

JAMIE WHITEHOUSE, AICP  
DIRECTOR OF PLANNING & ZONING  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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

## BOARD OF ADJUSTMENT

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



# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878

## AGENDA

March 6, 2023

6:00 P.M.

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

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for January 9, 2023

### Approval of Finding of Facts for January 9, 2023

### Additional Business

Document Management System Training – Jamie Whitehouse

### Old Business

**Case No. 12783 – Michael and Robyn Mooney** seek variances from the front yard setback requirements for proposed structures (Sections 115-42, and 115-182 of the Sussex County Zoning Code). The property is located on the southeast side of Pine Needle Drive within the Pine Crest Terrace Subdivision. 911 Address: 30319 Pine Needle Drive, Ocean View. Zoning District: GR. Tax Map: 134-9.00-109.00

**Case No. 12791 – Chad J. Parker and Laurel J. Hummel** seek variances from the rear yard setback requirements for proposed structures (Sections 115-34, and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Gloucester Drive within the Canal Point Subdivision. 911 Address: 41235 Gloucester Drive, Rehoboth Beach. Zoning District: MR. Tax Map: 334-13.00-1505.00

### Public Hearings



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

**Case No. 12798 – Gene Gordon** seeks variances from the front yard setback requirement for existing structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Briar Lane within the Oak Meadows Subdivision. 911 Address: 27528 Briar Lane, Millsboro. Zoning District: GR. Tax Map: 234-29.00-145.00

**Case No. 12799 – Gary M. Nolting** seeks a variance from the side yard setback requirement for an existing structure (Sections 115-34 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Maple Lane within the Keenwick Subdivision. 911 Address: 38279 Maple Lane, Selbyville. Zoning District: MR. Tax Map: 533-20.09-37.00

**Case No. 12800 – Jonathan and Kelly Botzler** seek variances from the front yard setback requirements for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is a through lot on the southwest side of Willet Road within the Ocean Village Subdivision 911 Address: 39693 Willet Road, Bethany Beach. Zoning District: MR. Tax Map: 134-13.00-1284.00

**Case No. 12801 – Mark and Cindy Chait** seek variances from the corner front yard setback and maximum fence height requirements for existing and proposed structures (Sections 115-25, 115-182, and 115-185 of the Sussex County Zoning Code). The property is located on the corner of Dogwood Drive and Multiflora Drive within the Pinewater Farm Subdivision. 911 Address: 19 Dogwood Drive, Harbeson. Zoning District: AR-1. Tax Map: 234-17.12-45.00

\*\*\*\*\*



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 27, 2023 at 4:30 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, March 2, 2023

####



**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 # 12783  
Hearing Date 1/23  
202216605

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

Variance

Special Use Exception

Administrative Variance

Appeal

Existing Condition

Proposed

Code Reference (office use only)

115-42 115-182

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

30319 Pine Needle Drive Ocean View, DE 19970

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

Seeking a variance on the current 30 feet frontage setback, to 15 feet frontage setback, to the construct a new dwelling on the lot.

**Tax Map #:** 1-34-9-00-109

**Property Zoning:** Suburban GR

**Applicant Information**

Applicant Name: Michael & Robyn Mooney

Applicant Address: 1721 Gunning Drive

City Wilmington State DE Zip: 19803

Applicant Phone #: (302) 650-7238 Applicant e-mail: mjmooney@hotmail.com

**Owner Information**

Owner Name: Michael & Robyn Mooney Trust

Owner Address: 1721 Gunning Drive

City Wilmington State DE Zip: 19803 Purchase Date: 5/15/19

Owner Phone #: (302) 650-7238 Owner e-mail: mjmooney@hotmail.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**

*Michael & Robyn Mooney*  
*Robyn Mooney*

Date: 11/15/22



**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 current lot's frontage has a unique "U" shape frontage setback. That uniqueness coupled with the fact that the back part of the property line is 50 feet into the lagoon/water, which is unusable for a dwelling purposes and causes hardship, thus this would appear to be considered reasonable justification for this variance relief.

---

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.

Given the uniqueness of the front property line, along with the back property line being 50 feet into a lagoon, the possibility of constructing a reasonably suitable structure on the lot is very limited.

---

3. Not created by the applicant:

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

This situation has not been caused by the applicant, and is caused by the uniqueness of the property lines.

---

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

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

This variance, if granted, will allow construction of a dwelling that will add value to the surrounding homes, and will not detract to any of the properties nearby, and will not be detrimental to the public welfare whatsoever.

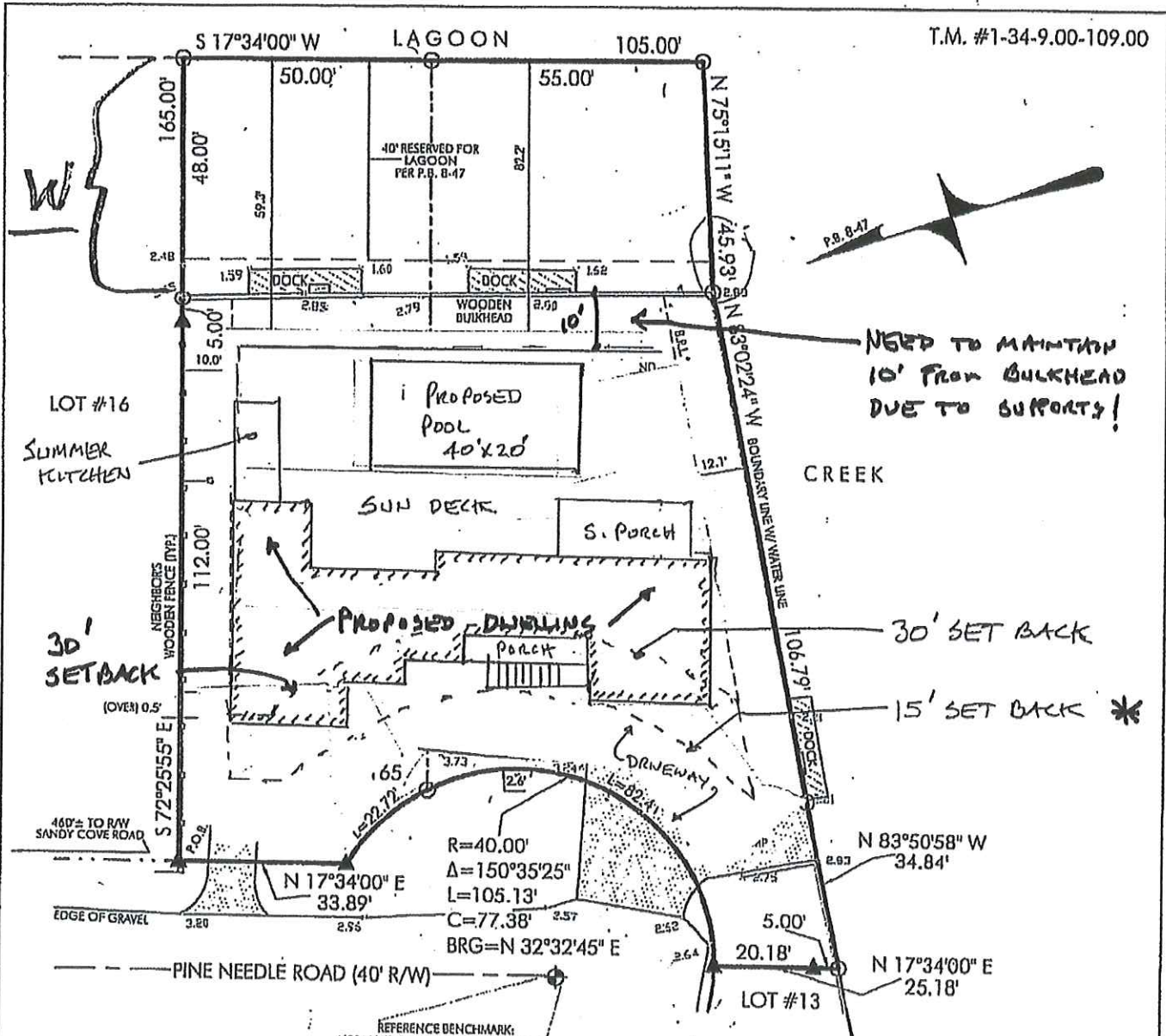
---

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.

Given the uniqueness of both the front property line as well as the back property line, this variance, if granted, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

T.M. #1-34-9.00-109.00



- LEGEND:**
- ▲ IRON ROD (TO BE SET)
  - ⊙ POINT
  - " 3.19 ELEVATION SPOT SHOT

**NOTES:**

\*ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CALL SUSSEX CO. (302-855-7720) AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).

THIS PARCEL IS IN: ZONE AE (G)  
F.I.R.M. 1000500504K, MARCH 16, 2015

VERTICAL DATUM: NAVD (1988)

THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR BASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.

NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR

**MICHAEL J. & ROBYN S. MOONEY**

REFERENCE: DEED BOOK 1746, PAGE 165  
 30319 PINE NEEDLE DRIVE, OCEAN VIEW  
 LOT #14 & #15, SECTION #1  
 OF "PINE CREST TERRACE" SUBDIVISION  
 BALTIMORE HUNDRED SUSSEX COUNTY  
 STATE OF DELAWARE

APRIL 4 2010 SCALE: 1" = 20'

**"PROPOSED DESIGN"**

November 2022

Board of Adjustment, Sussex County Delaware  
**Sussex County Planning & Zoning Department**  
2 The Circle (PO Box 417)  
Georgetown, DE 19947

**Re: 30319 Pine Needle Drive, Ocean View, DE 19970 Variance Relief Request**

To Whom it May Concern:

I am a neighbor of Robyn and Michael Mooney, whose property is located at 30319 Pine Needle Drive, Ocean View, DE 19970.

Our property address is 30320 Pine Needle Drive.

I have reviewed the plot plan for the variance relief they are seeking, and I am in favor of granting this relief.

Allowing the Mooney's to construct the planned house on their property with this variance relief granted, will add value to the surrounding neighborhood properties, and will not have any detrimental impact whatsoever to the area.

Thank you in advance.

Kind Regards,

*John F. Corrozi*  
*Ann Marie B. Corrozi*



November 2022

---

Board of Adjustment, Sussex County Delaware  
Sussex County Planning & Zoning Department  
2 The Circle (PO Box 417)  
Georgetown, DE 19947

**Re: 30319 Pine Needle Drive, Ocean View, DE 19970 Variance Relief Request**

To Whom it May Concern:

I am a neighbor of Robyn and Michael Mooney, whose property is located at 30319 Pine Needle Drive, Ocean View, DE 19970.

Our property address is 30312 + 30314 Pine Needle Dr.

I have reviewed the plot plan for the variance relief they are seeking, and I am in favor of granting this relief.

Allowing the Mooney's to construct the planned house on their property with this variance relief granted, will add value to the surrounding neighborhood properties, and will not have any detrimental impact whatsoever to the area.

Thank you in advance.

Kind Regards,



November 2022

Board of Adjustment, Sussex County Delaware  
Sussex County Planning & Zoning Department  
2 The Circle (PO Box 417)  
Georgetown, DE 19947

Re: 30319 Pine Needle Drive, Ocean View, DE 19970 Variance Relief Request :

To Whom it May Concern:

I am a neighbor of Robyn and Michael Mooney, whose property is located at 30319 Pine Needle Drive, Ocean View, DE 19970.

Our property address is 30309 Pine Needle Drive, Ocean View DE  
19970

I have reviewed the plot plan for the variance relief they are seeking, and I am in favor of granting this relief.

Allowing the Mooney's to construct the planned house on their property with this variance relief granted, will add value to the surrounding neighborhood properties, and will not have any detrimental impact whatsoever to the area.

Thank you in advance.

Kind Regards,

Step McCaughan

Stephen McCaughan  
267-240-5660

November 2022

Board of Adjustment, Sussex County Delaware  
**Sussex County Planning & Zoning Department**

2 The Circle (PO Box 417)

Georgetown, DE 19947

**Re: 30319 Pine Needle Drive, Ocean View, DE 19970 Variance Relief Request**

To Whom it May Concern:

I am a neighbor of Robyn and Michael Mooney, whose property is located at 30319 Pine Needle Drive, Ocean View, DE 19970.

Our property address is 30303 PINE NEEDLE DRIVE, OCEAN VIEW, DE 19970.

I have reviewed the plot plan for the variance relief they are seeking, and I am in favor of granting this relief.

Allowing the Mooney's to construct the planned house on their property with this variance relief granted, will add value to the surrounding neighborhood properties, and will not have any detrimental impact whatsoever to the area.

Thank you in advance.

Kind Regards,

A handwritten signature in black ink, appearing to read "Robert M. Egan". The signature is written in a cursive style with a long horizontal flourish at the end.

November 2022

Board of Adjustment, Sussex County Delaware  
**Sussex County Planning & Zoning Department**  
2 The Circle (PO Box 417)  
Georgetown, DE 19947

**Re: 30319 Pine Needle Drive, Ocean View, DE 19970 Variance Relief Request**

To Whom it May Concern:

I am a neighbor of Robyn and Michael Mooney, whose property is located at 30319 Pine Needle Drive, Ocean View, DE 19970.

Our property address is 30208 Mariners Lane Ocean View DE 19970

I have reviewed the plot plan for the variance relief they are seeking, and I am in favor of granting this relief.

Allowing the Mooney's to construct the planned house on their property with this variance relief granted, will add value to the surrounding neighborhood properties, and will not have any detrimental impact whatsoever to the area.

Thank you in advance.

Kind Regards,

*Brian Hollerbush*

*Jennifer S. Hollerbush*

Brian Hollerbush

Jennifer Hollerbush

November 2022

Board of Adjustment, Sussex County Delaware  
**Sussex County Planning & Zoning Department**  
2 The Circle (PO Box 417)  
Georgetown, DE 19947

**Re: 30319 Pine Needle Drive, Ocean View, DE 19970 Variance Relief Request**

To Whom it May Concern:

I am a neighbor of Robyn and Michael Mooney, whose property is located at 30319 Pine Needle Drive, Ocean View, DE 19970.

Our property address is \_\_\_\_ 30315 Pine Needle Drive, Ocean View, DE 19970  
\_\_\_\_\_.

I have reviewed the plot plan for the variance relief they are seeking, and I am in favor of granting this relief.

Allowing the Mooney's to construct the planned house on their property with this variance relief granted, will add value to the surrounding neighborhood properties, and will not have any detrimental impact whatsoever to the area.

Thank you in advance.

