot being of record in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware, in Plot Book 8, page 181, and being more particularly described as follows, to wit:

BEGINNING at a concrete monument, said concrete monument being on the Northwestern right-of-way of Salty Way East, a corner for this Lot and Lot #75; thence turning and running by and along the common boundary line with this Lot and Lot #75, North 72° 40' 00" West 125.00 feet to a concrete monument, thence continuing along the same course and distance 6.00 feet, more or less, to the edge of a lagoon, thence turning and running in a Northeastern direction by and along the edge of the Lagoon, approximately 75.00 feet to a point; thence turning and running South 72° 40' 00" East 6.00 feet, more or less, to a concrete monument; thence continuing along the same course and distance 125.00 feet by and along the common boundary with Lot #73 to a concrete monument; thence turning and running by and along the right-of-way of Salty Way East, South 17° 20' 00" West 75.00 feet, home to the place of beginning, improved by a one-story frame dwelling, as surveyed by Maddox & Associates, Inc., Registered Surveyors, on June 14, 1976.

RECEIVED

DEC 01 2021

SUSSEX COUNTY  
PLANNING & ZONING

BEING the same lands conveyed to David E. Winfree by Deed of Earl T. Winfree and Jean P. Winfree dated August 15, 2002 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware, in Deed Book 2741, page 98.

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 party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:



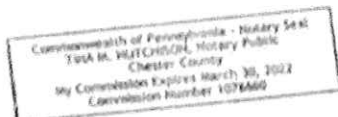
David E. Winfree

(SEAL)

PENNSYLVANIA  
STATE OF DELAWARE, COUNTY OF CHESTER to-wit

BE IT REMEMBERED, that on May 18, 2021, personally came before me, the subscriber, David E. Winfree, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

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



  
Notary Public

Printed Name: Tina M. Hatcher

My Commission Expires: March 30, 2022

**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 # 12637  
Hearing Date 12/20  
20215288

**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:**

8 WardWay, Millsboro DE 19966

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

Variance from the 15' BSL adjacent to the storm water management area to build a 6' wide wrap-around porch across the front and down one side of the home. This would encroach the 15' BSL by 2.3', resulting in only 12.7' between the porch and the property line.

**Tax Map #:** PARID: 133-16.00-288

**Property Zoning:** RES AR-1

**Applicant Information**

**Applicant Name:** Janice L Stull

**Applicant Address:** 8 Ward Way

**City** Millsboro **State** DE **Zip:** 19966

**Applicant Phone #:** (302) 316-0014 **Applicant e-mail:** n2hdcycles@comcast.net

**Owner Information**

**Owner Name:** Jeffrey W and Janice L Stull

**Owner Address:** 8 Ward Way

**City** Millsboro **State** DE **Zip:** 19966 **Purchase Date:** 1/22/21

**Owner Phone #:** (302) 316-0014 **Owner e-mail:** n2hdcycles@comcast.net

**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**

**Janice L Stull**

Digitally signed by Janice L Stull  
Date: 2021.10.10 15:38:47  
+04'00'

**Date:** 10/10/21



**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.

Narrowness of lot and placement of existing dwelling prevents adding a porch of an appropriate width without a variance.

---

**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 narrowness of the lot and placement of existing dwelling would only allow for adding a porch of 3.7' in width. That width would not be visually appealing for the dwelling or the neighborhood.

---

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

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

We have not created this practical difficulty as the current dwelling was in place at the time of purchase.

---

**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 would not alter the essential character of the neighborhood as it would only affect the side setback adjacent to the storm water management area and not any other homeowners' dwelling. We have already received approval from the Homeowners Association and have attached the approval letter to this application.

---

**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.

We are requesting only the minimum variance required to build a porch of an appropriate width to ensure visual curb appeal and added value to the home and the neighborhood.





1. CLASSIFICATION OF SURVEY: SUBURBAN  
2. ZONE: AR - I

3. BUILDING SETBACK LINES (BSL)
- |       |     |
|-------|-----|
| FRONT | 30' |
| SIDE  | 15' |
| REAR  | 20' |

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. ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TEN (10) FOOT DRAINAGE AND/OR UTILITY EASEMENT. ALL PERIMETER LOT LINES SHALL HAVE TEN (10) FOOT EASEMENTS ALONG INTERIOR SIDE OF BOUNDARY LINES.

5. 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.

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 NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

BRADLEY A. ABSHER, DE PLS # 735  
DATE

1.12.2

### LEGEND

- ☐ IRON PIPE W/ CAP FOUND

TAX MAP	1-33 - 16.00 - 288.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	DAGSBORO
TOWN	- - -
AREA	24,700 ± SQ. FT.
DEED REF.	3654 / 319
PLAT REF.	69 / 249
DRAWN BY	JMH
DATE	01 / 12 / 2021
SCALE	1" = 40'
SURVEY #	DE - 07432

# BOUNDARY SURVEY PLAN

**LOT 40  
MEADOW DRIVE I**

FOR  
JEFFREY W. & JANICE L. STULL

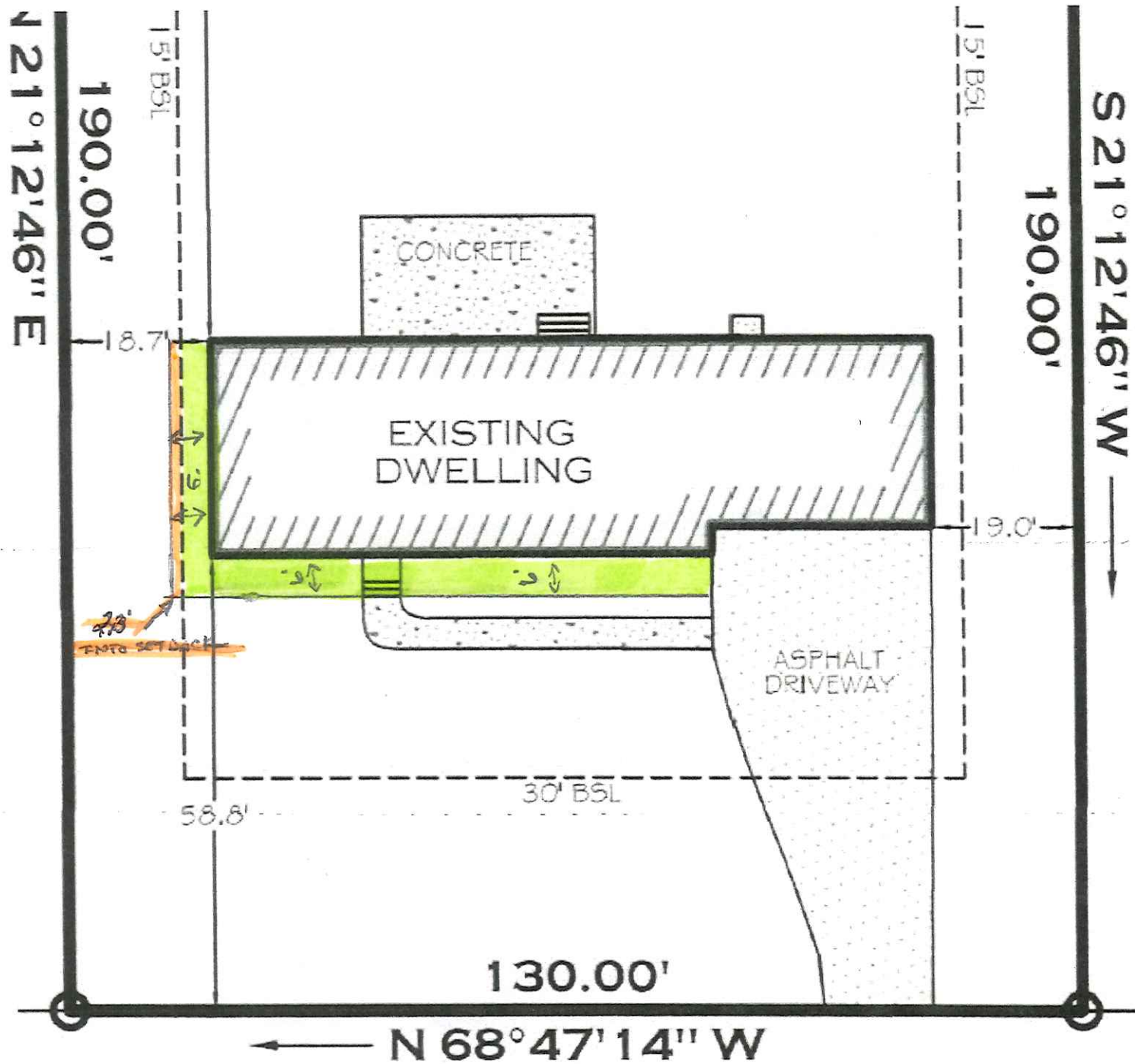
8 WARD WAY, MILLSBORO, DE 19966

## TRUE NORTH



## LAND SURVEYING

118 ATLANTIC AVENUE, SUITE 202  
OCEAN VIEW, DE 19970  
302-539-2488







**Meadow Drive Homeowners Association**  
2 Ward Way  
Millsboro, DE 19966  
(302) 841-3263  
[drewward@mchsi.com](mailto:drewward@mchsi.com)

---

September 20, 2021

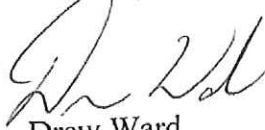
Dear Mr. & Mrs. Stull,

At our most recent HOA meeting on September 15, 2021, your proposed building plan was reviewed and approved for the following reasons:

1. The proposed porch will only affect the side setback adjacent to the stormwater management area and no other properties.
2. The proposed porch does not adversely affect the neighborhood.
3. The proposed porch will add value and curb appeal to your property.

If you have any questions, please do not hesitate to call. Thanks

Sincerely,



Drew Ward  
Chairman



Home Property Records Search ▼

Profile
Sales
Owners
Land
Agriculture
Residential
Outbuildings
Values
Permits
Sketch
Map
Documents

PARID: 133-16.00-288.00  
UNKNOWN

ROLL: RP  
8 WARD WAY

1 of 1

Return to Search Results

## Property Information

Property Location: 8 WARD WAY  
 Unit:  
 City: MILLSBORO  
 State: DE  
 Zip: 19966  
 Class: RES-Residential  
 Use Code (LUC): RS-RESIDENTIAL SINGLE FAMILY  
 Town: 00-None  
 Tax District: 133 - DAGSBORO  
 School District: 1 - INDIAN RIVER  
 Council District: 2-Green  
 Fire District: 83-Millsboro  
 Deeded Acres: .5670  
 Frontage: 130  
 Depth: 190.000  
 Irr Lot:  
 Zoning 1: AR-1-AGRICULTURAL/RESIDENTIAL  
 Zoning 2:  
 Plot Book Page: /PB  
 100% Land Value: \$3,000  
 100% Improvement Value: \$44,400  
 100% Total Value: \$47,400

## Actions

- Printable Summary  
 Printable Version

## Legal

Legal Description: MEADOW DRIVE  
 LOT 40

## Owners

Owner	Co-owner	Address	City	State	Zip
UNKNOWN	UNKNOWN	8 WARD WAY	MILLSBORO	DE	19966

Sussex County  
 Administrative Office Building  
 PO Box 589, 2 The Circle  
 Georgetown, DE 19947

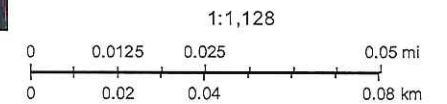
Contact Us  
 Phone: (302) 855-7824  
 Fax: (302) 855-7828  
 Email: [assessment@sussexcountyde.gov](mailto:assessment@sussexcountyde.gov)  
 Hours: Monday-Friday 8:30am-4:30pm

Location [Google Map](#)[Search Disclaimer](#)Copyright 2021 by Sussex County, Delaware | Last Updated: 6/7/Oct/2021 | Powered by [lasWorld Public Access](#)



PIN:	133-16.00-288.00
Owner Name	UNKNOWN
Book	5400
Mailing Address	8 WARD WAY
City	MILLSBORO
State	DE
Description	MEADOW DRIVE
Description 2	LOT 40
Description 3	N/A
Land Code	

polygonLayer  
Override 1  
polygonLayer  
Override 1  
Tax Parcels  
911 Address  
Streets





I.D. GRIFFITH INC.

MECHANICAL CONTRACTORS

ROBERT J. CATHELL, JR.  
Project Manager

rcathell@idgriffith.com  
735 S. Market Street  
Wilmington, Delaware 19801  
Office (302) 656-8254  
Fax (302) 656-8268 • Cell (302) 420-4668

## Adjustment Application x County, Delaware

County Planning & Zoning Department  
P.O. Box 417) Georgetown, DE 19947  
55-7878 ph. 302-854-5079 fax

Case # 12638  
Hearing Date 12/20  
2021 5451

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

Variance ☒  
Special Use Exception ☐  
Administrative Variance ☐  
Appeal ☐

Existing Condition ☐  
Proposed ☒  
Code Reference (office use only)  
115-34 & 115-182

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

38340 WALNUT LANE, Selbyville, De. 19975

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

Proposed dwelling

5' from 30' front setback requirement

Tax Map #: 533-19.12-97.00

Property Zoning: MR

### Applicant Information

Applicant Name: Robert Cathell  
Applicant Address: 12 Hummingbird Lane  
City Newark State De Zip: 19711  
Applicant Phone #: 302-420-4668 Applicant e-mail: rcathell@idgriffith.com

### Owner Information

Owner Name: Robert Cathell  
Owner Address: 12 Hummingbird Lane  
City Newark State De Zip: 19711 Purchase Date: July 13, 2012  
Owner Phone #: 302-420-4668 Owner e-mail: rcathell@idgriffith.com

### Agent/Attorney Information

Agent/Attorney Name: N/A  
Agent/Attorney Address: N/A  
City N/A State N/A Zip: N/A  
Agent/Attorney Phone #: N/A Agent/Attorney e-mail: N/A

### Signature of Owner/Agent/Attorney

[Signature]

Date: 10-21-2021



**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.

*Being located on a canal, the lot is relatively small and narrow, and limits the placement of proposed home. Canal, pilings, and exist. well head also impact 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.

*Set back requested is due to a number of issues limiting new house location. We are trying to maintain space in back yard for future pool & patio space. There is a well head, pilings for bulk head 10' in, and canal we are trying to distance from.*

3. Not created by the applicant:

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

*The well head, canal, and bulk head pilings are original to the property when we purchased. These items limit the constructability of new home.*

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.

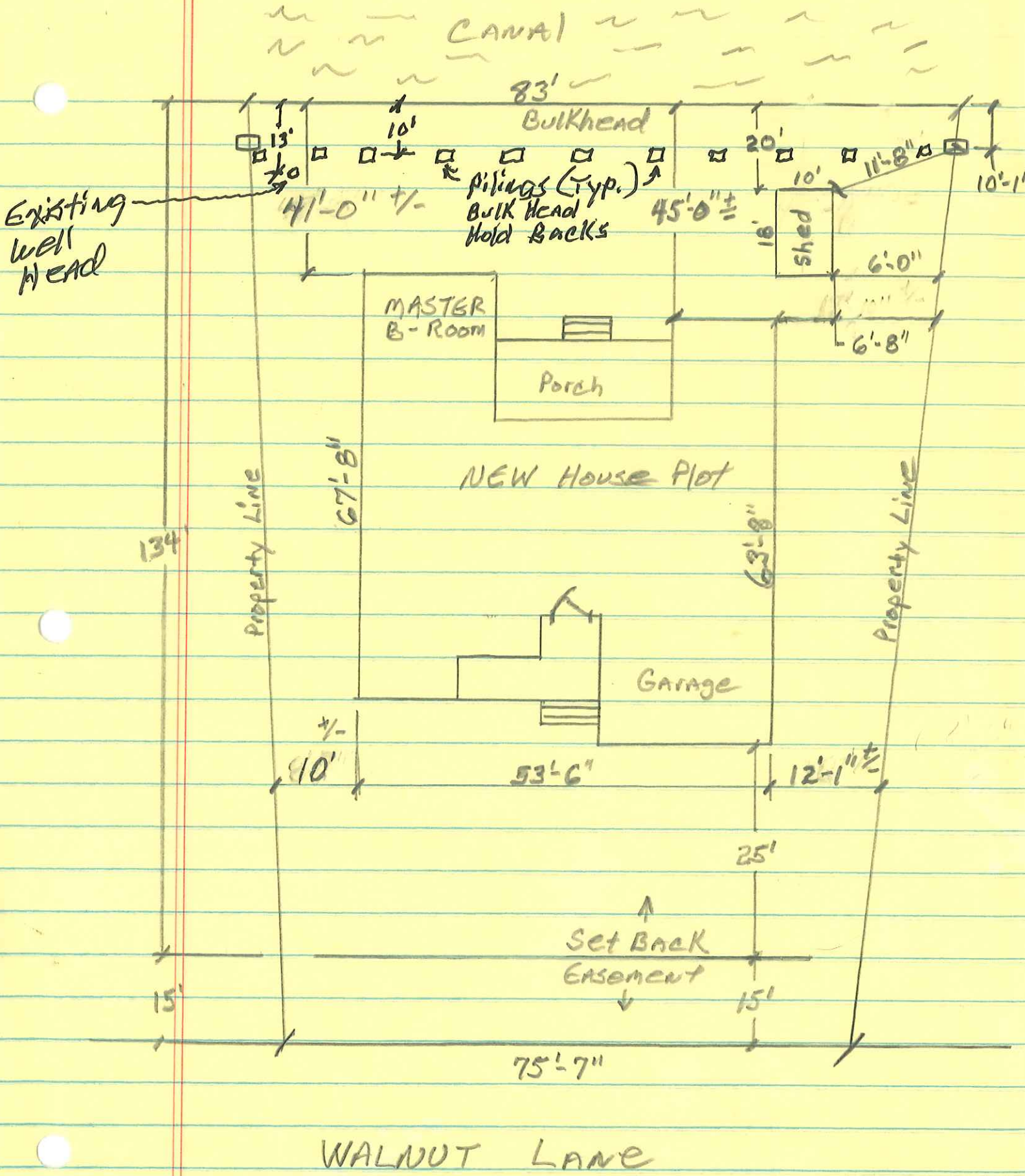
*The proposed home design fits in with the character of the neighborhood and the adjacent home owners approve our request and design. See attached letters.*

5. Minimum variance:

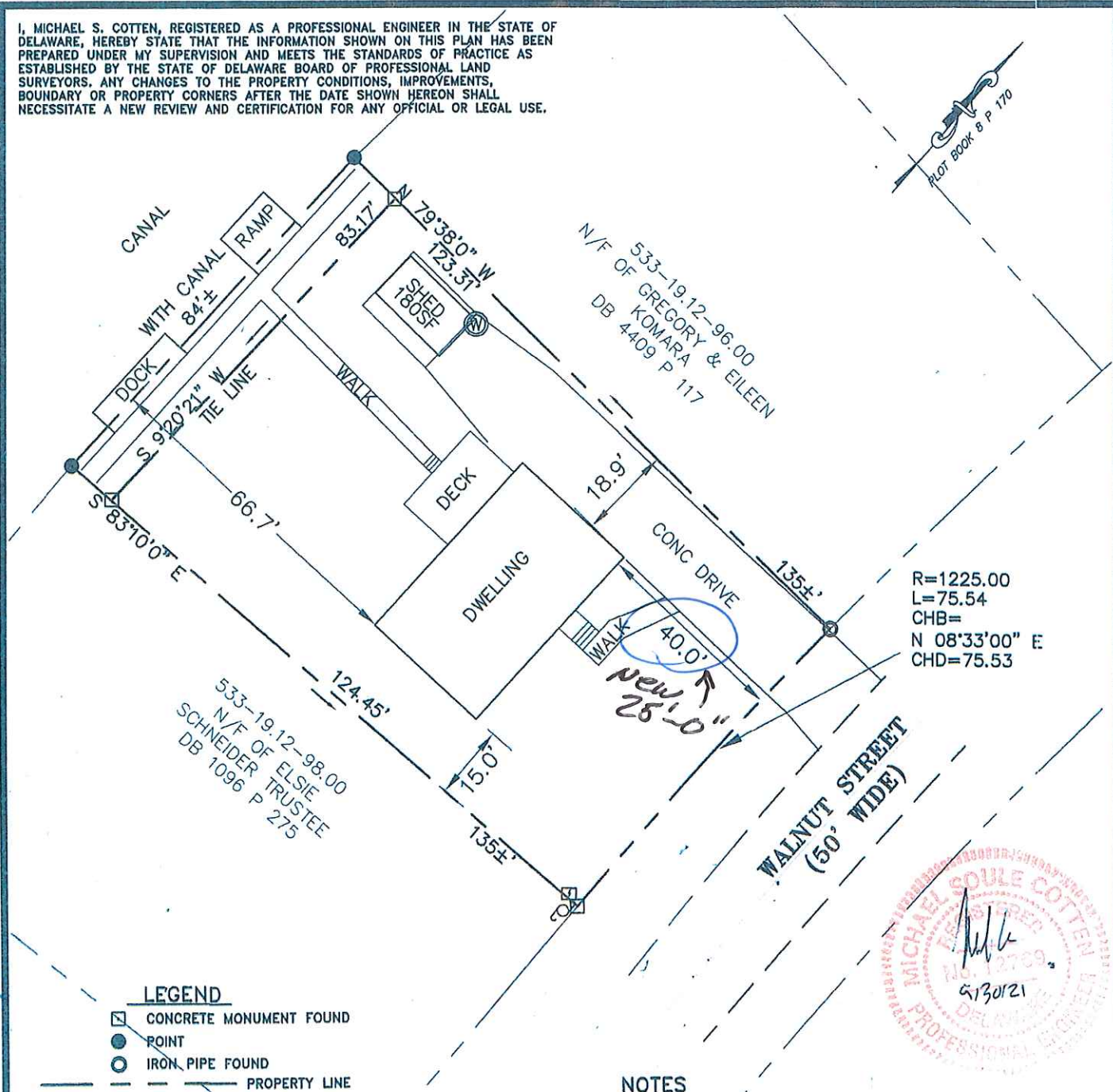
That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

*Requesting to reduce front set back from 30' to 25'. A 5'-0" variance.*

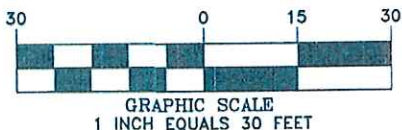




I, MICHAEL S. COTTEN, REGISTERED AS A PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES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



**BOUNDARY SURVEY PLAN**  
**FOR ROBERT & PATRICIA CATHELL**  
 LOT 30, SUBD. 6,  
 KEENWIK SUBDIVISION  
 38340 WALNUT LANE  
 SELBYVILLE, DE 19975  
 BALTIMORE HUNDRED  
 SUSSEX COUNTY, DELAWARE  
 TAX MAP #533-19.12-97.00  
 TOTAL AREA: 10,724±SF OR 0.246±ACRES



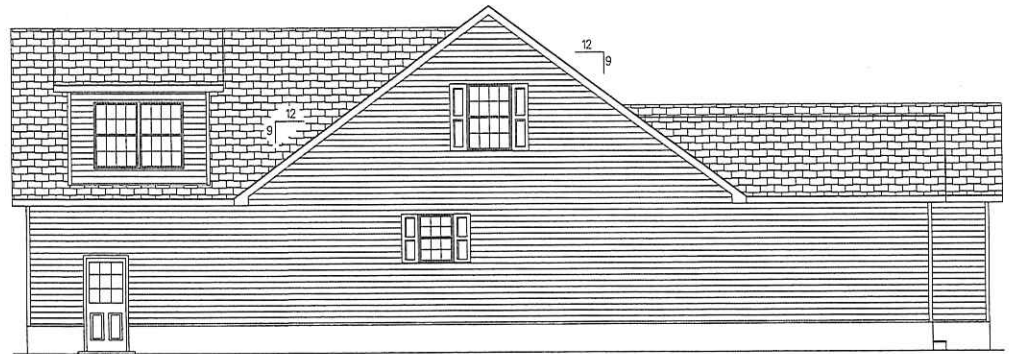
## COTTEN ENGINEERING LLC

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 # 21-548
DRAWN BY: JCD	DATE: 09/30/2021	SHEET 1 OF 1
CHECKED BY: MSC	SCALE: AS-SHOWN	