Kind Regards,

Walter Eyer

Maurice Eyer



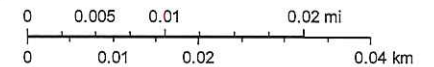
# Sussex County



<b>PIN:</b>	134-9.00-109.00
<b>Owner Name</b>	MOONEY J MICHAEL TTEE
<b>Book</b>	5201
<b>Mailing Address</b>	1721 GUNNING DR
<b>City</b>	WILMINGTON
<b>State</b>	DE
<b>Description</b>	PINE CREST TERRACE
<b>Description 2</b>	LOTS 14 15
<b>Description 3</b>	SEC 1
<b>Land Code</b>	

- polygonLayer  
 Override 1
- polygonLayer  
 Override 1
- Tax Parcels
- 1721 911 Address
- Streets
- County Boundaries
- Municipal Boundaries

1:564





Workspaces v

© 2022 EagleView

120 ft  
5 m



RECEIVED

JAN 13 2023

SUSSEX COUNTY  
PLANNING & ZONING

January 12, 2023

Jodi McLaughlin

30317 Pine Needle Drive

Ocean View, DE 19970

Sussex County Board of Adjustments; Public Hearing, January 23, 2023

County Council Chambers, Planning and Zoning Commission

2 The Circle PO Box 417

Georgetown, DE 19947

Attention Planning and Zoning Commission,

As regards to Case No. 12783- Michael and Robyn Mooney Front lot set back variance request-

We object to the requested 15' setback as we believe it will depreciate our home's property value. I write this letter with respect for individual property rights determined by the following; Definition and Reason for Residential Setbacks: Examples-"Intended to help ensure home security, privacy, a uniform appearance, environmental protection, natural lighting, ventilation, visual access, increase sound insulation and vehicular access..." Determining factors of Property Value in Sussex County: In addition to Sussex County property assessment, other factors may include neighborhood appeal, natural environment such as views, space, and vegetation.

Our current home value is based on a 2021 Appraisal and Real Estate Comps that considered the interior of our home as well as the exterior space that currently allows adequate light, noise reduction, and view of southwest marsh and waterway. Our home was built in 2010 and we chose a "greater than" distance of the county setback requirements on all sides. This was with foresight to create some sense of privacy considering the small size of our approximate 50' X 115' bulk-headed single lot. We understood that 10' side yard setbacks allows for space between adjacent homes and the 30' front yard setback could allow for off street parking of an average 8 vehicles. If the average length of a US vehicle is 15' that means a driveway needs to be deeper. Having adequate off street parking is desirable so that residents and visitors do not impede mailboxes' or neighbors right of way. This happens quite often on Pine Needle Drive. Including a 32' setback and large narrow home, we have over 35' from our bulkhead to back porch. A pool with deck could easily be built there. Creative lot design is the key, and there is that in spades in Sussex County. The homes on each side of us, 30315 (Egners) and 30319 (Mooney's) Pine Needle Drive, are both currently set-back approximately 30' in line with our home. The most important aspect we expected with 30' front yard setback of those 2 residences next door to us is allowing plenty of daylight to shine into the southwest corner and front 2<sup>nd</sup> floor great room. We depend on that daylight especially during the winter season when the sun is lower in the sky and brings warmth into the most used space of our home.

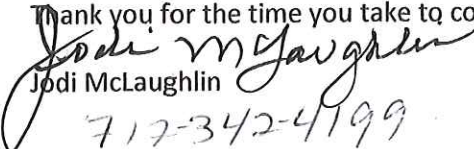


Keeping in mind the definition and reason for a 30' front yard setback, we believe code #115-182 refers to the average of those buildings on the same side of the street and in the case of Pine Crest Terrace, most other homes in the subdivision. Should the Mooney's be permitted to build a new home to their proposed 15' front yard setback property line our main objection is the portion of their home that will extend forward along our south property line. The 15' setback will be measured off the first 33.89' (see lot diagram) and will surely decrease our home's value. It will create a blocked in affect along our south property line, it will block light to our southwest windows and great room. It will affect the airflow to those windows, increase noise, as well as create a lack of privacy. We will lose the view of the portion of marsh and bird life that we always assumed would remain at the dead end of our road, no matter the growth of new homes on our road. We built with future home growth and the setback specifications in mind! We cannot tear down and reconfigure our home. Our home's property value is at stake here.

My family has owned the property at 30317 Pine Needle Drive since it was developed from wetlands in 1968 so I am able to give a brief history of Pine Needle Drive, formerly named Pine Needle Road on my deed. (See included original Wilgus road plan) The original dirt road included a turn-around at the dead end, between 30319 and 30320 Pine Needle Road. Some of the prior owners of those 2 lots (not the Mooney's) allowed grass to grow into the turn-around. We have always hoped the turn-around would be restored. Pine Needle Drive was the first road created in the mobile home park named Pine Crest Terrace. On our road the single lots are 50' wide with various depths averaging 110'. The 4 lots at the beginning and end of the road were designated as double lots, approximately 100' in width. Over the years, as mobile homes deteriorated (some still abandoned and decaying) modular and stick built homes have been going up, improving the value of the lots and community. While I have not trespassed to measure individual lot setbacks, most new homes appear to be close to the 30' setback. These new homes are not small! Their 30' front yard setbacks allow for adequate off street parking. Surely the Mooney's can hire a good architect to design a large home and a pool that fits their larger lot without infringing on our right to maintain our property value.

Currently my husband Rick Franco is employed at Indian River School District, Georgetown and I work from home. We are the only full timers. Working traditional hours and enjoying year round life here may allow us to see our road differently. We see the "potholes" and try to fix them. We wish for basic things like a sense of privacy, quiet late at night, access to our driveway and mailbox, enjoyable views and low level nighttime lighting. We need trash and delivery trucks, medical and emergency vehicles to be able to get down our street, and this will be particularly problematic for the duration of any home builds, especially the Mooney's construction at the dead end where there is already a parking problem. We welcome new homes that will increase our property value but object to a home that will hem us in and decrease that value, not just of the home itself but our well- being. We planned our home for all the aspects setback requirements are meant to provide. Now we are asking you to please keep the setbacks at 30' for growth to our neighborhood and for future full time residents.

Thank you for the time you take to consider this important decision,

  
Jodi McLaughlin  
717-342-4199

RECEIVED

JAN 13 2023

SUSSEX COUNTY  
PLANNING & ZONING

January 12, 2023

Richard Franco

30317 Pine Needle Drive

Ocean View, DE 19970

Sussex County Board of Adjustments; Public Hearing, January 23, 2023

County Council Chambers

2 The Circle PO Box 417

Georgetown, DE 19947

Planning and Zoning Commission,

As a resident of 30317 Pine Needle Drive, I ask that you deny the reduced front yard setback requested by Michael and Robyn Mooney; 30319 Pine Needle Drive, Ocean View DE (Case #12783). The Mooney's request does not align with Code #115-182 which states their setback should be equal to the average setback of buildings on the same side of the street. The Mooney's property is a double lot with approximate 100' of frontage. Two homes on our street (30307 and 30315) were built during this past year and both homes, while on lots with just 50' frontage, adhered to the 30' setback, as have all the 50' lots, excluding one modular that has an open front deck that is slightly less than 30' setback. It is our understanding the reduced setback is desired so the Mooney's back yard can accommodate a 20X40' swimming pool. Surely, a good home designer can design a sufficiently large home including a pool for the standard setbacks of a bulk headed 100X100' lot. There is such a home recently completed on a single lot at 30116 Pinecrest Drive, two lagoons north of Pine Needle Drive.

I believe my home's property value will be adversely affected should the Mooney's build their home 15' in from the front yard property line. Their property line should include part of a cul-de-sac to the dead end of the road; however, it was removed by a prior property owner years ago. If I understand their home design proposal with the 15' setback, the approximate first 33' of their frontage will allow them to place a portion of their home directly along the south side of our driveway. This will create a boxed in affect that will block sunlight to our south west facing windows, light we depend on especially during the winter months. The front extension to their planned home would adversely affect our privacy and visual access and increase noise that is already an issue especially during the summer party season. Flood lights could also infringe on our right to enjoy the privacy of night time on our own property. Considering there is only approximately 15-20' in between the homes, the prominence of the proposed northwest corner "build out" of their home will be completely out of character with the rest of the residences.

A 15' setback at the Mooney's (and most likely no restoration of a cul de sac) will cause even less parking than they already have and there will be increased congestion and stress during their home build. The lack of a turn-around for vehicles causes contention among neighbors and could contribute to

safety issues. The dead end is often used as a parking lot. Our driveway has been damaged by the increasing amount of delivery, trash, contractor and maintenance vehicles who decide to use our driveway when they realize they have no end of road turn around. During construction of the Egner (30315) home to the north of us, our driveway and mailbox were often blocked. Some mail carriers will not get out of their vehicle to deliver if a mailbox is not accessible. If there is not a clear path, garbage trucks will not collect our trash. The construction dumpster and porta-potty location could be in the street.

The inferred meaning of setbacks is to insure comfort to all residents on a street. Currently, my wife Jodi McLaughlin and I are the only full time residents and perhaps that means we see things through a different lens. We work daytime hours during the week, we volunteer in the community, we try to keep our waterway and road free of trash and we appreciate the quiet and environmental importance of our marsh. This is our only home. Residential Property Value includes not just the monetary value but also the sense of safety, security and beauty. We currently enjoy this but will lose it should the Mooney's build out 15' to their front property line. For this reason we ask you to deny their request.

Thank you for your consideration of this extremely important matter,



Richard Franco

717-342-4223

January 13, 2023

Attention Planning and Zoning Director Jamie Whitehouse,

Concerning Board of Adjustment Public Hearing scheduled for January 23, 2023.

Case No. 12783 Michael and Robyn Mooney, Sections 115-42 and 115-182

I respectfully object to a 15 foot variance for the property at 30319 Pine Needle Drive, Ocean View, Delaware. I request the setback remain 30 foot from the property line to provide adequate parking for the Mooney residence as well as enhanced roadway and accessibility for vehicles to get to the end of the road. The lack of a turn-around causes vehicles to stop short of the Mooney residence, which is on the dead end of the road. This abrupt dead end causes trash trucks, cars and other large trucks to attempt to turn around in my driveway as well as other residents across from me. During summer weekends and vacation season the south most section of the road can be very crowded with parked cars that block driveways and mailboxes.

Thank you,



Leonard Pollitt,

302-604-4875

30316 Pine Needle Drive, Ocean View, DE 19970

RECEIVED

JAN 13 2023

SUSSEX COUNTY  
PLANNING & ZONING



Proposed home w/ 15' setback

Mooncy Boat ramp

30319

30317 possibly to be deleted

Current driveway 30319

30315 - not affected by house - only Jack of turn around

Orange cones to keep trucks from out driveways

vehicles  
no turn around dead end Congestion (boat haulers, Delivery mail Construction etc)