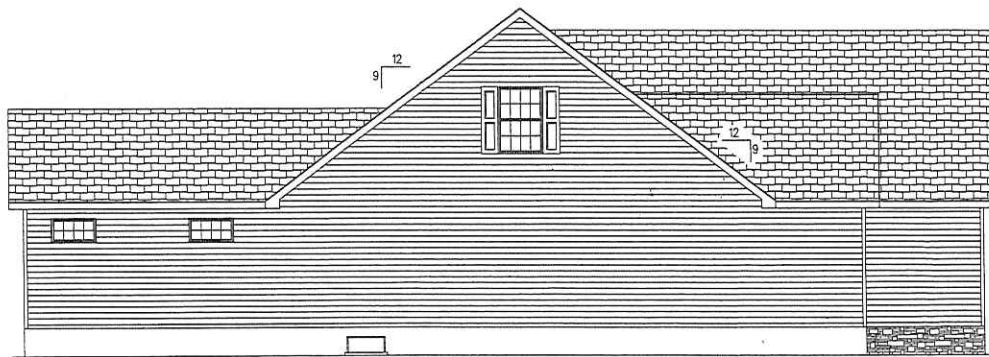




RIGHT ELEVATION

ROOF PITCH AS NOTED  
TYPICAL ROOF OVERHANG IS 12"

RIDGE VENT TO BE INSTALLED FOR PROPER VENTILATION

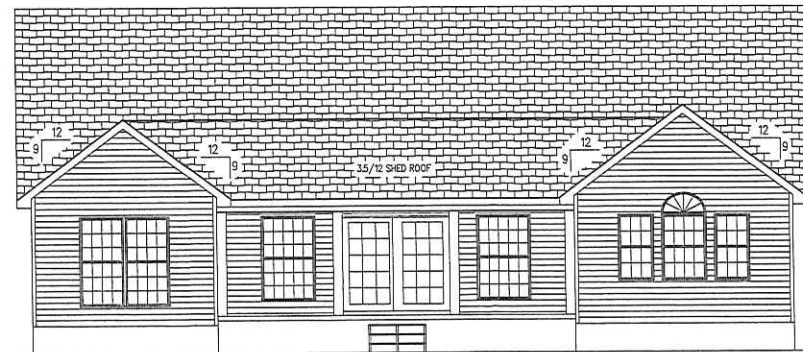


LEFT ELEVATION



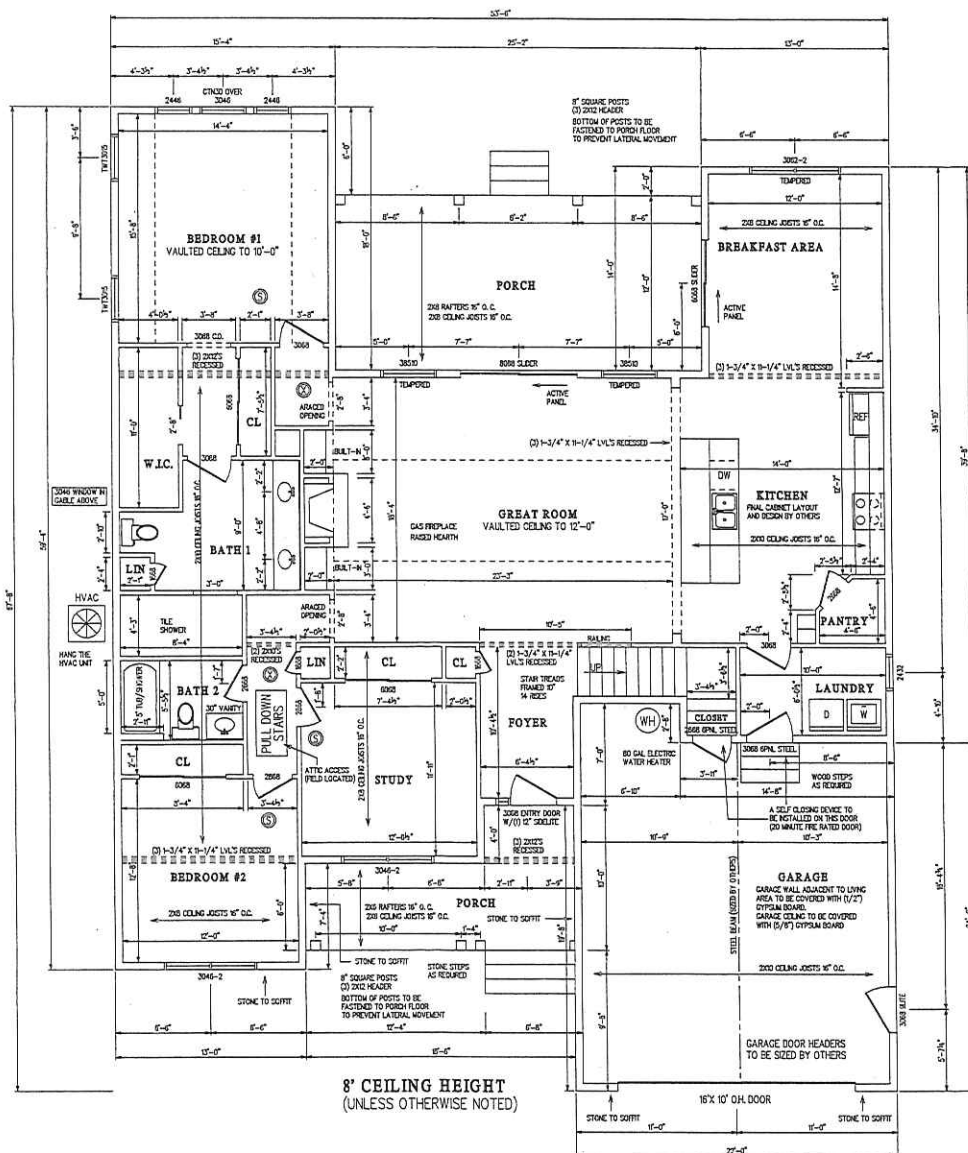
FRONT ELEVATION

GRADE SLOPE AWAY FROM HOUSE  
TO BE 6" IN FIRST 10' (TYPICAL)  
1/4" = 1'-0"  
EXPOSED FOUNDATION  
3 BLOCKS (24")



REAR ELEVATION

HUNTER CREEK HOMES INC. 10909 BEACH ROAD • GREENWOOD, DE. 19950			
ROBERT CATHELL			
DATE	1/4" = 1'-0"	DRAWN BY	JOE ZEROLES
ELEVATIONS			
DATE	10/08/2021	SHEET	4 OF 4



A HURRICANE TIE WILL BE INSTALLED AT EVERY LOCATION WHERE THE RAFTER SETS ON THE EXTERIOR LOAD BEARING WALLS.

BRIDGING TO BE INSTALLED BETWEEN FLOOR JOISTS BELOW PARALLEL WALLS ABOVE

- INTERIOR DIMENSIONS ARE FRAMING DIMENSIONS
  - ANY OPENING NOT DIMENSIONED IS TO BE CENTERED IN THE WALL
  - ALL MECHANICAL WORK (PLUMBING, ELECTRICAL & HVAC) TO BE INSTALLED ACCORDING TO ALL APPLICABLE CODES
- TO BE BUILT IN COMPLIANCE WITH INTERNATIONAL RESIDENTIAL CODE 2012

DIMENSIONAL LUMBER TO BE #2 SPF OR BETTER

#### WINDOW SCHEDULE

ID #	QTY	ROUGH OPENING
3046	2	38-1/8" X 57-1/4"
3046-2	2	75-7/8" X 57-1/4"
CTN30	1	38-1/8" X 78-3/4"
2446	2	30-1/8" X 57-1/4"
38510	2	46-1/8" X 73-1/4"
2432	1	30-1/8" X 41-1/4"
3062-2	1	75-7/8" X 77-1/4"
TWT3015	2	38-1/8" X 20-1/4"

WINDOWS ARE ANDERSEN SERIES 400 DH TILT (LOW "B")

WINDOW AND DOOR HEADERS TO BE (2) 2X12'S (UNLESS OTHERWISE NOTED)

TEMPERED WINDOWS ARE INDICATED ON THE FLOOR PLAN

ROUGH OPENINGS FOR THE EXTERIOR DOORS TO BE PROVIDED BY THE MANUFACTURER

HUNTER CREEK HOMES INC.  
10909 BEACH ROAD • GREENWOOD, DE. 19950

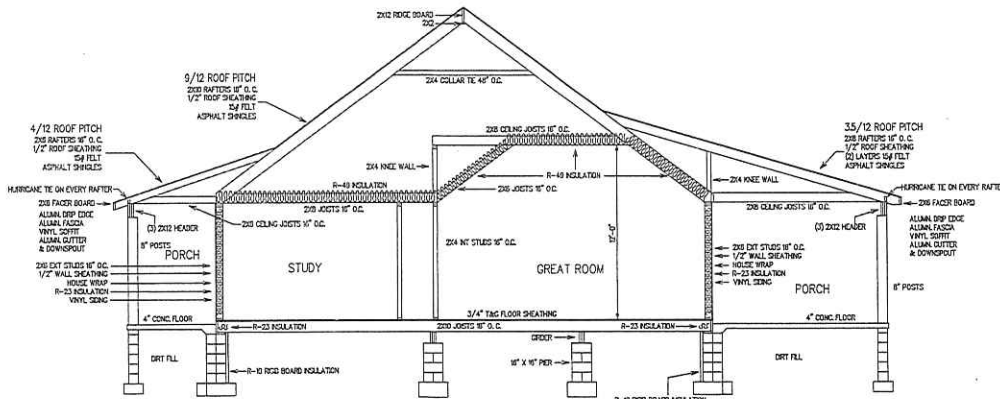
ROBERT CATHELL

2313 SQ FT 1/4" = 1'-0" JOE ZEROLIS

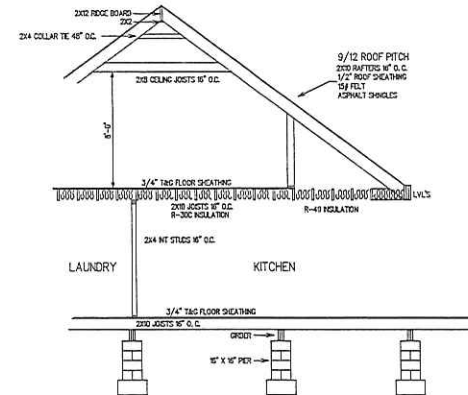
FLOOR PLAN

10/08/2021 1 OF 4

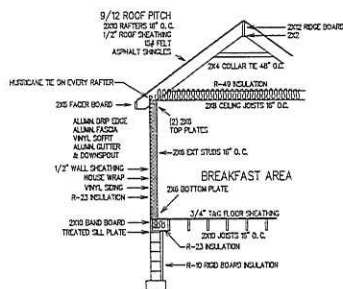




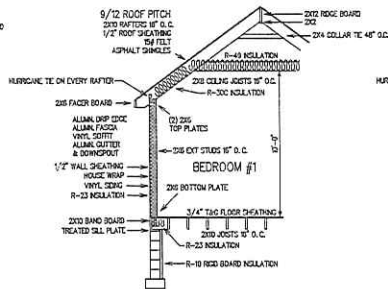
SEE FOUNDATION PLAN FOR DETAILS  
**TYPICAL SECTION**



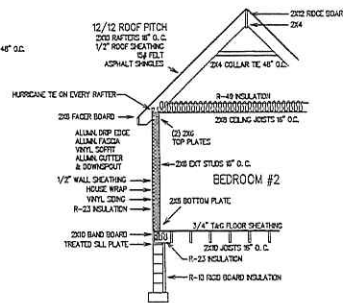
SEE FOUNDATION PLAN FOR DETAILS  
**TYPICAL SECTION**



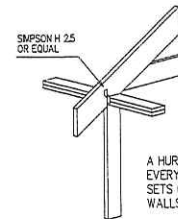
SEE FOUNDATION PLAN FOR DETAILS  
**TYPICAL SECTION**



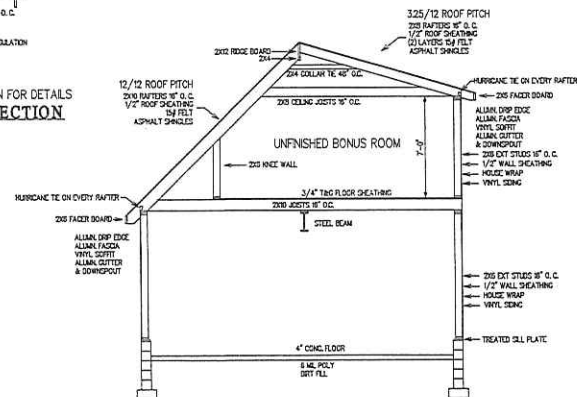
SEE FOUNDATION PLAN FOR DETAILS  
**TYPICAL SECTION**



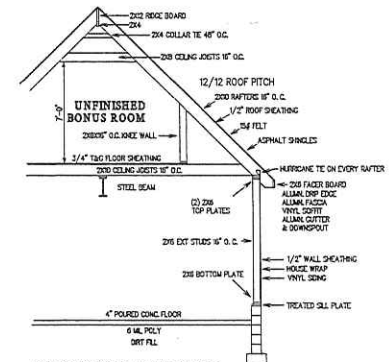
SEE FOUNDATION PLAN FOR DETAILS  
**TYPICAL SECTION**



A HURRICANE TIE WILL BE INSTALLED AT EVERY LOCATION WHERE THE RAFTER SETS ON THE EXTERIOR LOAD BEARING WALLS.



SEE FOUNDATION PLAN FOR DETAILS  
**GARAGE SECTION**



SEE FOUNDATION PLAN FOR DETAILS  
**GARAGE SECTION**

HUNTER CREEK HOMES INC.  
10909 BEACH ROAD • GREENWOOD, DE. 19950

ROBERT CATHELL

1/4" = 1'-0" JOE ZEROLIS

SECTIONS

10/08/2021 3 OF 4

To: Sussex County Planning & Zoning Department

Re: Variance Application by Robert & Patricia Cathell - Lot # 30 - Keenwick on the Bay -

Tax Map# 533-19.2-97.00

Date: 10/20/2021

Upon review of the proposed new home construction plans that would be constructed on lot # 30, 38340 Walnut Lane Selbyville, Delaware 19975, Tax Map # 533-19.12-9700 for Robert and Patricia Cathell, we have no objection to the approval of their application for a variance, to reduce the front yard set back from 30'-0" to 25'-0" to accommodate the new home.

The Cathell's have shared all pertinent documents with us and we find there would be no adverse impact to our property resulting from the construction of this new home.

Adjacent Lot # Lot # 29  
Name (Print): William D. Wonneberger - Trustee Schneider Trust  
Signature: William D. Wonneberger  
Date: 10/20/2021

Adjacent Lot # \_\_\_\_\_

Name (Print): \_\_\_\_\_

Signature: \_\_\_\_\_

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

**To: Sussex County Planning & Zoning Department**

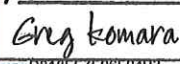
**Re: Variance Application by Robert & Patricia Cathell - Lot # 30 - Keenwick on the Bay -**

**Tax Map# 533-19.2-97.00**

**Date:** 10/20/2021

Upon review of the proposed new home construction plans that would be constructed on lot # 30, 38340 Walnut Lane Selbyville, Delaware 19975, Tax Map # 533-19.12-9700 for Robert and Patricia Cathell, we have no objection to the approval of their application for a variance, to reduce the front yard set back from 30'-0" to 25'-0" to accommodate the new home.

The Cathell's have shared all pertinent documents with us and we find there would be no adverse impact to our property resulting from the construction of this new home.

Adjacent Lot # Lot 31  
Name (Print): Greg Komara  
Signature:  cell 301-922-5238  
Date: 10/20/2021

Adjacent Lot # \_\_\_\_\_  
Name (Print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_





# Sussex County



PIN:	533-19.12-97.00
Owner Name	CATHELL ROBERT J JR
Book	4022
Mailing Address	12 HUMMINGBIRD LANE
City	NEWARK
State	DE
Description	KEEN WIK
Description 2	WALNUT LANE
Description 3	LOT 30 SUBD 6
Land Code	

## polygonLayer

Override 1

## polygonLayer

Override 1

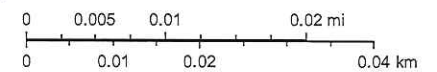
--- Tax Parcels

911 Address

— Streets

--- County Boundaries

1:564



November 3, 2021



**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 # 12639  
Hearing Date 12/20  
2021/12/25

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

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☒

Code Reference (office use only)

115-82 & 115-183

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

Apple Electric, 18854 John J Williams Hwy, Rehoboth Beach, DE 19971

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

We are requesting a reduction of 10 feet from the required 20 foot side setback along the Southwest side of the property.

**Tax Map #:** 3-34-12.00-89.00

**Property Zoning:** C-1

**Applicant Information**

Applicant Name: Lisa Prestipino

Applicant Address: 28 Black Duck Reach

City Rehoboth Beach State DE Zip: 19971

Applicant Phone #: (302) 645-5105 Applicant e-mail: service@theappleelectric.com

**Owner Information**

Owner Name: Lisa Prestipino

Owner Address: 28 Black Duck Reach

City Rehoboth Beach State DE Zip: 19971 Purchase Date: \_\_\_\_\_

Owner Phone #: (302) 645-5105 Owner e-mail: service@theappleelectric.com

**Agent/Attorney Information**

Agent/Attorney Name: Moonlight Architecture, Inc.

Agent/Attorney Address: 29003 Lewes Georgetown Hwy

City Lewes State DE Zip: 19958

Agent/Attorney Phone #: (302) 645-9361 Agent/Attorney e-mail: irina@moonlightarch.com

**Signature of Owner/Agent/Attorney**

*[Signature]* (I.K.)

Date: 10/25/21



**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.

With the respect to the uniqueness of the property, the lot is an existing 20,221 Sq.Ft. lot with an existing 40+ year old 1,500 Sq.Ft. office with an expanding business that has occupied the office space for 20+ years.

---

**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.

Due to the expanding growth of the company, we are in great need of an additional space, and do not have enough room to expand the business as needed in the allocated footprint.

---

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

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

due to the extensive growth in this area & the increasing need of all trades in the construction industry. Our business has grown extensively in the past several years, and we have been forced to hire additional personnel.

---

**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 proposed addition for the structure will be keeping in character with the architectural design of adjacent structures and keeping in character with adjacent commercial properties.

---

**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.

We are requesting a reduction of 10 feet from the required 20 foot side setback along the Southwest side of the property.



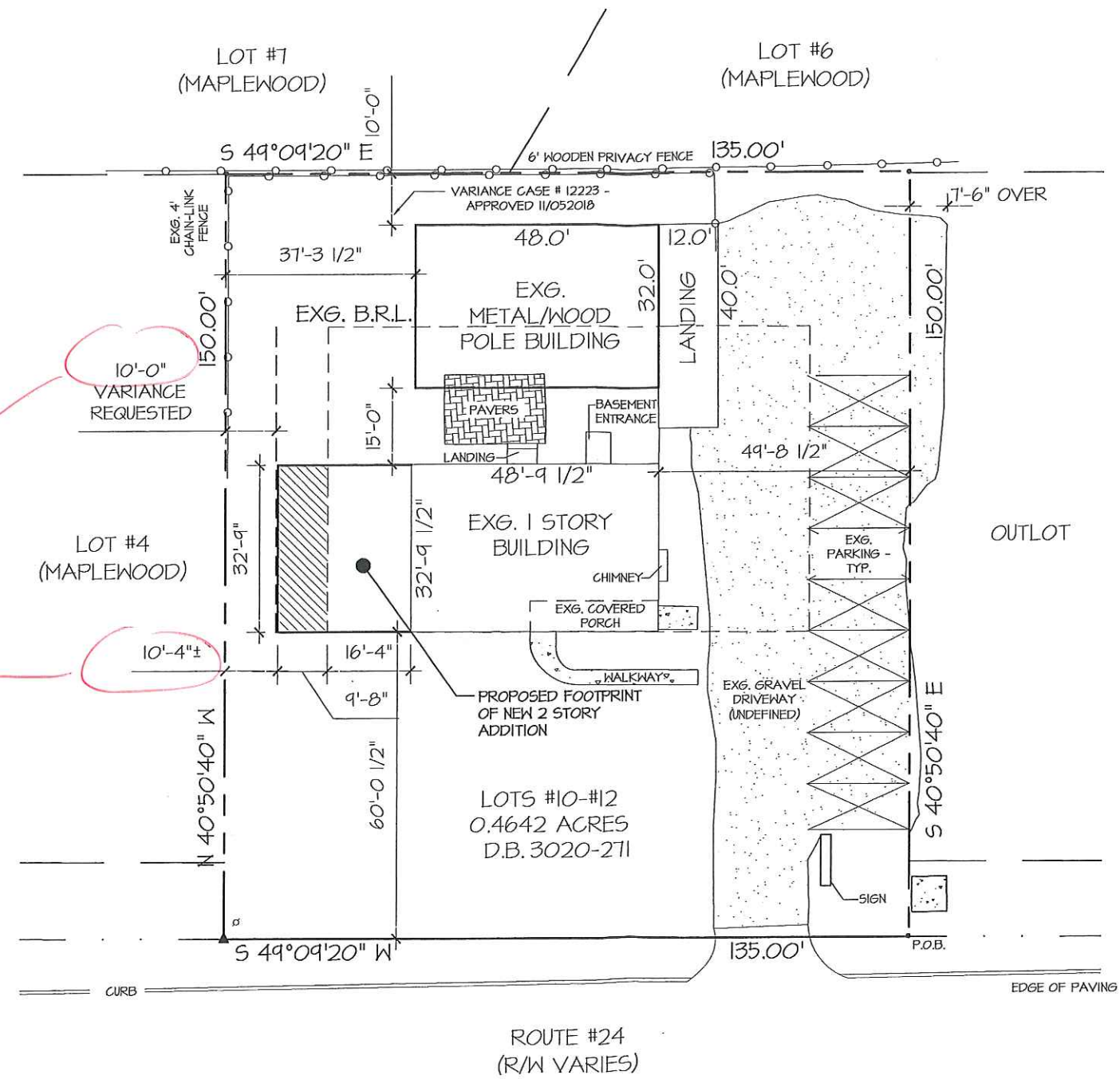
(B.R.L.) BUILDING RESTRICTION  
LINES PER SUSSEX COUNTY

FRONT- 60'  
SIDES - 20'  
REAR - 30'

TAX MAP NO. 3-34-12.00-89.00  
ZONING - C-1 (GENERAL  
COMMERCIAL)  
LOT AREA - 0.4642 ACRES



10' var from 20' side  
9' 6" var from 20' side



ALL SITE INFORMATION TAKEN FROM  
SURVEY BY: FORESIGHT SERVICES, 2103A  
COASTAL HIGHWAY, DEWEY BEACH, DE 19971,  
DATED: 08/20/2018



Moonlight  
Architecture, Inc.  
Architecture • Interior Design  
Site Planning  
DE (302) 645-9361  
MD (410) 677-4747  
www.moonlightarch.com

All designs, concepts, ideas and  
arrangements depicted on  
these drawings are the property  
of Moonlight Architecture, Inc.  
and are intended to be used in  
connection with this specific  
project only and shall not be  
used in whole or in part for any  
other purpose whatsoever  
without the written consent of  
Moonlight Architecture, Inc.. No  
changes or deviations shall be  
allowed without the written  
consent of Moonlight  
Architecture, Inc.