CASE # 12783 : Mooncy 30319 Pine Needle Dr

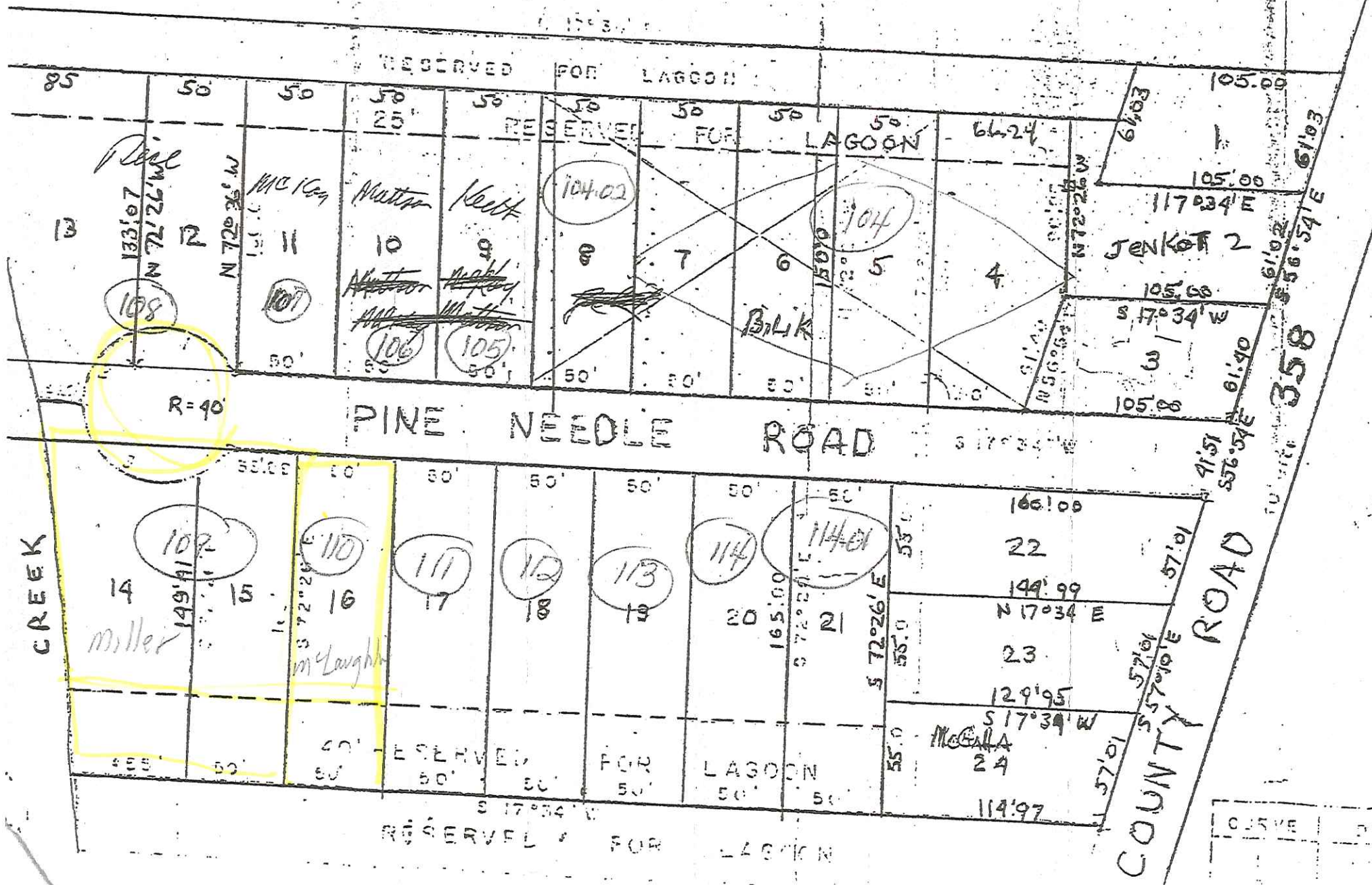
McLaughlin - 30317 Pine Needle Dr

1-23-23

CASE # 12783 - Mooney

134-9-

678-4773



www.sussexcountyde.gov - Go To Assess - MAP - Prop ID

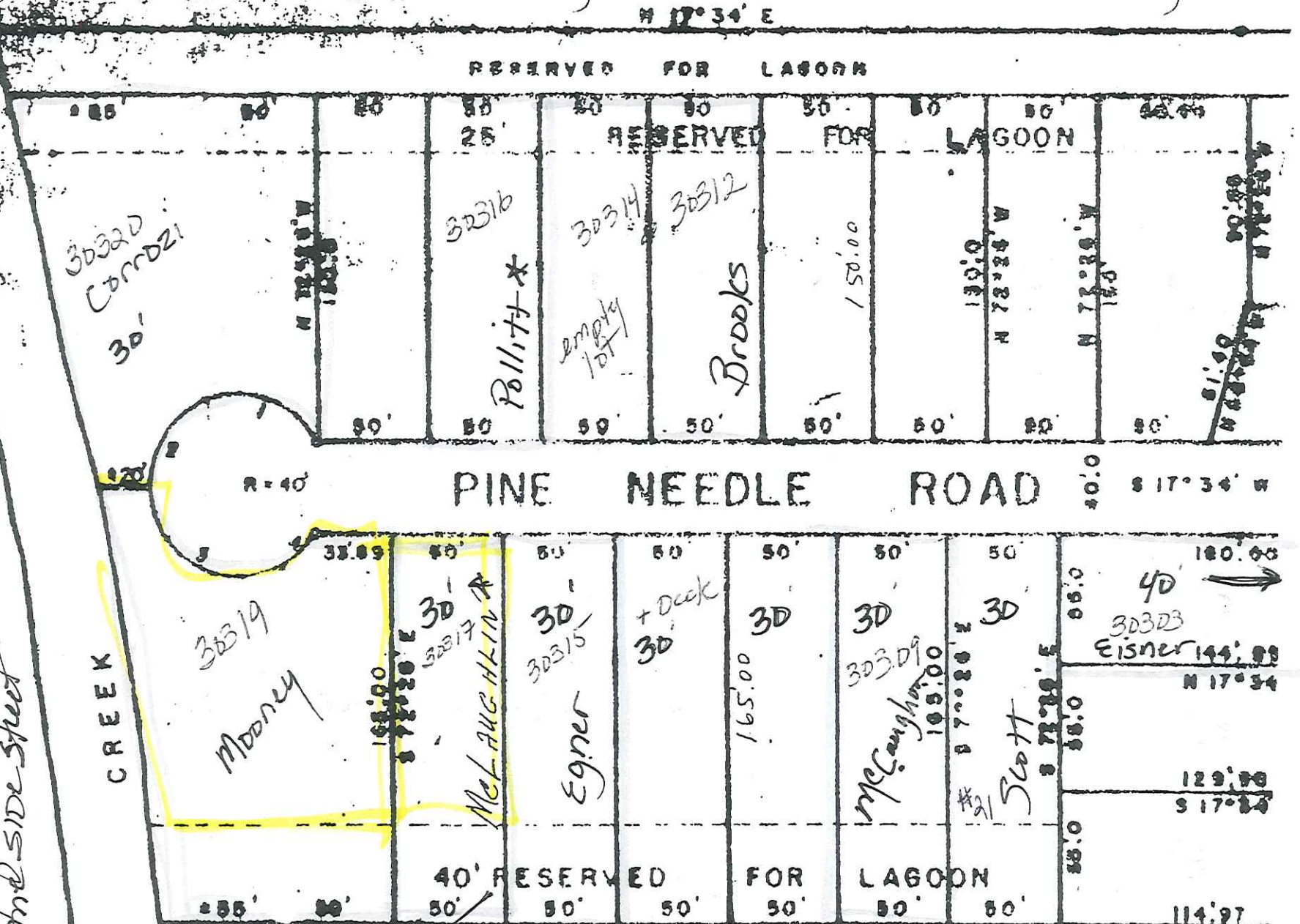
CIRCA 1968

Opposition Exhibit

CASE NO. 12783 Mooney

115-182  
Avg of 30' setbacks  
SAND SIDE STREET

1-23-23



McLaughlin is only owner affected negatively by 15' setback

30208 FUTURE LOT EXPANSION → MARINERS LANE Hollerbush

Case 12783

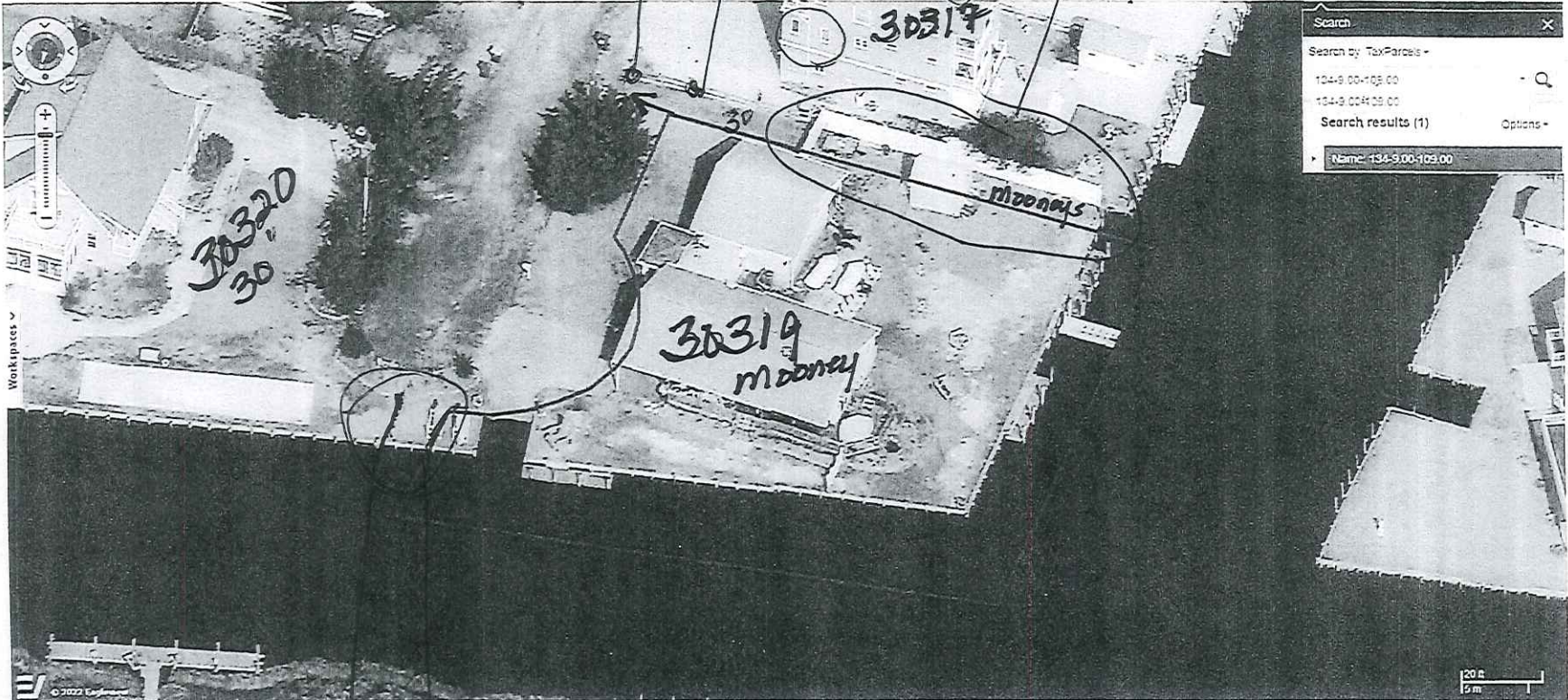
CASE NO. 12783

Mooney

1-23-23

CONNECTEXPLORER

Front Property line Survey will show 15" setback windows incorrect highlighted property lines on tax maps



Search

Search by Tax Parcel -

134-9 00-109 00 - Q

134-9 00-109 00

Search results (1) Options -

Name: 134-9.00-109.00

↓ incorrect property lines

↓ Actual property line per survey

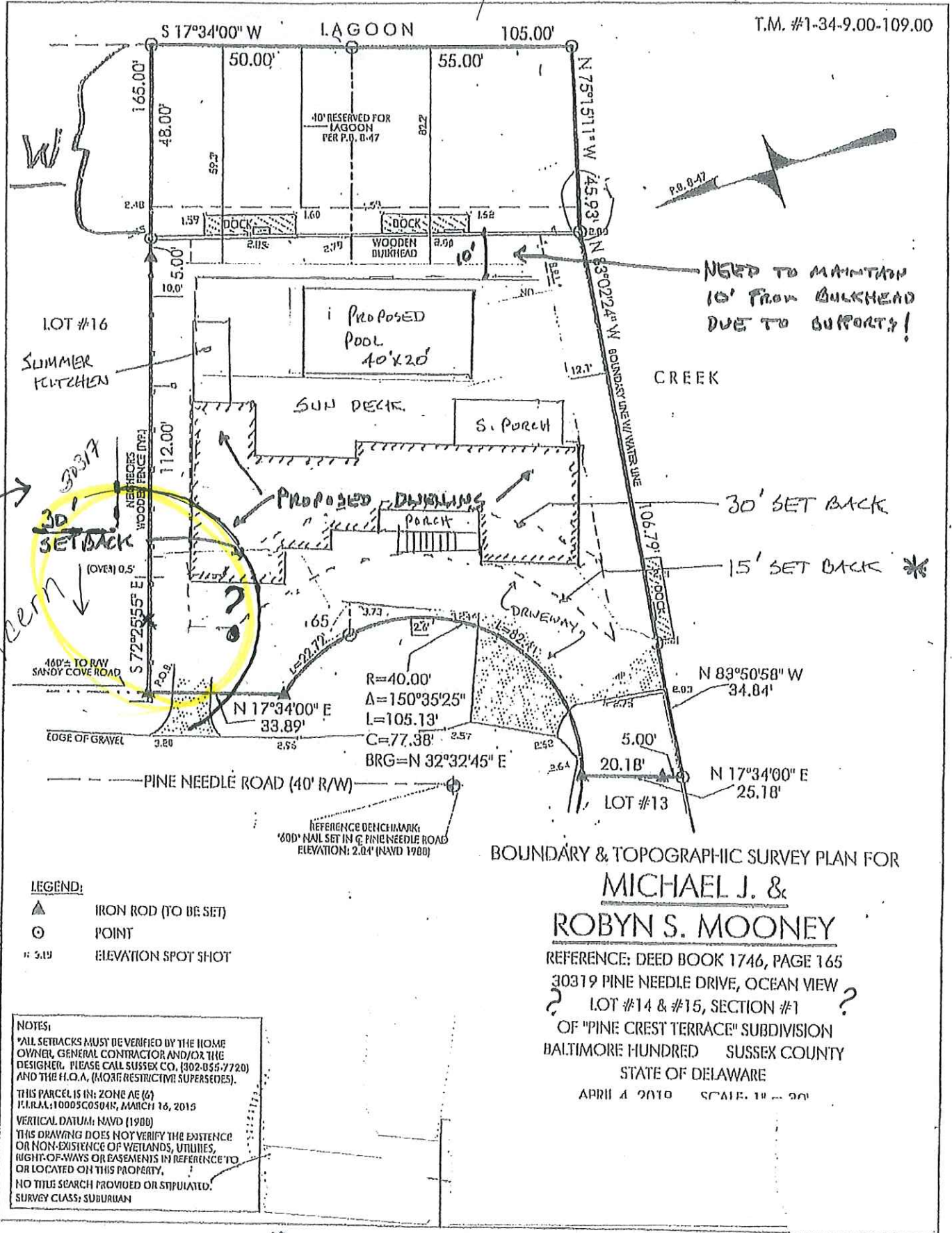


CASE # 12783

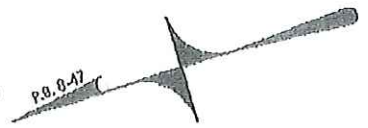
MOONEY

1-23-23

T.M. #1-34-9.00-109.00



50317  
Area of concern



NEED TO MAINTAIN 10' FROM BULKHEAD DUE TO SUPPORTS!

30' SET BACK

15' SET BACK \*

LEGEND:

- ▲ IRON ROD (TO BE SET)
- ⊙ POINT
- 5.19 ELEVATION SPOT SHOT

NOTES:

\*ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CALL SUSSEX CO. (302.855.7720) AND THE H.C.A. (MORE RESTRICTIVE SUPERSEDES).

THIS PARCEL IS IN: ZONE AE (2)  
P.L.R.A.: 100050504N, MARCH 16, 2015

VERTICAL DATUM: NAVD (1988)

THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.

NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR

MICHAEL J. &

ROBYN S. MOONEY

REFERENCE: DEED BOOK 1746, PAGE 165

30319 PINE NEEDLE DRIVE, OCEAN VIEW

LOT #14 & #15, SECTION #1

OF "PINE CREST TERRACE" SUBDIVISION

BALTIMORE HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

APRIL 4 2019 SCALE: 1" = 20'

PROPOSED DESIGN

Request adhere to Code 115-182. 30' set back as 15' set back to 33.89' will block sunlight

to SW windows, no privacy, blocked in

McLaughlin Home  
30319

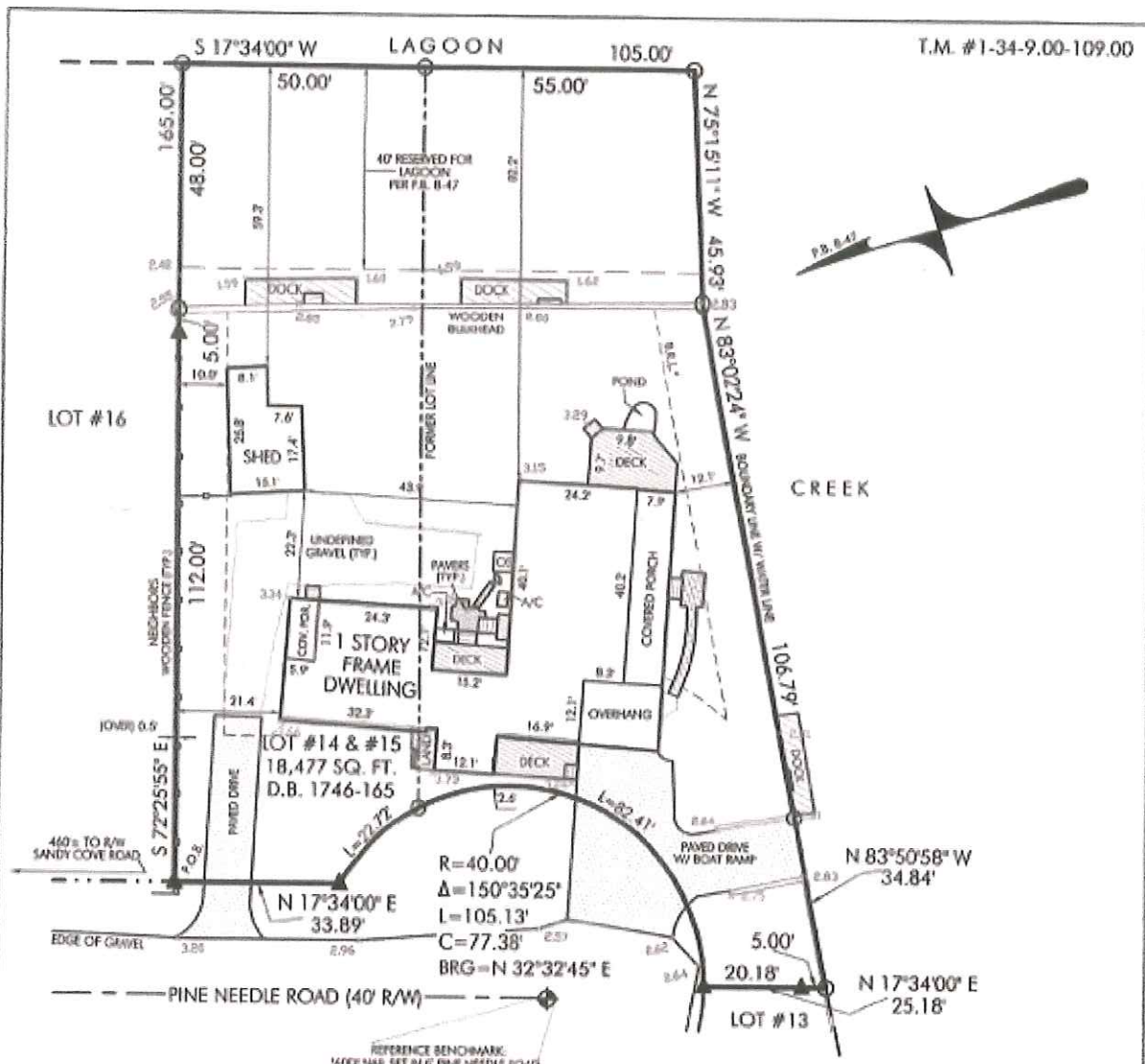
CASE # 12783  
MOONEY 1-23-23





30317 - typical swimming

Applicant Exhibit



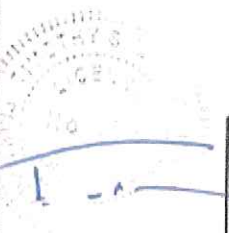
BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR

**MICHAEL J. & ROBYN S. MOONEY**

REFERENCE: DEED BOOK 1746, PAGE 165  
 30319 PINE NEEDLE DRIVE, OCEAN VIEW  
 LOT #14 & #15, SECTION #1  
 OF 'PINE CREST TERRACE' SUBDIVISION  
 BALTIMORE HUNDRED SUSSEX COUNTY  
 STATE OF DELAWARE  
 APRIL 4, 2019 SCALE: 1" = 30'

- LEGEND:**
- ▲ IRON ROD (TO BE SET)
  - POINT
  - x 2.15 ELEVATION SPOT SHOT

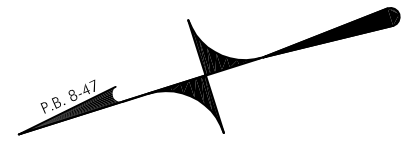
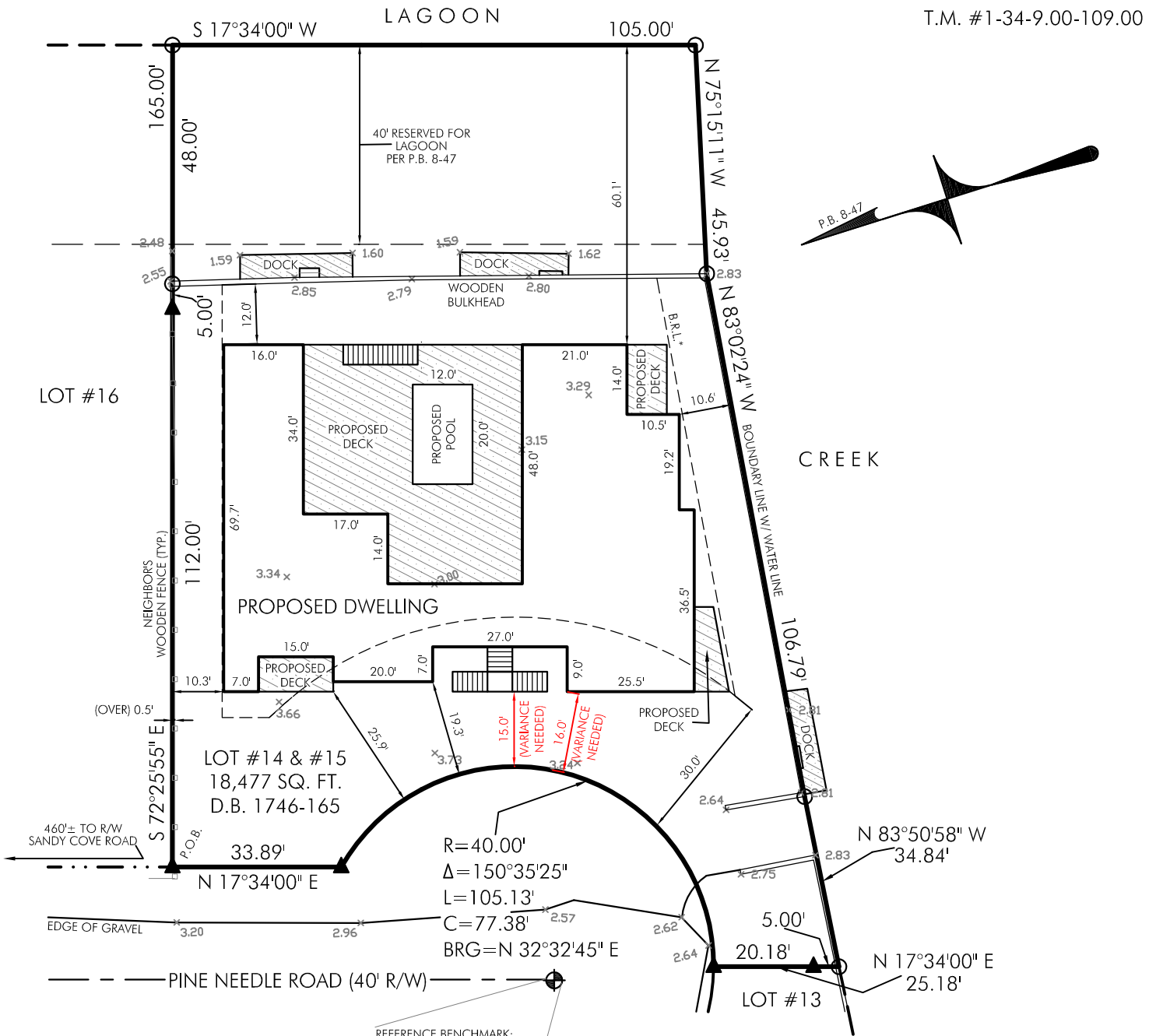
**NOTES:**  
 THIS SETBACKS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX CO. (800-855-7720) AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).  
 THIS PARCEL IS IN ZONE AE (B) F.A.R.M.:1000SC0504K, MARCH 16, 2015  
 VERTICAL DATUM: NAVD (1988)  
 THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.  
 NO TITLE SEARCH PROVIDED OR STIPULATED.  
 SURVEY CLASS: SUBURBAN



Prepared by:

**FORESIGHT Services**  
 Surveying & Precision Measurement

302 226 2729 phone 302 226 2239 fax 2103A Coastal Highway Delaware Beach, DE 19971



PROPOSED CONDITIONS SITE PLAN FOR  
**MICHAEL J. &  
 ROBYN S. MOONEY**

REFERENCE: DEED BOOK 1746, PAGE 165  
 30319 PINE NEEDLE DRIVE, OCEAN VIEW  
 LOT #14 & #15, SECTION #1  
 OF "PINE CREST TERRACE" SUBDIVISION  
 BALTIMORE HUNDRED SUSSEX COUNTY  
 STATE OF DELAWARE

APRIL 4, 2019\*\* SCALE: 1" = 30'

**LEGEND:**

- ▲ IRON ROD (SET)
- POINT
- × 3.15 ELEVATION SPOT SHOT

**NOTES:**  
 \*ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).  
 \*\*DRAWING REVISED ON 2/20/2023 TO SHOW PROPOSED CONDITIONS.  
 THIS PARCEL IS IN: ZONE AE (6)  
 F.I.R.M.: 10005C0504K, JUNE 20, 2018  
 VERTICAL DATUM: NAVD (1988)  
 THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.  
 NO TITLE SEARCH PROVIDED OR STIPULATED.  
 SURVEY CLASS: SUBURBAN

Prepared by:



Case # 12791  
Hearing Date 2-6  
202217011

## Board of Adjustment Application Sussex County, Delaware

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

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

Variance

Special Use Exception

Administrative Variance

Appeal

Existing Condition

Proposed

Code Reference (office use only)

115-34 115-183

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

41235 Gloucester Drive, Rehoboth Beach, DE 19971

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

Variance to extend existing porch and add new deck inside the 10ft property set back line at the rear and side of the property.

Tax Map #: 334-13.00-1505.00

Property Zoning: MR

### Applicant Information

Applicant Name: Chad J. Parker and Laurel J. Hummel

Applicant Address: 7202 Gray Heights Ct

City Alexandria State VA Zip: 22315

Applicant Phone #: (907) 250-3379 Applicant e-mail: cjparkerk9@gmail.com or ljhummel@gci.net

### Owner Information

Owner Name: Chad J. Parker and Laurel J. Hummel

Owner Address: 41235 Gloucester Dr

City Rehoboth Beach State DE Zip: 22315 Purchase Date: 7/15/22

Owner Phone #: (907) 250-3379 Owner e-mail: cjparkerk9@gmail.com or ljhummel@gci.net

### Agent/Attorney Information

Agent/Attorney Name: Jeffrey Wolf - Wolf Design & Construction, Inc.

Agent/Attorney Address: PO Box 491

City Rehoboth Beach State DE Zip: 19971

Agent/Attorney Phone #: (301) 325-1651 Agent/Attorney e-mail: jeffreyswolf@gmail.com

### Signature of Owner/Agent/Attorney

PARKER.CHAD.JA  
MES.1129817450

Digitally signed by  
PARKER.CHAD.JAMES.1129817450  
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI,  
ou=USA, cn=PARKER.CHAD.JAMES.1129817450  
Date: 2022.11.23 20:14:32 -0500

Date: 11/23/22



**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.

We are requesting a variance due to the uniqueness of the property and the fact that the we will not extend beyond the existing property line. The variance will not impact any adjacent property and the land bordering the back of the property will remained undeveloped and therefore our requested variance will not impact any future buildings.

---

**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 how far back the house is set on the existing property and when constructed was already at or close to the 10ft set back line.

---

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

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

When originally constructed, the house was set on the existing setback line and our request is merely extend only into the 10ft setback but not exceed the property line.

---

**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 requested variance has been approved by the The Grand at Canal Pointe (GCP) HOA ARC and will not impact the character of the neighborhood nor impact the the adjacent neighbors and their sight lines due to layout of the 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 the minimum variance to extend the porch and new decking on the rear of the property.

---

**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.

The GCP HOA ARC has reviewed and approved our request per HOA rules and meets their criteria for not impacting the adjacent or neighboring property.

---

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

---

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

---



Home > Property > Property Search

- Profile
- Map
- VP
- REHOBOTH BEACH
- Residential
- REHOBOTH BEACH
- RESIDENTIAL
- Sketch
- REHOBOTH BEACH

PARID: 334-13.00-1505.00  
 HUMMEL LAUREL JEANNETTE

ROLL: RP  
 41235 GLOUCESTER DR

1 of 1  
[Return to Search Results](#)

Property Information

**Property Location:** 41235 GLOUCESTER DR  
**Unit:**  
**City:** REHOBOTH BEACH  
**State:** DE  
**Zip:** 19971

**Class:** RES-Residential  
**Use Code (LUC):** RS-RESIDENTIAL SINGLE FAMILY  
**Town:** 00-None  
**Tax District:** 334 - LEWES REHOBOTH  
**School District:** 6 - CAPE HENLOPEN  
**Fire District:** 88-Rehoboth  
**Deeded Acres:** .0001  
**Frontage:** 73  
**Depth:** 100.000  
**In Lot:** 1  
**Plot Book Page:** 88 183/PB

**100% Land Value:** \$10,000  
**100% Improvement Value:** \$79,200  
**100% Total Value:** \$89,200

Actions

- Printable Summary
- Printable Version

Legal

**Legal Description:** CANAL POINT  
 LOT 58

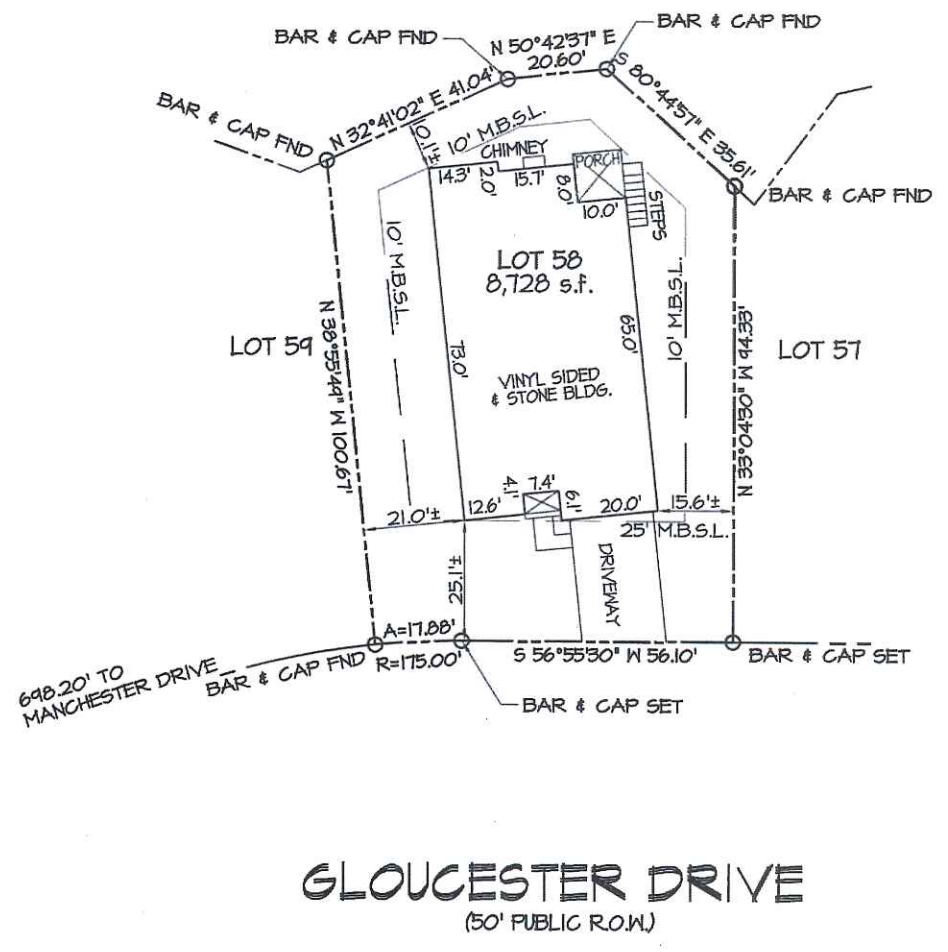
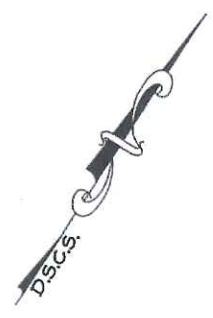
Owners