CONSTRUCTION DOCUMENTS FOR THE:  
APPLE ELECTRIC OFFICE  
EXPANSION  
18854 JOHN J WILLIAMS  
HWY  
REHOBOTH BEACH,  
SUSSEX COUNTY,  
DELAWARE

SCALE:  
1" = 30'-0"  
DRAWING DATE:  
10/13/2021  
SHEET TITLE:  
PROPOSED SITE PLAN

© COPYRIGHT 2021 MOONLIGHT ARCHITECTURE, INC.  
PROJECT NUMBER:  
21155

SHEET #:  
SK-01



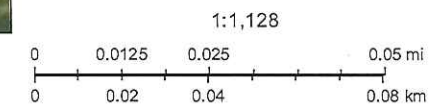


# Sussex County



PIN:	334-12.00-89.00
Owner Name	PRESTIPINO LLC
Book	3020
Mailing Address	18854 JOHN J WILLIAMS HWY
City	REHOBOTH BEACH
State	DE
Description	THOMPSON ACRES LOTS
Description 2	10 11 12 SEC A
Description 3	N/A
Land Code	

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



November 3, 2021



**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 # 12223  
Hearing Date Nov. 6, 2018  
2018 09364

Type of Application: (please check all applicable)

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☒

Code Reference (office use only)

115-82

115-156?

Site Address of Variance/Special Use Exception:

18854 John J Williams Hwy Rehoboth Beach DE 19971.

Variance/Special Use Exception/Appeal Requested:

Requesting a 20' ft variance from the reg 30' ft rear yard

Tax Map #: 3-34 12.00 89.00

Property Zoning: ~~Commercial~~ C-1

**Applicant Information**

Applicant Name: Apple Electric C/O Lisa Prestipino

Applicant Address: 18854 John J Williams Hwy

City Rehoboth Beach State DE Zip: 19971

Applicant Phone #: (302) 645-5105 Applicant e-mail: theappleelectric@comcast.net

**Owner Information**

Owner Name: Prestipino LLC

Owner Address: 28 Black Duck Reach

City Rehoboth Beach State DE Zip: 19971 Purchase Date: 12/18/19

Owner Phone #: (302) 645-5105 Owner e-mail: theappleelectric@comcast.net

**Agent/Attorney Information**


Agent/Attorney Name: \_\_\_\_\_

Agent/Attorney Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_

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

**Signature of Owner/Agent/Attorney**



Date: 8/21/20

RECEIVED

SEP 06 2018

SUSSEX COUNTY  
PLANNING & ZONING



**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. When planning and zoning was originally called to request the setback distances to design the proposed structure the rear setback was given as 5', which is accurate for a standard commercial property, however due to the residential zoning the rear setback is in fact 30', which does not allow enough space for the proposed building.

**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. Due to the existing structures and property setbacks the only way for the proposed structure to fit is to be closer to the rear property line than what is allowed by the current setback. Though they are zoned residential the neighbors on either side of our property consist of Tidewater Utilities and an empty lot owned by Maplewood Dentist.

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

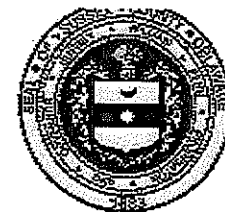
That such exceptional practical difficulty has not been created by the appellant. The placement of the new structure is based on the existing structures locations.

**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 proposed building will be a storage facility for all of our equipment, which will make the property more aesthetically pleasing to our neighbors.

**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. We are only requesting a variance from our rear setback. It is currently 30', we are requesting to put the building edge at 10'.



### Addresses / Parcels

☐ Tax Parcels

### Council Districts

☐ Fire Districts

County District 01

County District 02

County District 03

County District 04

County District 05

☐ County Boundaries

### Schools/Libraries

☐ School Buildings (Various)

☐ School Library

☐ Public Library

☐ Special Library

☐ DOE School Districts

☐ DOE VoTech School Districts

### Hydrology

☐ Streams / Rivers

☐ Lakes, Ponds, Bays

### Flood Zones

☐ 0.2% Annual Chance Flood Hazard

☐ A

☐ AE

☐ AO

☐ Open Water

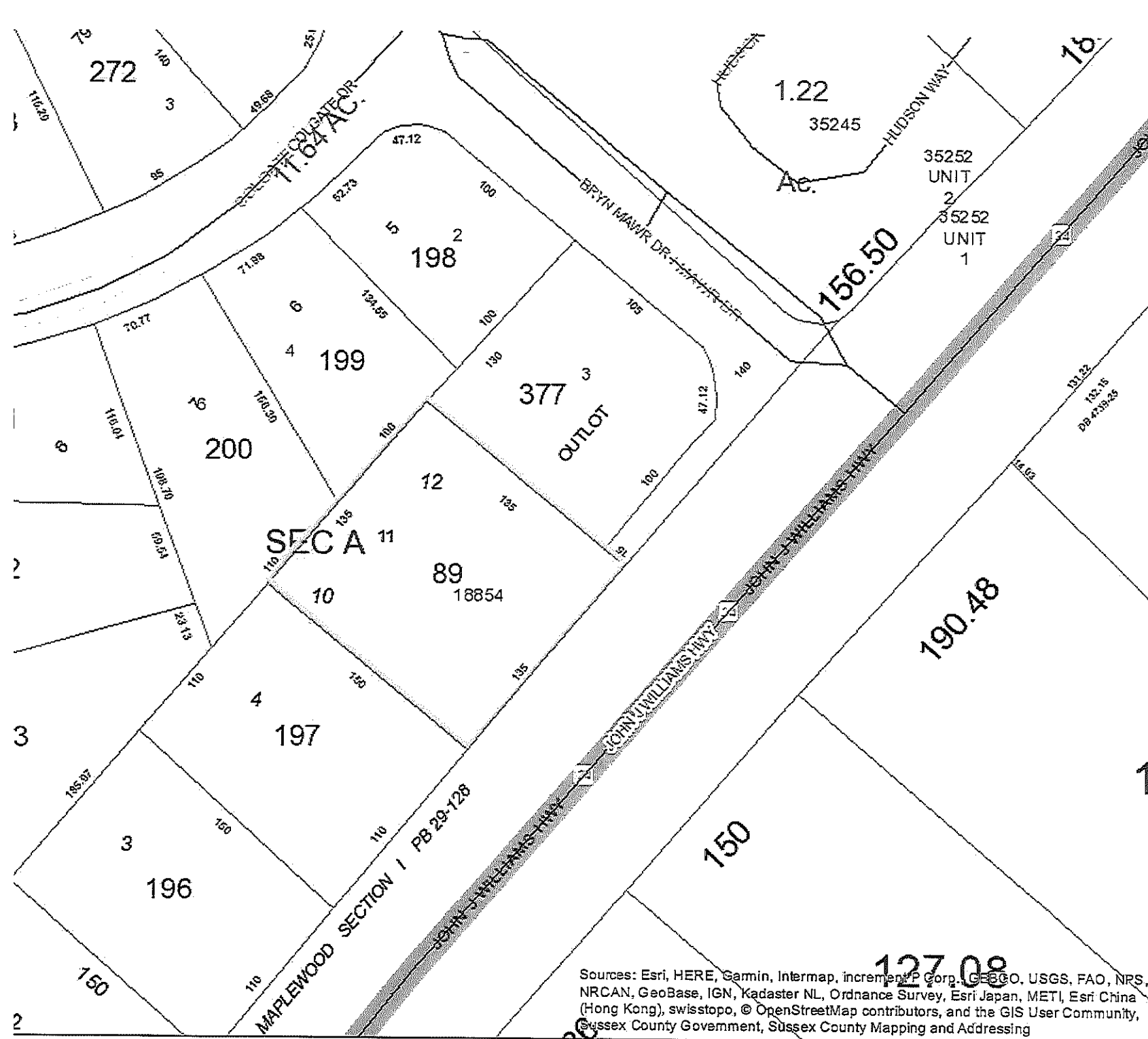
☐ VE

Public Protected Lands

☐ Municipalities

☐ Communities

☐ Boundaries State County



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



T.M. #3-34-12.00-89.00

**BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY**

**IN RE: APPLE ELECTRIC, C/O LISA PRESTIPINO**

**(Case No. 12223)**

A hearing was held after due notice on November 5, 2018. The Board members present were: Mr. Dale Callaway, Ms. Ellen Magee, Mr. Bruce Mears, Mr. John Mills, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for variances from the rear yard setback requirement for a proposed and existing structures.

Findings of Fact

The Board found that the Applicant is seeking a variance of twenty (20) feet from the rear yard setback requirement of thirty (30) feet for a proposed building. This application pertains to certain real property located on the northwest side of John J. Williams Highway (Route 24), approximately 1,589 feet southwest of Coastal Highway (Route 1) (911 Address: 18854 John J. Williams Highway, Rehoboth Beach); said property being identified as Sussex County Tax Map Parcel Number 3-34-12.00-89.00.

1. The Board was given copies of the Application, a survey of the Property, an aerial photograph of the Property, and a portion of the tax map of the area.
2. The Board found that the Office of Planning & Zoning received no correspondence in support of or in opposition to the Application.
3. The Board found that Lisa Prestipino was sworn in to testify about the Application.
4. The Board found that Ms. Prestipino testified that the Property is unique because it is zoned commercial but surrounded by residential properties. The standard rear yard setback requirement for commercial properties is 5 feet but, due to the residential properties to the rear of the Property, the setback requirement is 30 feet and does not allow enough space for the building.
5. The Board found that Ms. Prestipino testified that the proposed, one-story pole building will be used to store equipment. The lean-to attached to the building will be used to store ladders. The existing garage will be removed to provide access to the new building and additional parking.
6. The Board found that Ms. Prestipino testified that the Property cannot be otherwise developed without a variance as there is nowhere else suitable on the Property to place this building. The Applicant has explored other options.
7. The Board found that Ms. Prestipino testified that neighboring properties are zoned residential but are used for Tidewater Utilities and Maplewood Dentist.
8. The Board found that Ms. Prestipino testified that the proposed building will be more aesthetically pleasing to the neighbors.
9. The Board found that Ms. Prestipino testified that granting this variance will not alter the character of the neighborhood as there are commercial buildings on either side and the proposed structure will not be visible from the road.
10. The Board found that Ms. Prestipino testified that there is a wooden fence in the rear of the Property. The Applicant will retain the trees in the rear yard to provide a buffer.
11. The Board found that Ms. Prestipino testified that the Property is located adjacent to Route 24.
12. The Board found that Ms. Prestipino testified that the basement entrance to the existing building limits the placement of the pole building.
13. The Board found that Ms. Prestipino testified that they have received no complaints from neighbors about their business.

14. The Board found that Ms. Prestipino testified that no lights will project onto neighboring properties.
15. The Board found that no parties appeared in support of or in opposition to the Application.
16. Based on the findings above and the testimony and evidence presented at the public hearing and the public record, which the Board found credible, persuasive, and un rebutted, the Board determined that the application met the standards for granting a variance. The findings below further support the Board's decision to approve the Application.
  - a. The Property is unique due to its small building envelope. While the Property consists of over 20,000 square feet, a significant portion of the Property is unbuildable due to the 60 feet front yard setback requirement from Route 24 and the 30 feet rear yard setback requirement from residential properties to the rear. The site is improved by a garage, which encroaches into the rear yard setback area. The Applicant intends to remove the garage and replace it with a larger pole building. Due to the limited building envelope, however, the Applicant is unable to locate the pole building on the site without encroaching into the setback areas. The Board finds that the lot's unique conditions have created an exceptional practical difficulty for the Applicant who seeks to construct a pole building on the lot.
  - b. Due to the uniqueness of the lot, the Property cannot be developed in strict conformity with the Sussex County Zoning Code. The Property has a unique and limited buildable area. The Applicant seeks to replace its garage with a pole building but is unable to do so without violating the Sussex County Zoning Code. The Board is convinced that the variance is necessary to enable the reasonable use of the Property as the variance will allow reasonably sized pole building to be constructed on the Property. The Board is convinced that the shape and location of the pole building are also reasonable, which is confirmed when reviewing the survey provided by the Applicant. The Board notes that the pole building will be used to store the Applicant's equipment related to its business.
  - c. The exceptional practical difficulty was not created by the Applicant. The Applicant did not create the unusual building envelope of the Property and the small building envelope has created the exceptional practical difficulty. The unique characteristics of the Property are clear when reviewing the survey. The Board is convinced that the exceptional practical difficulty was not created by the Applicant but was created by the lot's unique characteristics. The Board also notes that the entrance to the basement of the main building limits the placement of the pole building away from the rear yard property line.
  - d. The variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. The Board is convinced that the pole building will have no effect on the character of the neighborhood. The pole building will be located to the rear of the Property but an existing privacy fence and trees will be retained. There was no evidence that the location of the pole building in the rear yard setback area would somehow affect the neighborhood and no evidence was presented that the variance would somehow alter the essential character of the neighborhood. The lack of opposition is telling since the existing garage also encroaches into the setback area.
  - e. The variance sought is the minimum variance necessary to afford relief and the variance requested represent the least modification possible of the



regulation at issue. The Applicant has demonstrated that the variance sought will allow the Applicant to construct a reasonably sized pole building on the Property. The Applicant will be removing an encroaching garage and looked at other options to locate the pole building on the site.