Owner	Co-owner	Address	City	State	Zip
HUMMEL LAUREL JEANNETTE	CHAD JAMES PARKER	7202 GRAY HEIGHTS CT	ALEXANDRIA	VA	22315

Map view options: Street View, Satellite, Terrain, 3D

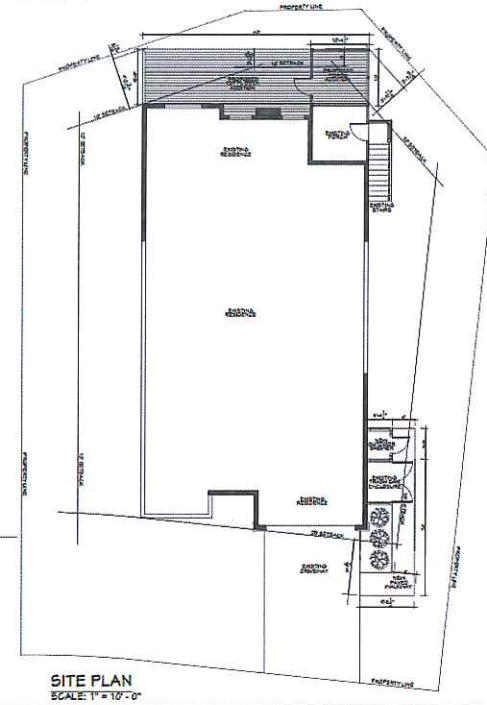
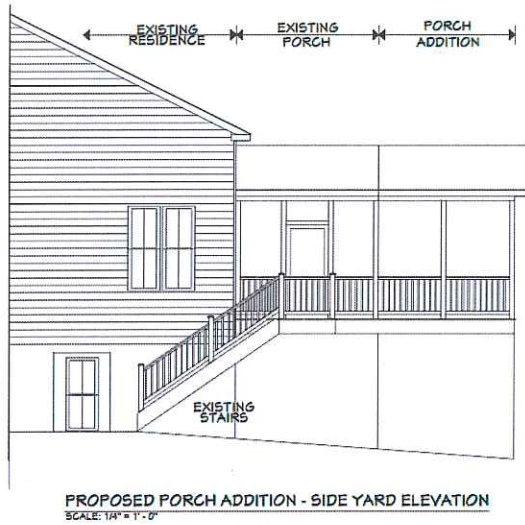
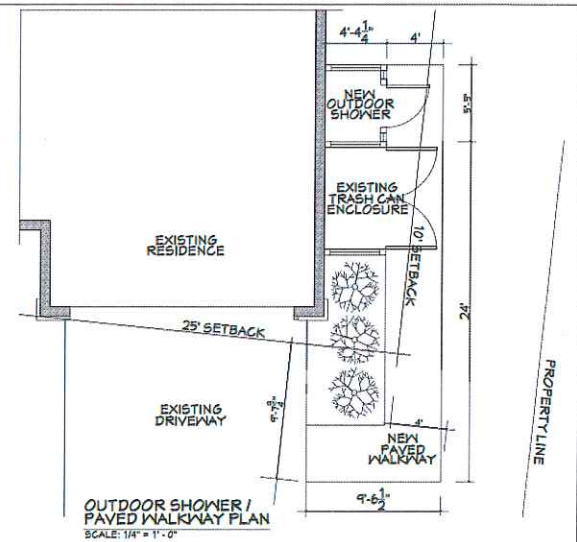
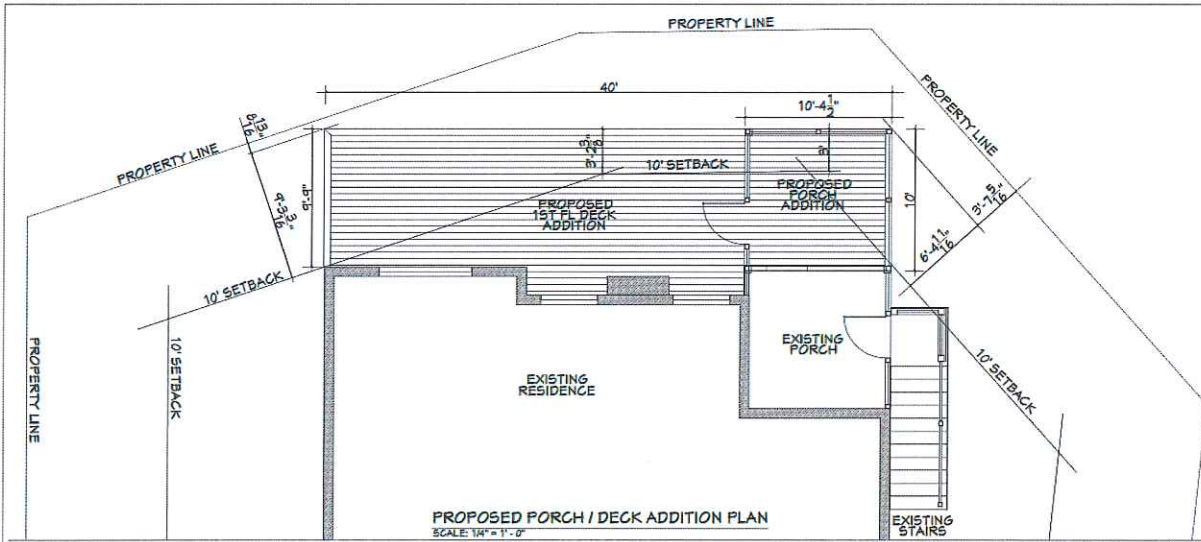
Map controls: Zoom In, Zoom Out, Full Screen, Street View Pegman

Location: Rehoboth Beach, DE



LEVEL OF ACCURACY IS BASED ON "SUBURBAN SURVEY" STANDARDS

	<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> ENGINEERS, PLANNERS, SURVEYORS, & LANDSCAPE ARCHITECTS 2183 Sterling Avenue, Suite 7 Georgetown, Delaware 19947 (302) 855-5734 Fax: (302) 855-0157	BOUNDARY SURVEY PLAN <b>LOT 58</b> RECORD PLAN <b>CANAL POINT</b> PLOT BOOK 153 PAGE 22 LEWES AND REHOBOTH HUNDRED SUSSEX CO., DELAWARE FOR: NY HOMES	
	SCALE: 1"=30' DATE: JULY 03, 2013 BOOK: 2 PAGE: 66 DRAWN BY: GMM REVIEW BY: GSP JOB NO. 17223		



PROPOSED SCREEN PORCH & DECK ADDITION  
41235 GLOUCESTER DRIVE  
REHOBOTH BEACH, DELAWARE 19971

A-1

20 OCT 2022

**THE GRANDE @ CANAL POINTE MAINTENANCE CORPORATION  
PO BOX 1418, REHOBOTH BEACH, DE 19971**

**ARC Application Review Decision**

GCP OWNER            Chad Parker/Laurie Hummel  
GCP ADDRESS        41235 Gloucester Drive  
ARC PROJECT        Extend porch and install a deck and new shower enclosure  
DATE                 November 16, 2022

DEAR GCP OWNER(S):

THE ARC HAS REVIEWED YOUR APPLICATION AND HAS DETERMINED THE FOLLOWING:

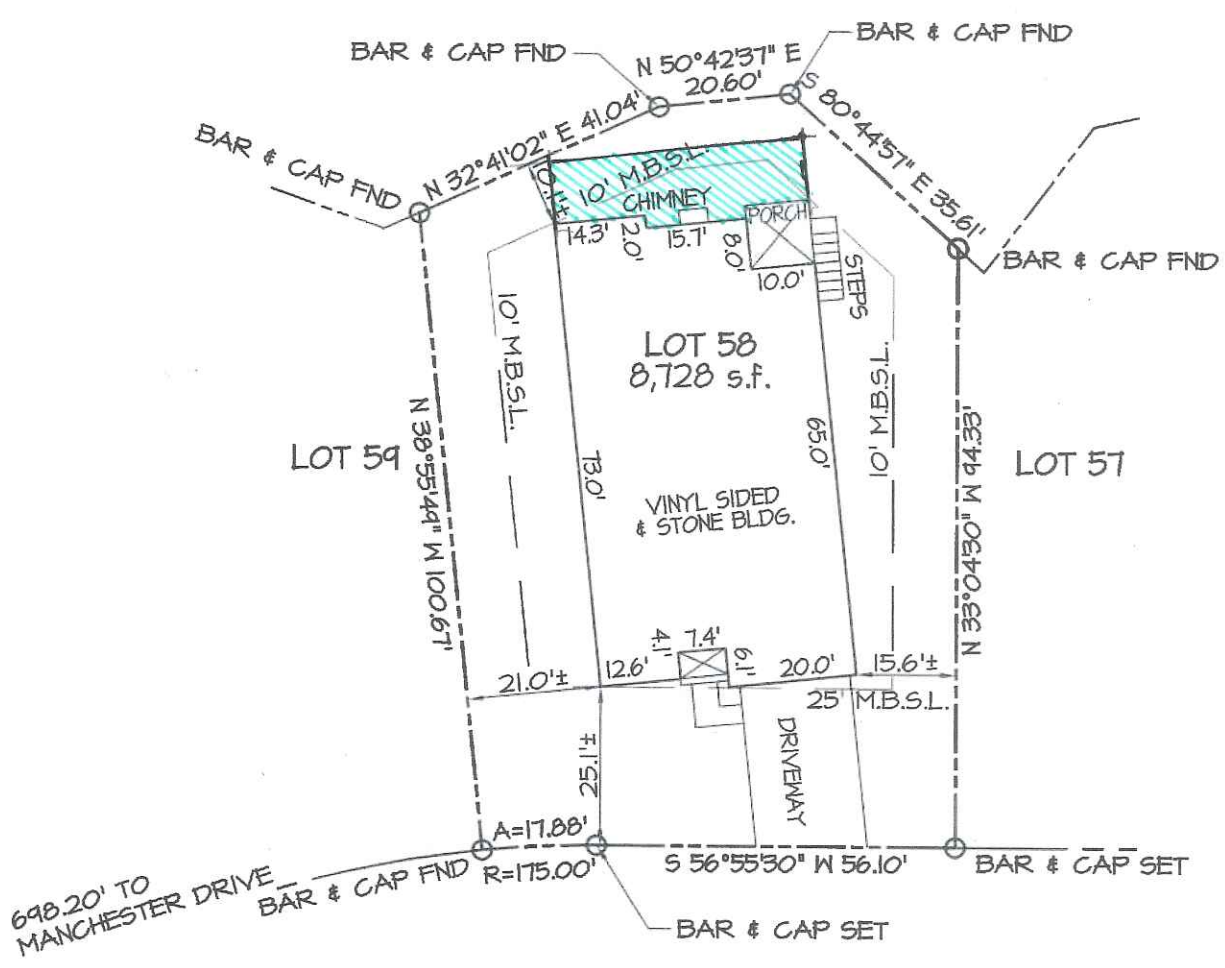
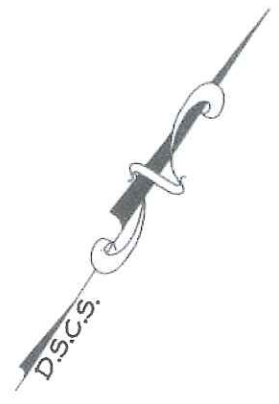
- APPLICATION IS APPROVED AS SUBMITTED ANY COMMENTS PROVIDED BELOW\*
- APPLICATION IS APPROVED EXCEPT FOR THE FOLLOWING
- APPLICATION IS DISAPPROVED FOR THE FOLLOWING REASONS

***UPON COMPLETION OF YOUR PROJECT, PLEASE NOTIFY SOLUTIONS PROPERTY MANAGEMENT AND THEY WILL ARRANGE FOR AN ARC MEMBER TO PERFORM A FINAL INSPECTION AND SUBSEQUENTLY ARRANGE THE RETURN OR SHREDDING OF YOUR SECURITY DEPOSIT CHECK.***

Proposed changes to 41235 Gloucester Dr

1. Extend existing enclosed porch approx. 10 feet keeping with existing roof line. Request is to grant a waiver to cross over the set back line but remain at least 3 feet within the property line on the right side of the property. The porch will be enclosed with screen or EZE Breeze system. The exterior of the enclosed porch will match the existing vinyl siding on the house in color and will be finished in white PVC material for the railings and trim. The decking will match the existing engineered decking or a new engineered decking in grey color for the entire open and enclosed areas.
2. Add new deck (open) to the left of the enclosed porch extending approx. 9ft 9in from the rear of the house. Request is to grant a waiver to cross over the set back line but remain approx. 1ft within the property line on the back left corner of the proposed deck. The decking will be finished with an engineered decking in grey color and finished with white PVC railings. The new decking will be designed to provide for a dry covered area below.
3. Finish the underside of the new decking with a deck drainage system and ceiling to create a cover area off the back of the house accessible from the walk out basement door. Area underneath will have a paving stone surface in a neutral color. Any exposed deck materials (raw wood) will be wrapped in white PVC material to create a finished look. The existing back yard area does not support growth of grass and does not need mowing.
4. Remodel the existing totter bin to level the surface for easy removal of totters.
5. Add new outdoor shower behind the remodeled totter bin. New shower will be finished in vinyl siding matching the house and in white PVC material matching the existing totter bin.
6. Add a paver walk from the front of house out from the driveway to allow for easy access to totter bin and shower so as to not create ruts in the grass. This will require some modification to the front right flower bed and shrubs.





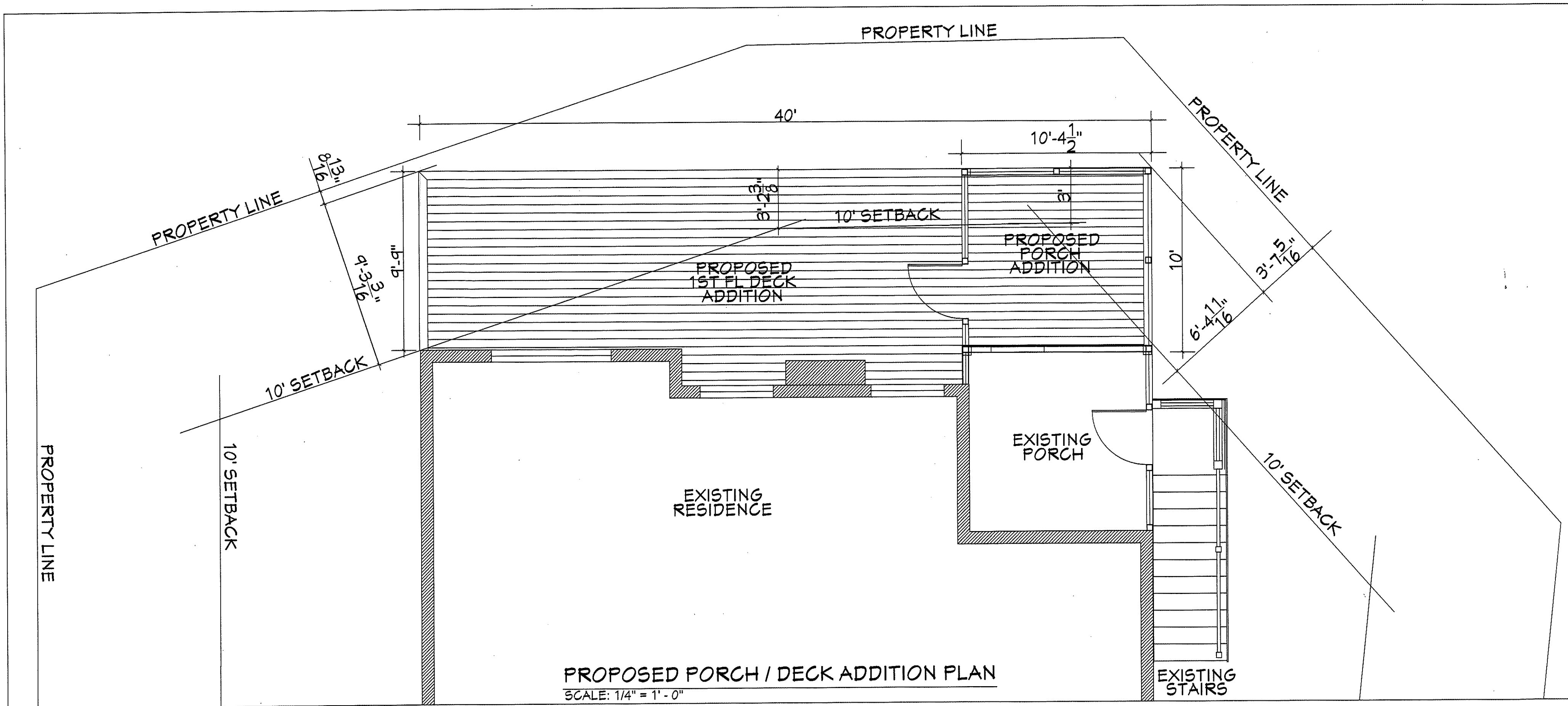
**GLOUCESTER DRIVE**  
(50' PUBLIC R.O.W.)

LEVEL OF ACCURACY IS BASED ON "SUBURBAN SURVEY" STANDARDS

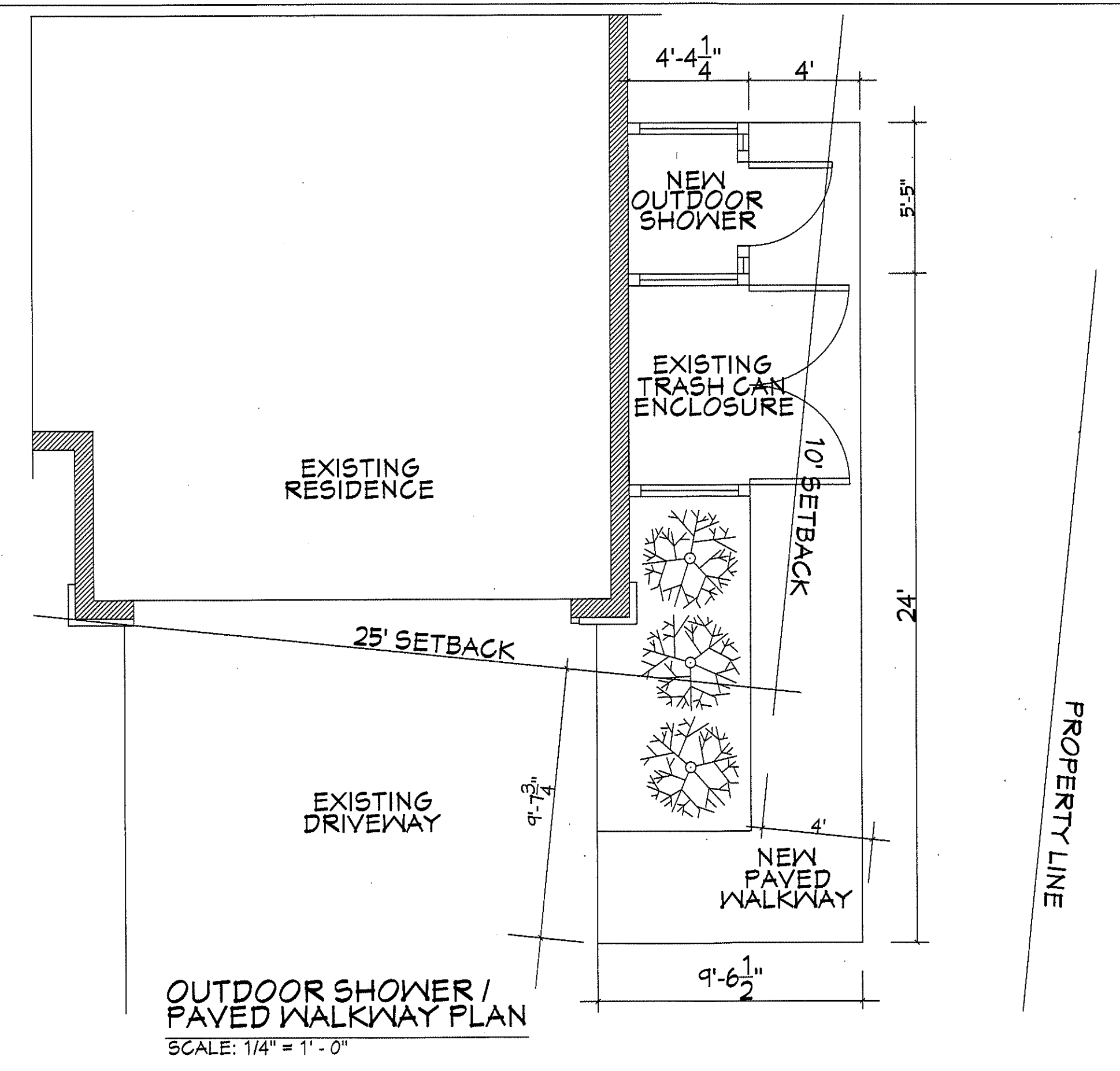


**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS, & LANDSCAPE ARCHITECTS  
21133 Sterling Avenue, Suite 7  
Georgetown, Delaware 19947  
(302) 855-5734  
Fax: (302) 855-0157

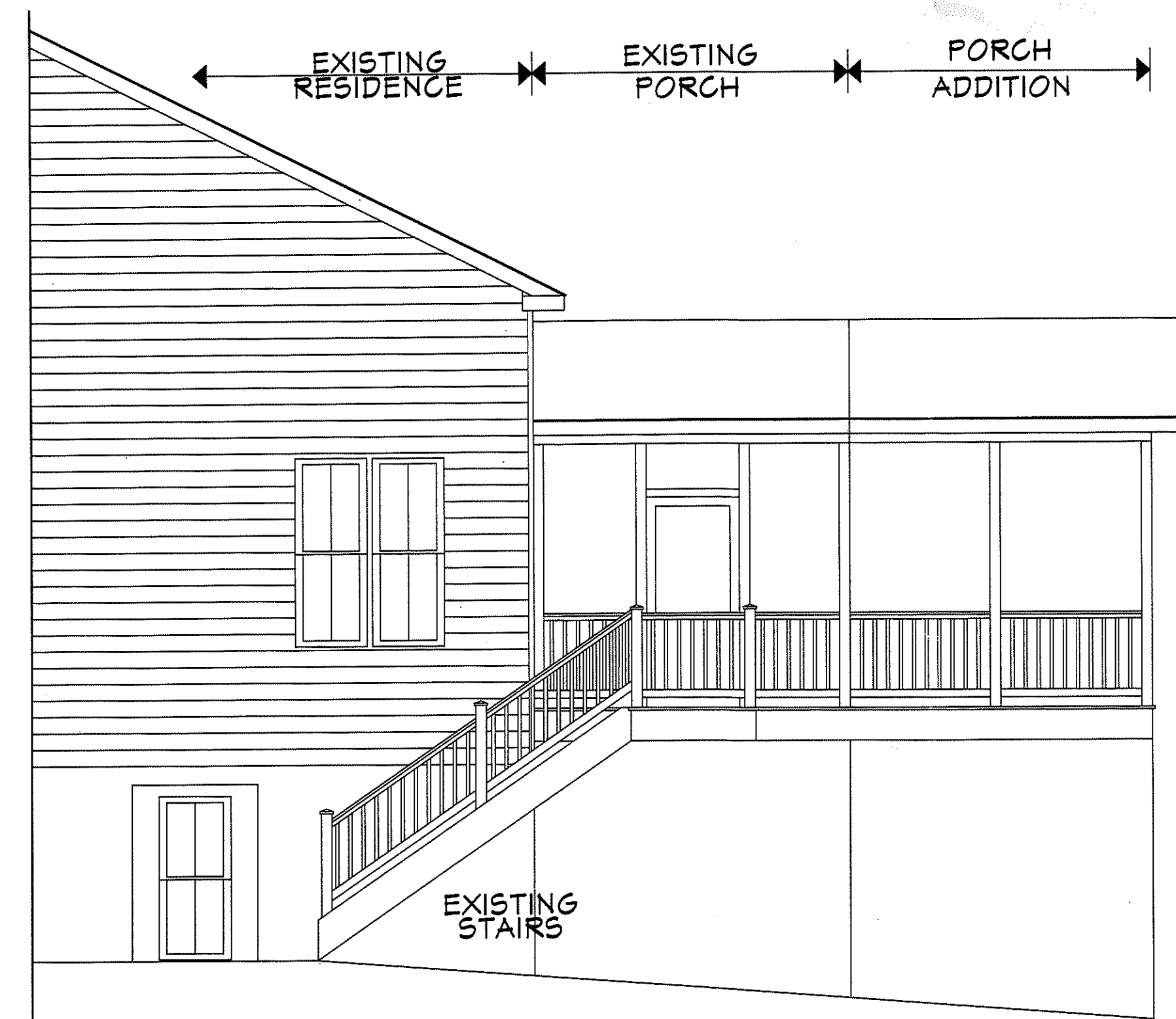
BOUNDARY SURVEY PLAN  
**LOT 58**  
RECORD PLAN  
**CANAL POINT**  
PLOT BOOK 153 PAGE 22  
LEWES AND REHOBOTH HUNDRED SUSSEX CO., DELAWARE  
FOR: NV HOMES



PROPOSED PORCH / DECK ADDITION PLAN  
SCALE: 1/4" = 1' - 0"



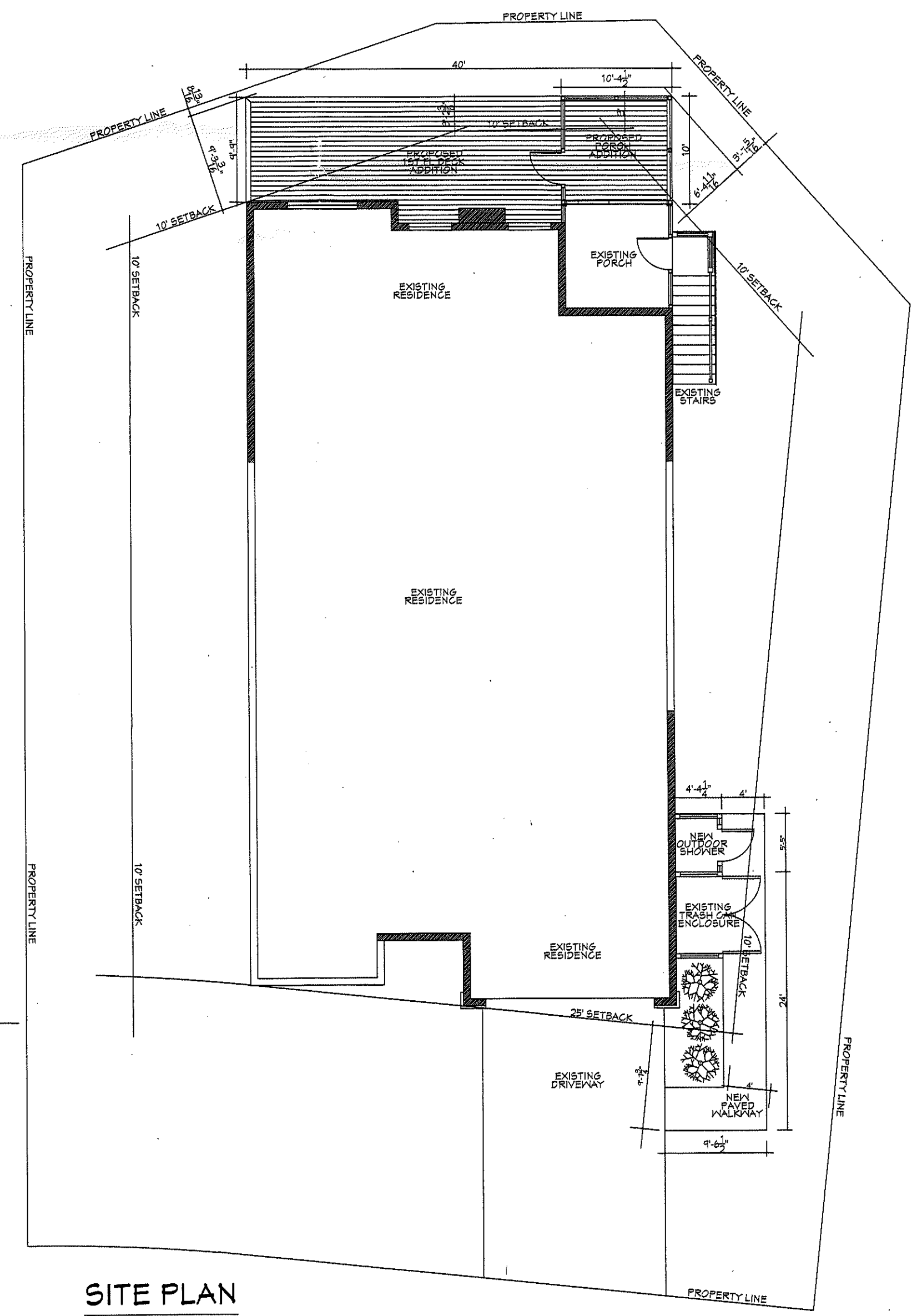
OUTDOOR SHOWER / PAVED WALKWAY PLAN  
SCALE: 1/4" = 1' - 0"