The Board granted the variance application finding that it met the standards for granting a variance.

Decision of the Board

Upon motion duly made and seconded, the variance application was approved. The Board Members in favor were Mr. Dale Callaway, Ms. Ellen Magee, Mr. Bruce Mears, Mr. John Mills, and Mr. Brent Workman. No Board Member voted against the Motion to approve the variance application.

BOARD OF ADJUSTMENT  
OF SUSSEX COUNTY

  
John Mills  
Chairman

If the use is not established within two (2) years from the date below the application becomes void.

Date January 8, 2019.

**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 # 12640  
Hearing Date 12/20  
12/20  
202115735

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

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☒

Code Reference (office use only)

115-25

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

9342 CLENDANIEL POND ROAD, LINCOLN, DE 19960  
**Variance/Special Use Exception/Appeal Requested:**

**Tax Map #:** 2-30-13.00-113.00

**Property Zoning:** AR-1

**Applicant Information**

**Applicant Name:**

**Applicant Address:**

**City**

LINCOLN

**State**

DE

**Zip:**

19960

**Applicant Phone #:**

302-448-0320

**Applicant e-mail:**

douglasannand7@gmail.com

**Owner Information**

**Owner Name:**

**Owner Address:**

**City**

LINCOLN

**State**

DE

**Zip:**

19960

**Purchase Date:**

**Owner Phone #:**

302-222-1165

**Owner e-mail:**

gotfish8385@aol.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**

Douglas M. Annand

**Date:** 10-26-21



**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.

THIS PROPERTY IS MOSTLY WOODED WETLANDS  
SO THE HERITAGE ON WATER STREET IS  
UNDEVELOPABLE.

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 REST OF THE PROPERTY IS WOODED  
WETLANDS. TERESA WOULD LIKE HER DAUGHTER  
& GRANDCHILDREN NEXT TO HER.

3. Not created by the applicant:

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

OWNER WOULD LIKE TO CREATE NEW LOT AND  
GIVE IT TO HER DAUGHTER, <sup>KIRSTIN</sup> SO SHE CAN BUILD  
THERE AND LIVE NEXT TO HER MOTHER.

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

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

THIS WILL NOT 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.

WE ARE NOT PERMITTED TO USE PINE STREET  
FOR FRONTAGE. THE 128.74' ALONG CECIL DANIEL  
POND ROAD IS THE MOST WE CAN GET WITHOUT  
GETTING TOO CLOSE TO THE HOUSE (EXISTING)



**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.

THIS PROPERTY IS MOSTLY WOODED WETLANDS  
SO THE HERITAGE ON WATER STREET IS  
UNDEVELOPABLE.

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 REST OF THE PROPERTY IS WOODED  
WETLANDS. TERESA WOULD LIKE HER DAUGHTER  
& GRANDCHILDREN NEXT TO HER.

3. Not created by the applicant:

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

OWNER WOULD LIKE TO CREATE NEW LOT AND  
GIVE IT TO HER DAUGHTER, <sup>KALISTO</sup> SO SHE CAN BUILD  
THERE AND LIVE NEXT TO HER MOTHER.

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

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

THIS WILL NOT 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.

WE ARE NOT PERMITTED TO USE PINE STREET  
FOR FRONTAGE. THE 128.74' ALONG CECILIAN  
POND ROAD IS THE MOST WE CAN GET WITHOUT  
GETTING TOO CLOSE TO THE HOUSE (EXISTING)

Single mom, Kristie  
Evans, with 3 children  
Ages 12, 11, 8. Kristie  
has her own cleaning business  
which she has worked  
very hard to build; she  
is the sole provider for  
her children. (She does not  
receive any child support.)  
Kristie and her children  
currently live in a single  
wide trailer in Farmington  
De. She and her children would  
love to own their own home  
and have a safe place to

live. I, ~~would~~ as their  
Grandmother would love to  
be able to help give that  
to them. My Uncle was  
so kind to bless me with  
a home, I would like to  
pass that kindness to my  
daughter + grandchildren.  
I can help Kristie with  
the children and she and  
the children would be a  
great help + comfort to  
me as I get older.

DATA COLUMN:

- 1) TAX MAP NO. 2-30-13.00-113.00  
2) CURRENT ZONING - AR1  
3) TOTAL NUMBER OF LOTS - 1  
4) SETBACKS - 40' FRONT, 15' SIDE, 20' REAR  
5) TOTAL ACREAGE PRIOR TO SUBDIVISION - 3.266 ACRES  
6) TOTAL ACREAGE WITHIN STREETS - NA  
7) TOTAL ACREAGE WITHIN LOTS - 0.75 ACRES  
8) TOTAL ACREAGE WITHIN OTHER BOUNDARIES - NA  
9) RESIDUAL AREA - 2.516 ACRES  
10) RESIDUAL FRONTAGE - 691.95'  
11) NUMBER OF MONUMENTS FOUND - 7  
NUMBER OF MONUMENTS SET - 5  
12) TYPE OF UTILITIES - ON SITE  
13) THIS PROPERTY FALLS WITHIN THE LIMITS OF ZONE X,  
FEMA PANEL NO. 10005C0132K - EFFECTIVE DATE 03/16/2015.  
PROPERTY FALLS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
14) NO EASEMENTS SHOWN OR CREATED ON THIS PLAN.  
15) PRESENT USE - RESIDENTIAL  
16) PROPOSED USE - RESIDENTIAL  
17) OWNER: TERESA FISHER  
9342 CLENDANIEL POND ROAD  
LINCOLN, DE 19960  
302-222-1165  
gofish8385@aol.com

AGRICULTURAL USE PROTECTION NOTE:

THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS.

SURVEYOR'S CERTIFICATION:

I, DOUGLAS J. ANNAND, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRINCIPALS AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DOUGLAS J. ANNAND, PLS 622

DATE

OWNER'S CERTIFICATION:

I, THE UNDERSIGNED, TERESA FISHER, HEREBY CERTIFY THAT I AM LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO THE LAW.

TERESA FISHER

DATE

NOTES:

- 1) CLASS "B", SUBURBAN SURVEY

LEGEND:

- FOUND IRON PIPE IN CONCRETE  
● FOUND IRON PIPE  
▲ FOUND IRON BAR  
○ SET IRON PIPE  
△ POINT  
◆ SOIL TEST BORING

DOUGLAS J. ANNAND, PLS 622

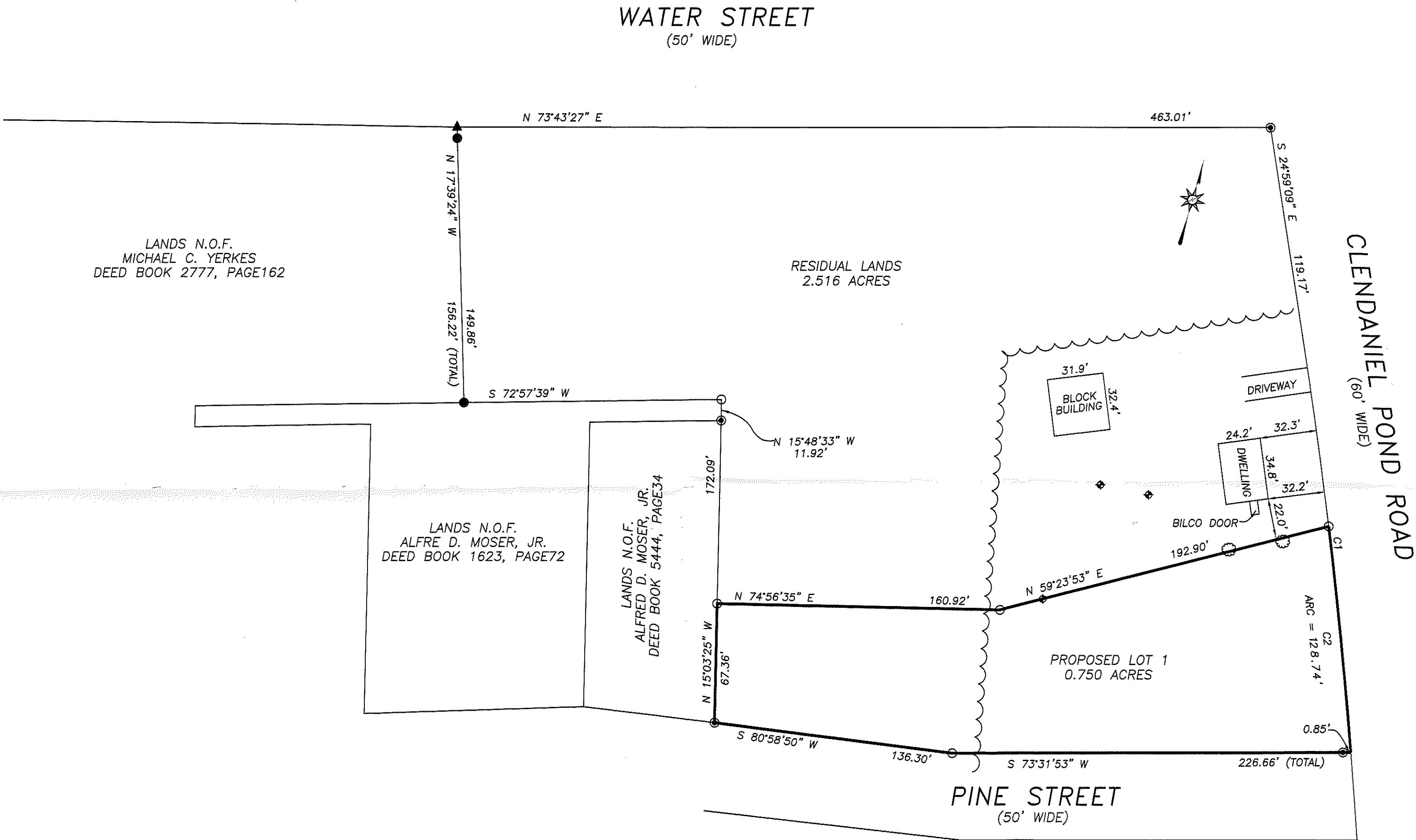
PREPARED BY  
DOUGLAS J. ANNAND  
PROFESSIONAL LAND SURVEYOR  
10027 NORTH OLD STATE ROAD  
LINCOLN, DELAWARE 19960  
TELEPHONE: 302-448-0320  
douglasannand7@gmail.com