PROPOSED PORCH ADDITION - SIDE YARD ELEVATION  
SCALE: 1/4" = 1' - 0"



PROPOSED PORCH / DECK ADDITION - REAR YARD ELEVATION  
SCALE: 1/4" = 1' - 0"



SITE PLAN  
SCALE: 1" = 10' - 0"

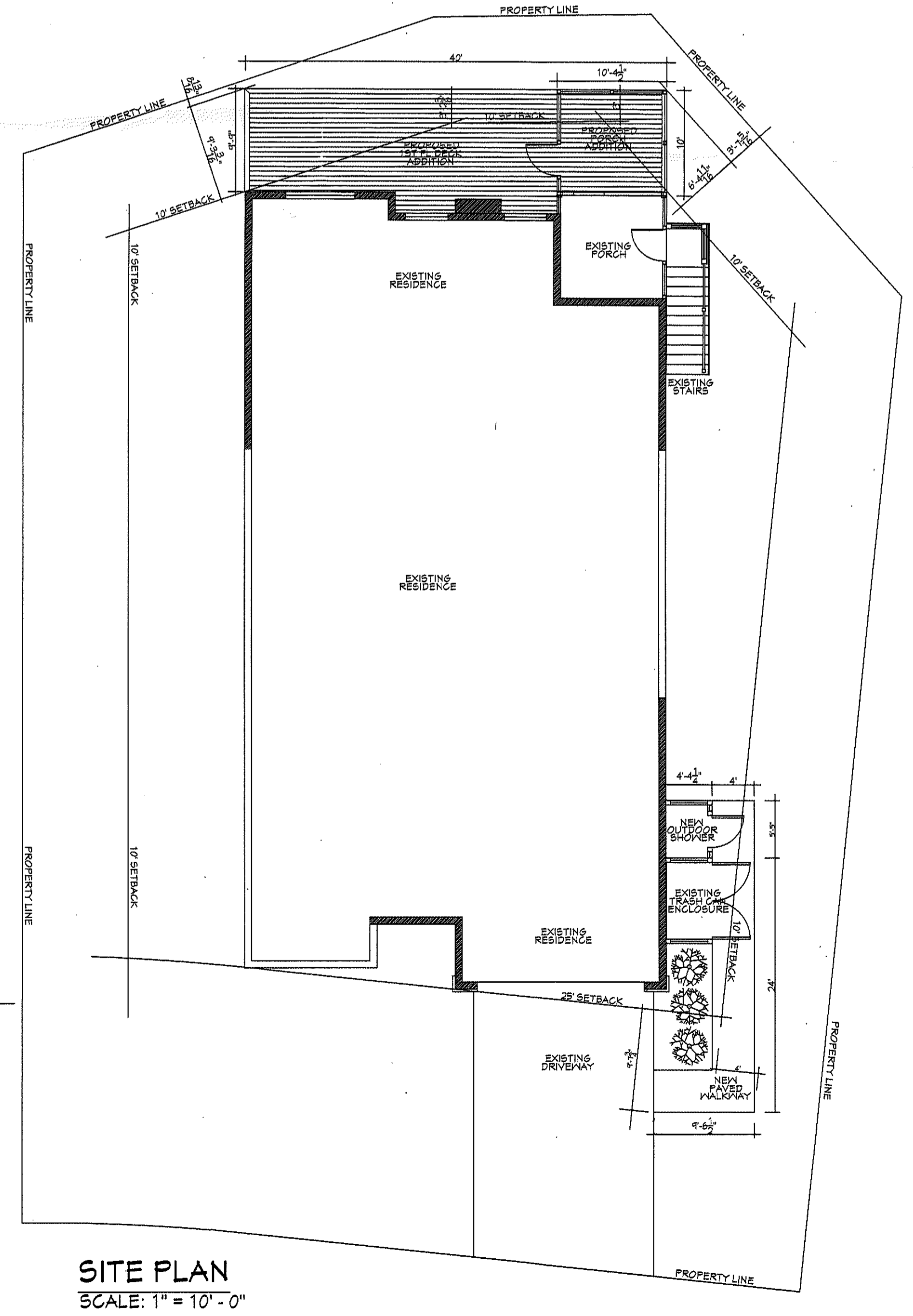
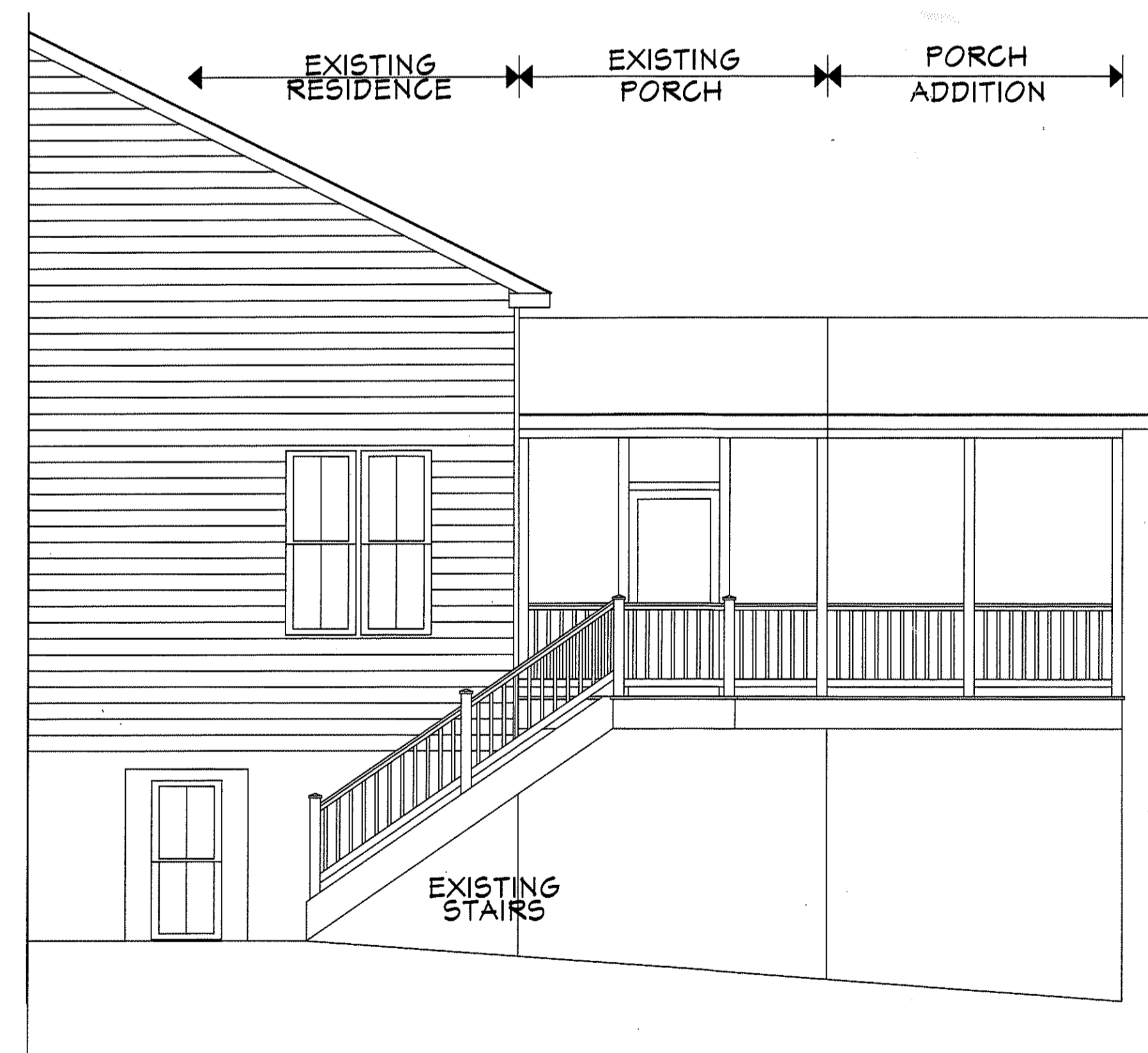
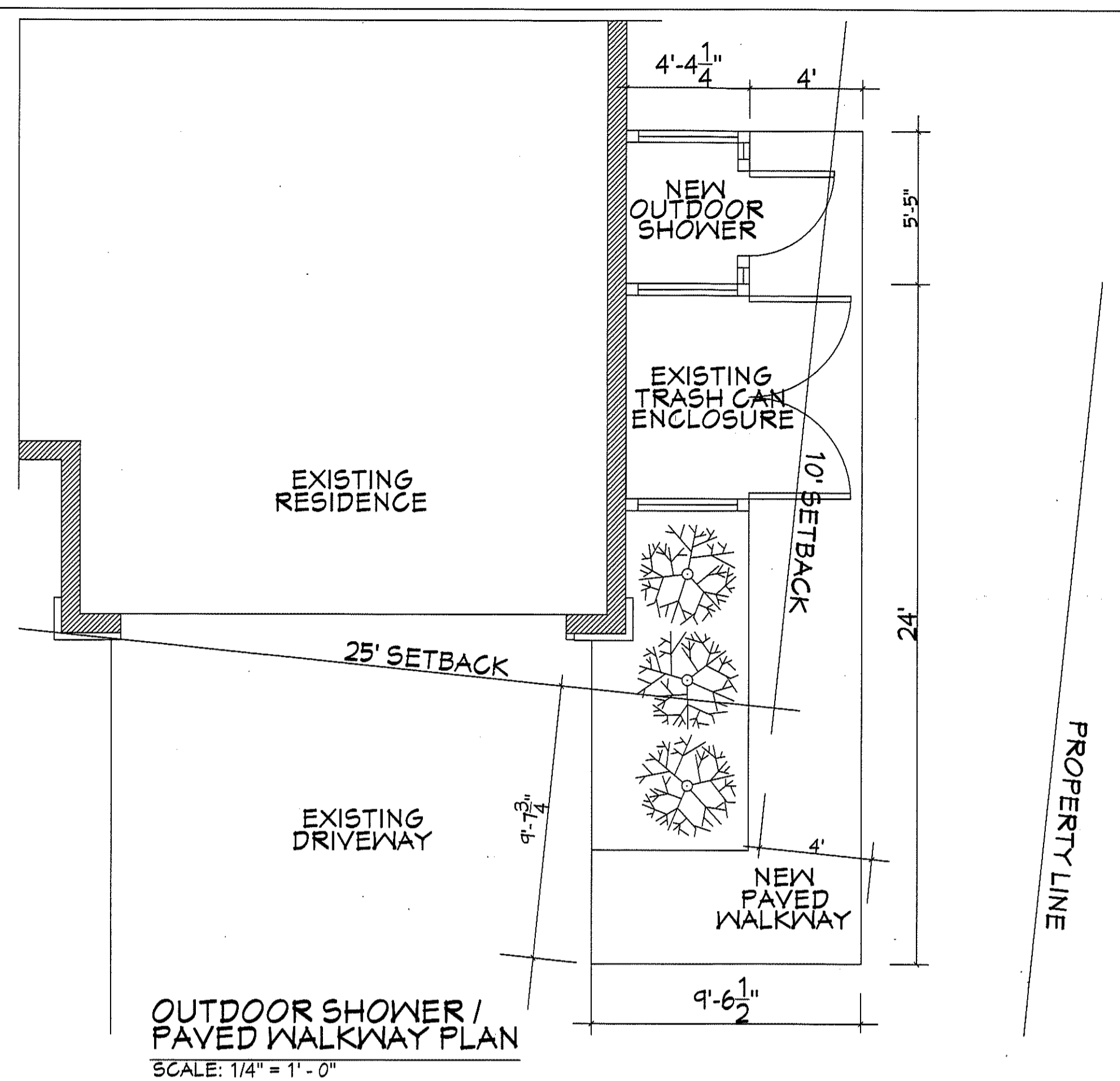
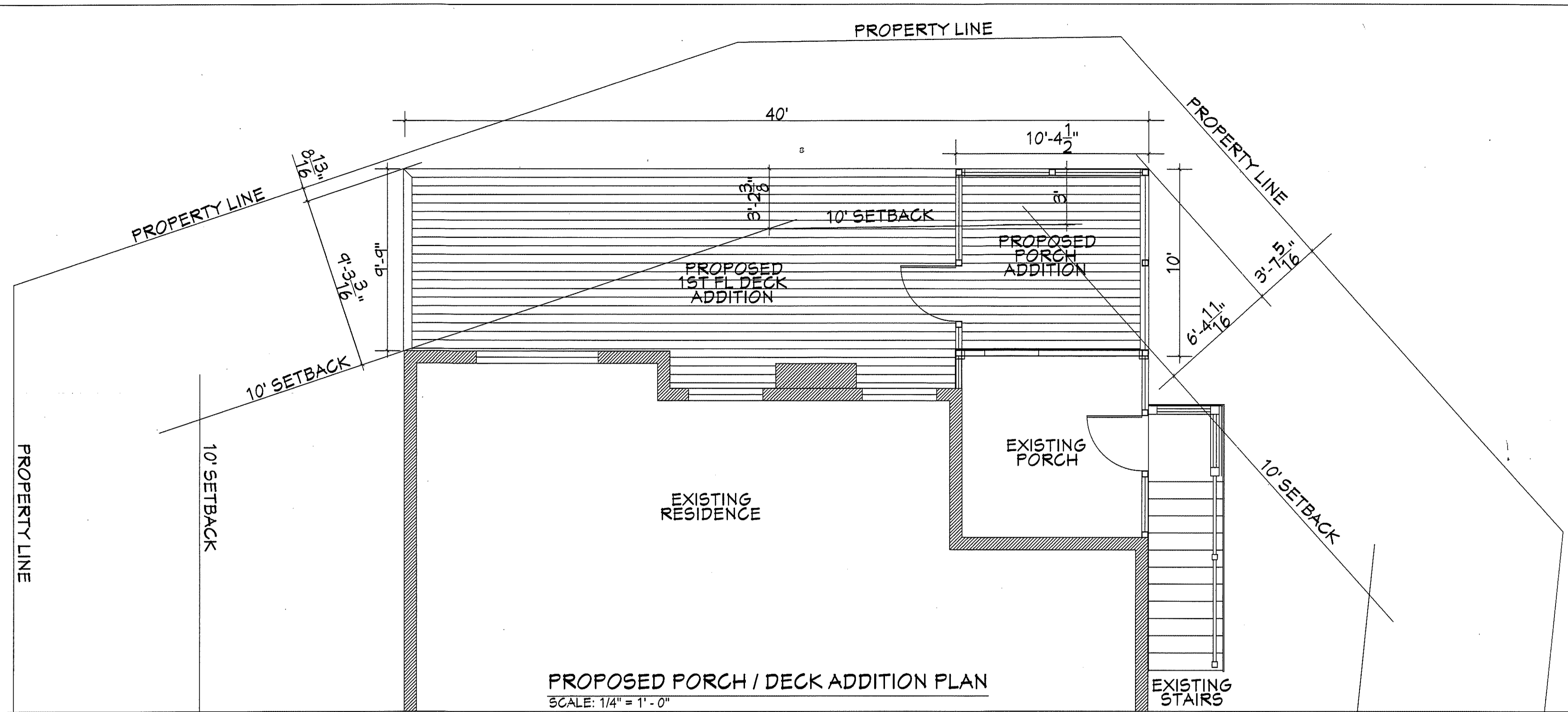
  