MINOR SUBDIVISION SURVEY PLAN

PREPARED FOR

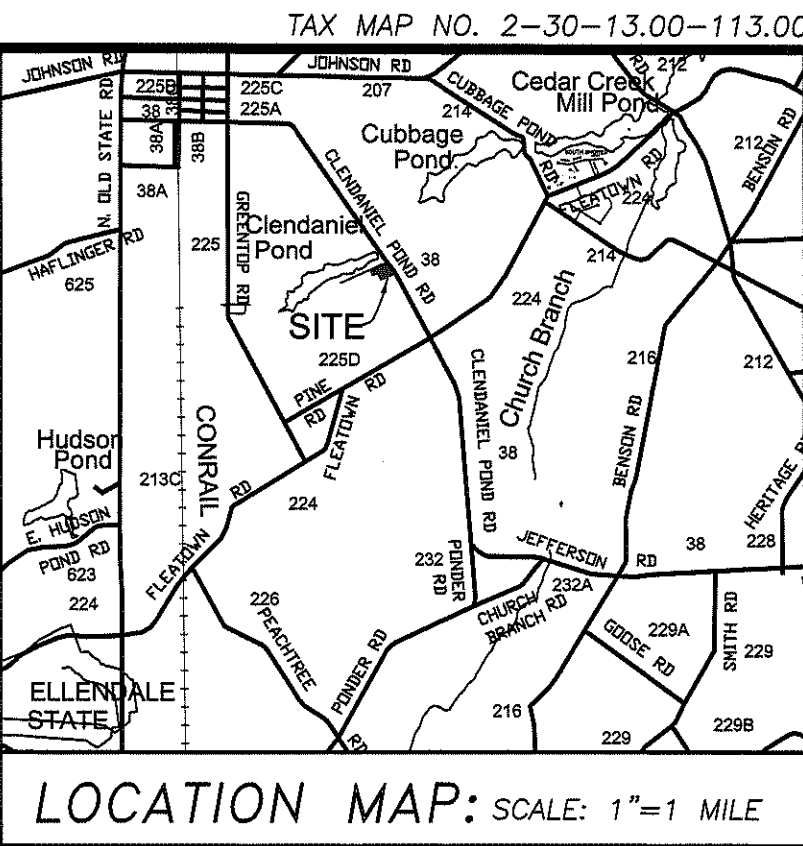
TERESA FISHER

SITUATED IN  
CEDAR CREEK HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE  
SCALE: 1" = 50'  
DATE: OCTOBER 26, 2021



CURVE DATA:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3115.90'	238.51'	238.45'	S 22°55'17" E	04°23'09"
C2	3115.90'	128.74'	128.73'	S 21°54'43" E	02°22'02"







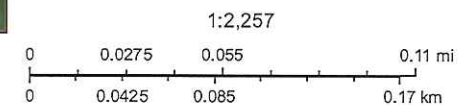
# Sussex County



PIN:	230-13.00-113.00
Owner Name	CURRIE RALPH L
Book	0
Mailing Address	9342 CLENDANIEL POND R
City	LINCOLN
State	DE
Description	LINCOLNWAPLES POND
Description 2	S/WATER ST
Description 3	W/RT 38
Land Code	

polygonLayer  
Override 1  
polygonLayer  
Override 1  
Tax Parcels  
911 Address  
Streets

November 3, 2021



**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 # 12641  
Hearing Date 12/20/21  
202115910

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  
115-185

Site Address of Variance/Special Use Exception:

38846 Old Lighthouse Rd Selbyville De 19975

Variance/Special Use Exception/Appeal Requested:

Tax Map #: 533-20.18-171

Property Zoning: ARI

**Applicant Information**

Applicant Name: Johnson's All-Scapes

Applicant Address: 4146 S. Brown St

City Fruitland State Md Zip: 21826

Applicant Phone #: 443-735-1717 Applicant e-mail: johnsonsaallscapes@gmail.com

**Owner Information**

Owner Name: David Poppel

Owner Address: 38846 Old Lighthouse Rd

City Selbyville State De Zip: 19975 Purchase Date: \_\_\_\_\_

Owner Phone #: 570-760-5719 Owner e-mail: davepop25@aol.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**

Signatures on separate pg

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 triangular shaped property and close proximity to water will only allow construction of building within setback area

**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 little to no area within property to store and or keep vehicles safely parked away from weather,

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

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

Applicant has no control over placement of road or water access

**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.

All building materials will match existing structure and are architecturally and aesthetically complementary to property. Building will not block access to any other property

**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.

Building is placed in 25' setback approximately 4' of property line



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 # \_\_\_\_\_  
Hearing Date \_\_\_\_\_

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:

38846 Old Lighthouse Rd Selbyville, DE 19975  
Variance/Special Use Exception/Appeal Requested:

Tax Map #: \_\_\_\_\_ Property Zoning: \_\_\_\_\_

Applicant Information

Applicant Name: Johnson's All Scapes  
Applicant Address: 4146 S. Brown St  
City Fruitland State MD Zip: 21826  
Applicant Phone #: 443-735-1717 Applicant e-mail: johnsonsallescapes@gmail.com

Owner Information

Owner Name: David Poppel  
Owner Address: 38846 Old Lighthouse Rd  
City Selbyville State DE Zip: 19975 Purchase Date: \_\_\_\_\_  
Owner Phone #: 570-760-5719 Owner e-mail: davepop25@aol.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

David Poppel

Date: 8/31/21





**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 triangular shaped property and close proximity to water will only allow construction of building with no setback area

**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 little to no area within property to store and or keep vehicles safely parked away from weather.

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

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

Applicant has no control over placement of road or water access

**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.

all building materials will match existing structure and are architecturally and aesthetically complementary to property. Building will not block access to any other property

**5. Minimum variance:**

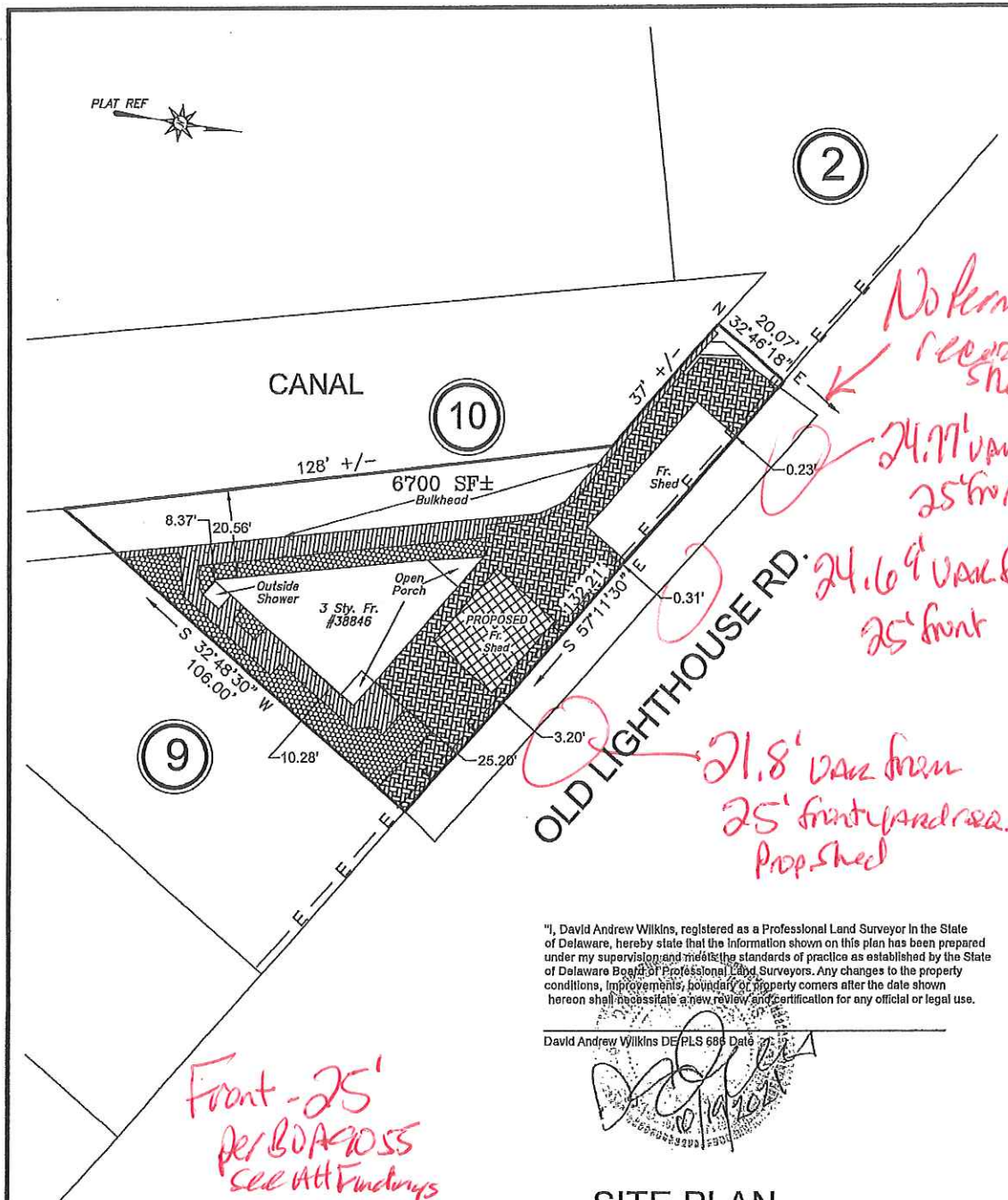
That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Building is placed in 25' setback approximately 4' of property line









"I, David Andrew Wilkins, 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.

David Andrew Wilkins DE PLS 688 Date 10/19/2021

SITE PLAN  
FOR

DAVID C. POPPEL

Except as specifically stated or shown on this plat, this plan does not purport estate; easements; right of ways; building setback lines; restrictive covenants; facts that an accurate and current title search may disclose. No title search was It is the builders responsibility to ensure that all applicable regulations, restrictions, and setbacks are satisfied.

SURVEY NO. X

CIVIL ENGINEERING & LAND SURVEYING



11729 CHURCH ST.  
PRINCESS ANNE, MD 21853  
PHONE: 410-621-0321  
FAX: 410-621-0320

PROJECT INFORMATION

COUNTY SUSSEX	STATE DE	FLOOD ZONE	'AE'
MUNICIPALITY	N/A	SUBD.	CAPE WINDSOR
HUNDRED	BALTIMORE	SECT NO.	N/A
TAX MAP NO. 5-33-20.18	171.00	BLOCK NO.	1
DEED REF.	4930/39	LOT NO.	10
PLAT REF.	187/71	DATE	10/19/2021
FIELD BOOK	PAGE	SCALE	1" = 30'
CAD FILE	38846 OLD LIGHTHOUSE	DRAWN BY	DAW

LEGEND

- E—E— Overhead Power Lines
- Wood Boardwalk
- Concrete Pavers
- Gravel Area

## BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE:            **BUCHANAN DEVELOPERS, INC.**            Case No. 9055 – 2005

A hearing was held after due notice on May 16, 2005. The Board members present were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson.

### Nature of the Proceedings

This is an application for a variance from the front yard setback requirement and a variance from the minimum square footage requirement for a parcel.

### Finding of Facts

The Board found that the Applicant was seeking a variance from front yard setback requirements and a variance from minimum square footage requirements for a parcel South of the Route 54 service road, 100 feet North of Van Buren Avenue, Lots 1-10, Cape Windsor. The Applicant was requesting a 15 foot variance from the required 40 foot front yard setback for lots 1-10, and the following variances from the required 20,000 square foot lot size requirement: 14,781 square feet Lot 9, 14,571 square feet for Lot 5, 15,440 square feet for Lot 4, 16,131 square feet for Lot 3, and 14,253 square feet for Lot 2. After a hearing, the Board made the following findings of fact:

1. The existing 10 lots are all non-conforming, in that the square footage is far less than what is currently required.
2. The newly constructed Route 54 created a dead end road which accesses the subject properties, and portions of the lots were taken by the State of Delaware for the right-of-way.
3. The lots were originally plotted in 1966, and in order to make the project feasible, the Applicant plans to move an existing property line between Lots 9 & 10 in order to increase the lot size for Lot 10. The Applicant also plans to combine Lots 1 & 2 in order to create a build able lot.
4. The front yard variance request is to create a more esthetically pleasing street line, and allow a reasonable area for construction. All lots will have sewer and water connections.
5. Several individuals testified in opposition. Barbara Hearn expressed concern for the increase in density, and read from a petition that had been circulated. She was also concerned with the environmental impact from construction on these lots. The Board explained, however, that the lots have been on record since the 1960's, that homes could be built on them without any intervention by the Board, and that the Applicant is actually reducing density by combining two lots.
6. Mark McGrellis also testified in opposition, suggesting that there was no significant reason to build a dwelling, that the Applicant will destroy wetlands, and that the residents enjoy the quiet road. Again, however, it was noted that the Applicant may build on the lots now, and that no reason to build need be stated. In addition, although the residents may enjoy the currently quiet road, there was no basis for a

belief that the lots would always remain in their current state. Finally, destruction of wetlands is beyond the jurisdiction of the Board, and if wetlands are destroyed or illegally affected, the residents will have a remedy elsewhere.

7. In rebuttal, the Applicant indicated that he planned to install rip-rap along the wetlands, in order to preserve the current status, and that the single family dwellings constructed on the lots will improve the area.
8. The Board concluded that lots are unique in terms of size and location, that the current practical difficulty in building was not created by the Applicant, that the variances are the minimum necessary to allow for reasonable development, and that the variances will not alter the essential character of the neighborhood.

The Board granted the requested variances.

#### Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson; voting against – none.

#### **BOARD OF ADJUSTMENT OF SUSSEX COUNTY**

Dale Callaway  
Chairman



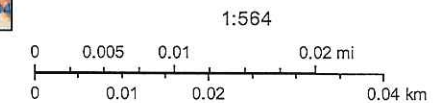
If the use is not established within one (1)  
year from the date below the application  
becomes void.

Date\_\_\_\_\_.



PIN:	533-20.18-171.00
Owner Name	POPPLE DAVID C
Book	4930
Mailing Address	600 LAUREL RUN RD
City	WILKES-BARRE
State	PA
Description	CAPE WINDSOR
Description 2	LOT 10
Description 3	BLK 1
Land Code	

polygonLayer  
Override 1  
polygonLayer  
Override 1  
Tax Parcels  
911 Address  
Streets



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 # 12642  
Hearing Date 12/20  
202116188

Type of Application: (please check all applicable)

Variance ☐

Special Use Exception ☒

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☒

Code Reference (office use only)

115-23 115-210

Site Address of Variance/Special Use Exception:

6156 Newton Way Bridgeville DE 19933

Variance/Special Use Exception/Appeal Requested:

Daycare for 9 children  
Tax Map #: 530-17.00-27.00 Property Zoning: AR-1

Applicant Information

Applicant Name: Venita A. Johnson  
Applicant Address: 6156 Newton Way  
City Bridgeville State DE Zip: 19933  
Applicant Phone #: (302) 362-6027 Applicant e-mail: puffy1995@comcast.net

Owner Information

Owner Name: Anthony L. Johnson  
Owner Address: 6156 Newton Way  
City Bridgeville State DE Zip: 19933 Purchase Date: 10/4/2021  
Owner Phone #: (302) 430-9441 Owner e-mail: ajpeachy11@gmail.com

Agent/Attorney Information

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

Signature of Owner/Agent/Attorney

Venita A. Johnson

Date: 11/4/2021





**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.

Parking on property

5:30 AM to 8pm

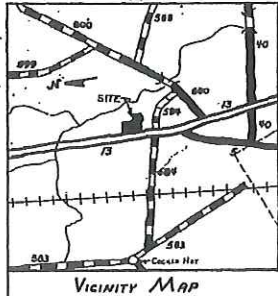
2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

X

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

X

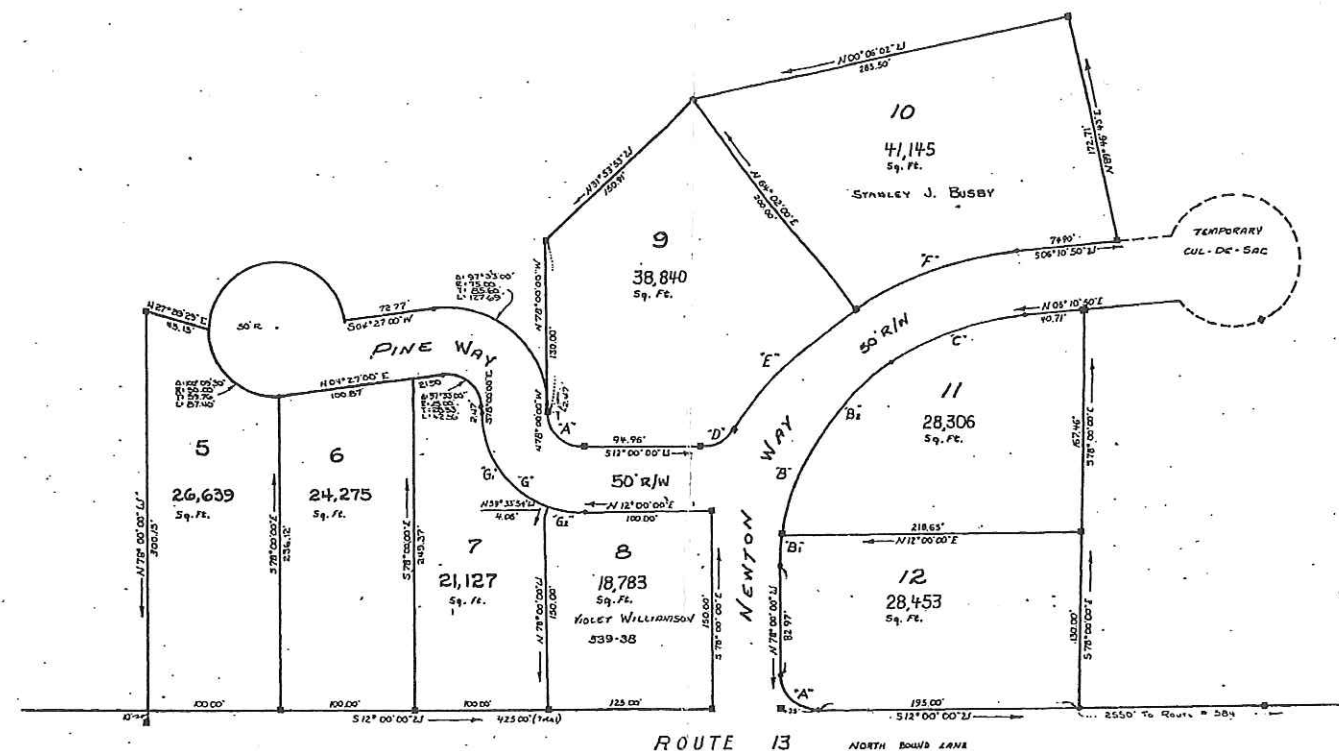
8-823



# NEWTON WOODS

OTHER LANDS OF  
NEWTON INVESTMENT CO.

LANDS OF:  
FRED MCKEE



other Lands of  
NEWTON INVESTMENT CO.

ROUTE 13 NORTH BOUND LANE

APPROVED

5/3/74

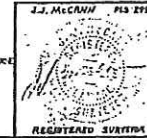
THIS DOES NOT IMPLY  
APPROVAL OF OTHER  
GOVERNMENT AGENCIES

CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
A	90° 00' 00"	25.00'	25.00'	39.27'
B	57° 26' 02"	130.14'	98.67'	180.57'
B1	07° 01' 12"	180.14'	11.05'	22.07'
B2	50° 24' 48"	180.14'	84.79'	158.50'
C	26° 44' 18"	270.18'	52.42'	102.92'
D	57° 16' 21"	25.00'	13.61'	24.98'
E	29° 40' 23"	300.00'	65.61'	129.19'
F	26° 44' 18"	270.18'	64.30'	126.26'
G	90° 00' 00"	75.00'	75.00'	117.81'
G1	71° 33' 54"	75.00'	54.06'	93.68'
G2	18° 26' 06"	75.00'	12.17'	24.13'

ENTRANCES ARE TO BE  
FROM SUBDIVISION STREETS  
EXCEPT LOT 8 WHICH WAS  
RECORDED PRIOR TO THIS PLAT.  
6.370 ACRES - TOTAL AREA

108600  
8 Lots

ALL SIDE AND REAR LOT LINES ARE  
RESERVED FOR A TEN (10) FOOT DRAINAGE  
AND FOR UTILITY EASEMENT  
ENTRANCE TO BE CONSTRUCTED IN ACCORDANCE  
WITH DEL. DIV. OF HIGHWAYS SPECIFICATIONS.  
STREET ARE PRIVATE  
AREA ZONED R-1



LANDS OF NEWTON INVESTMENT CO.  
NORTHWEST FORK HUNDRED, SUSSEX COUNTY, DEL.  
J.J. MCCANN, REG. SURV.  
J.J. MCCANN & SONS, INC.  
SURVEYORS AND LAND DEVELOPERS  
GEORGETOWN, DEL.

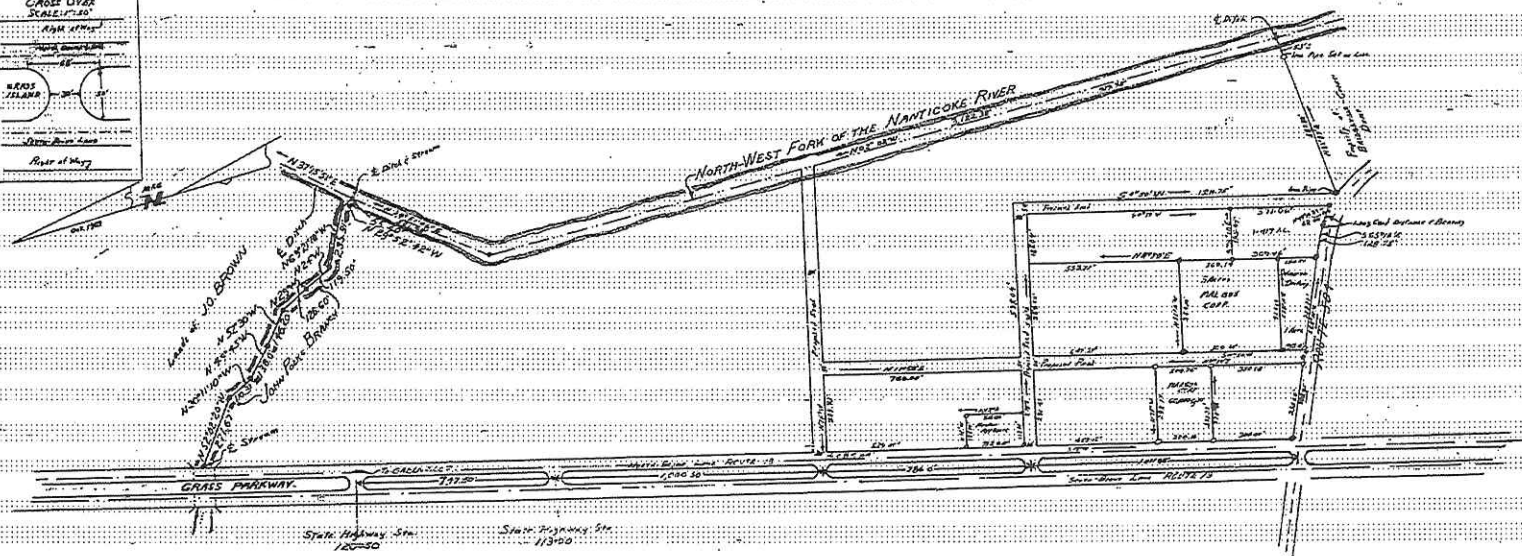








NW 7



EASTMAN KODAK  
 Oct 2 3 51PM '78  
 EASTMAN KODAK  
 EASTMAN KODAK

APPROVED  
L.B.L.  
2-3-76

Concept for relocation  
of Camps approved by  
Commission 5/1/72

...AREA: 29.30 ACRES

623 ..... 15 = 11

LANDS OF NEWTON INVESTMENT Co.  
NORTHWEST-FORTY-FOUR-THREE COUNTY DE LA WARR.  
Twp 120N R 25E S 31E  
Sec 22  
NW 7

















PIN:	530-17.00-27.00
Owner Name	JOHNSON ANTHONY
Book	5564
Mailing Address	6156 NEWTON WAY
City	BRIDGEVILLE
State	DE
Description	NEWTON WOODS
Description 2	LOT 11
Description 3	SEC 1
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

--- Tax Parcels

911 Address

— Streets

--- County Boundaries

--- Municipal Boundaries

1:1,128