**JEFFREY WOLF**  
 ARCHITECTURE  
 rehoboth beach, delaware  
 C 301.925.1651  
 jeffreywolf@gmail.com

**PROPOSED SCREEN PORCH & DECK ADDITION**  
 41235 GLOUCESTER DRIVE  
 REHOBOTH BEACH, DELAWARE 19711

A-1

20 OCT 2022





**JEFFREY WOLF ARCHITECTURE**  
rehabboth beach, delaware  
C 301.325.1651  
jeffreywolf@gmail.com

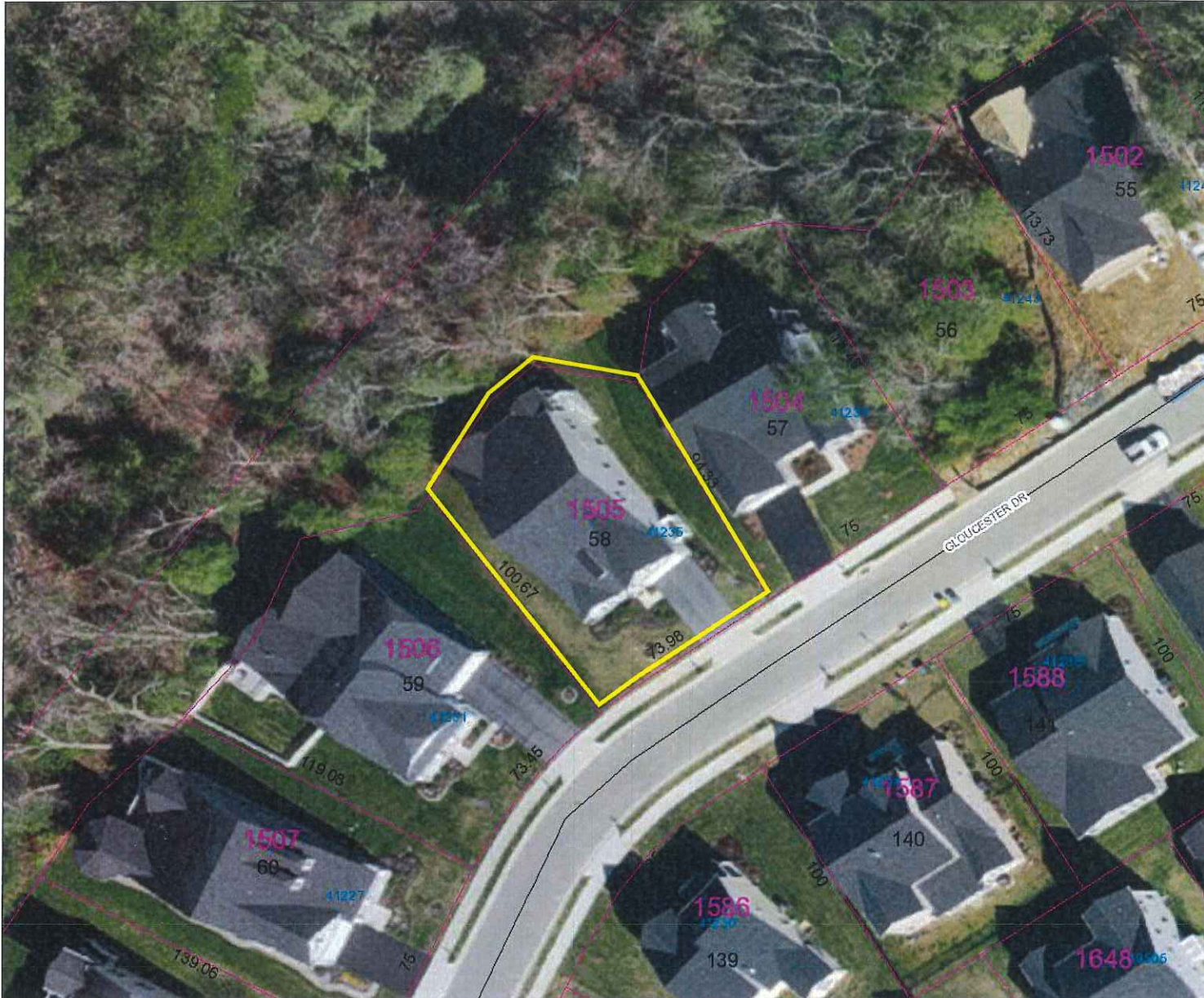
**PROPOSED SCREEN PORCH & DECK ADDITION**  
41235 GLOUCESTER DRIVE  
REHOBOTH BEACH, DELAWARE 19971

**A-1**

20 OCT 2022

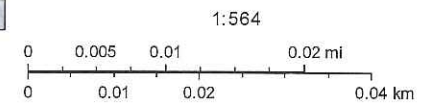


# Sussex County



<b>PIN:</b>	334-13.00-1505.00	
<b>Owner Name</b>	HUMMEL	LAUREL JEANNETTE
<b>Book</b>	5751	
<b>Mailing Address</b>	7202 GRAY HEIGHTS CT	
<b>City</b>	ALEXANDRIA	
<b>State</b>	VA	
<b>Description</b>	CANAL POINT	
<b>Description 2</b>	LOT 58	
<b>Description 3</b>	N/A	
<b>Land Code</b>		

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Well Head Protection Areas
- Municipal Boundaries





Search

Search by TaxParcels

334-13.00-1505.00

Search results (1) Options

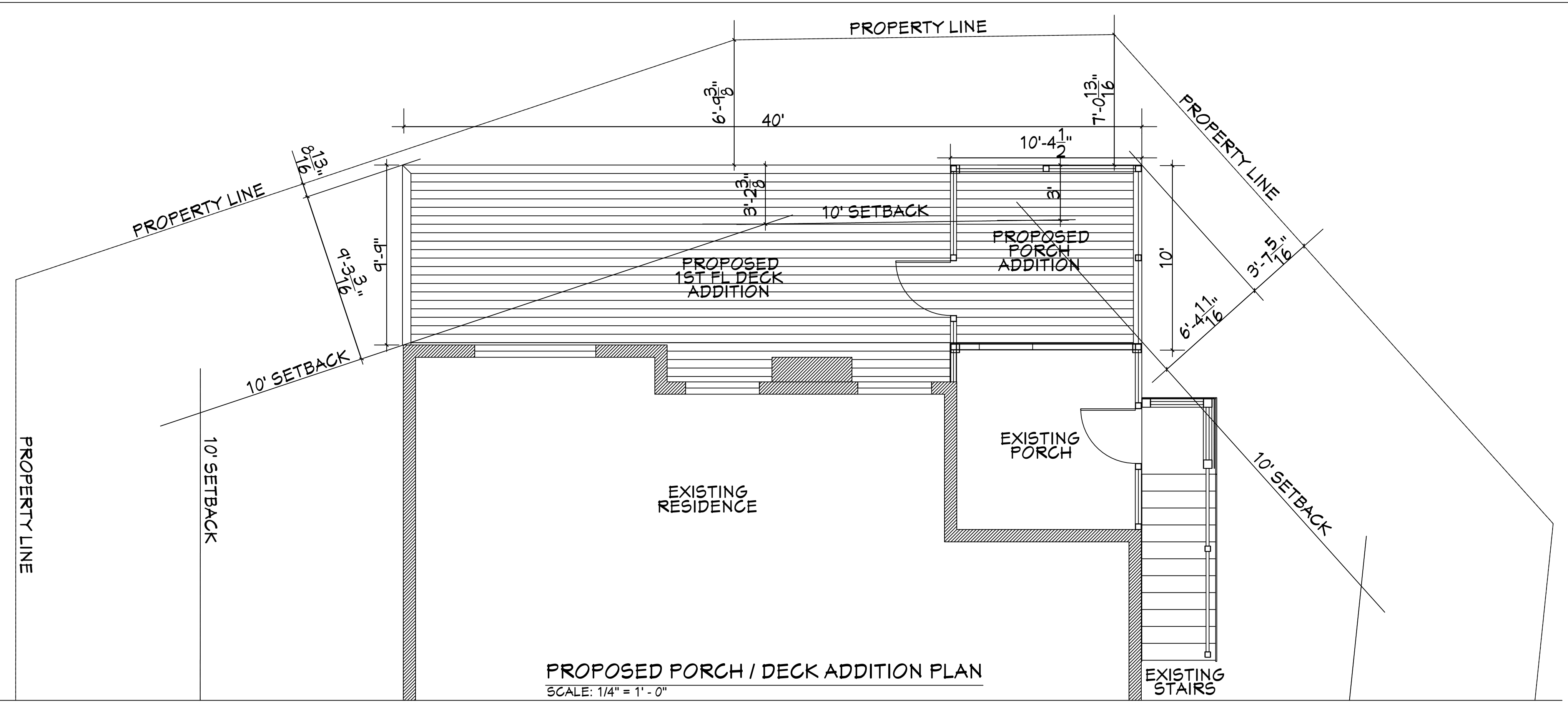
Name: 334-13.00-1505.00



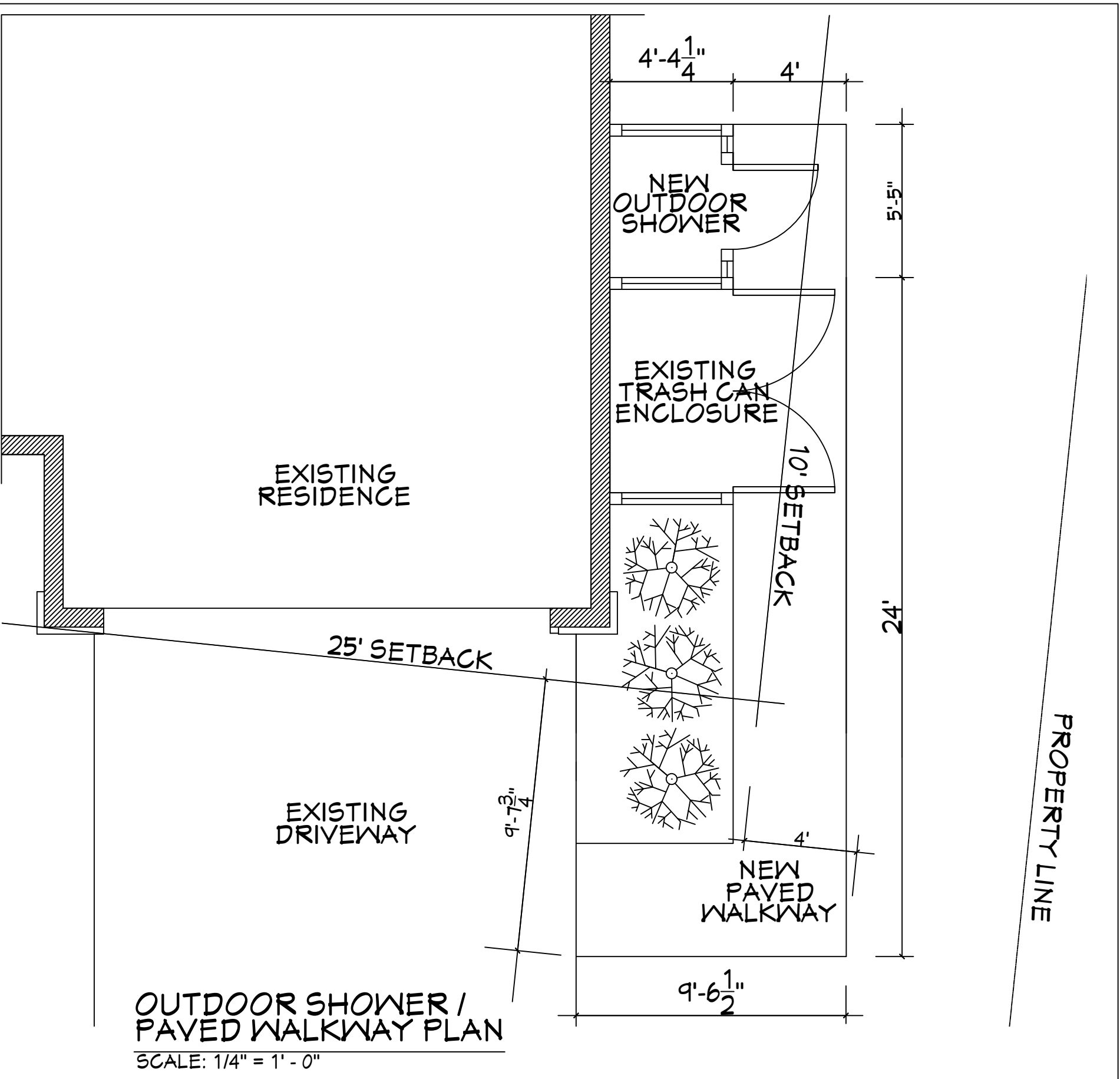
Workspaces

© 2022 Esri

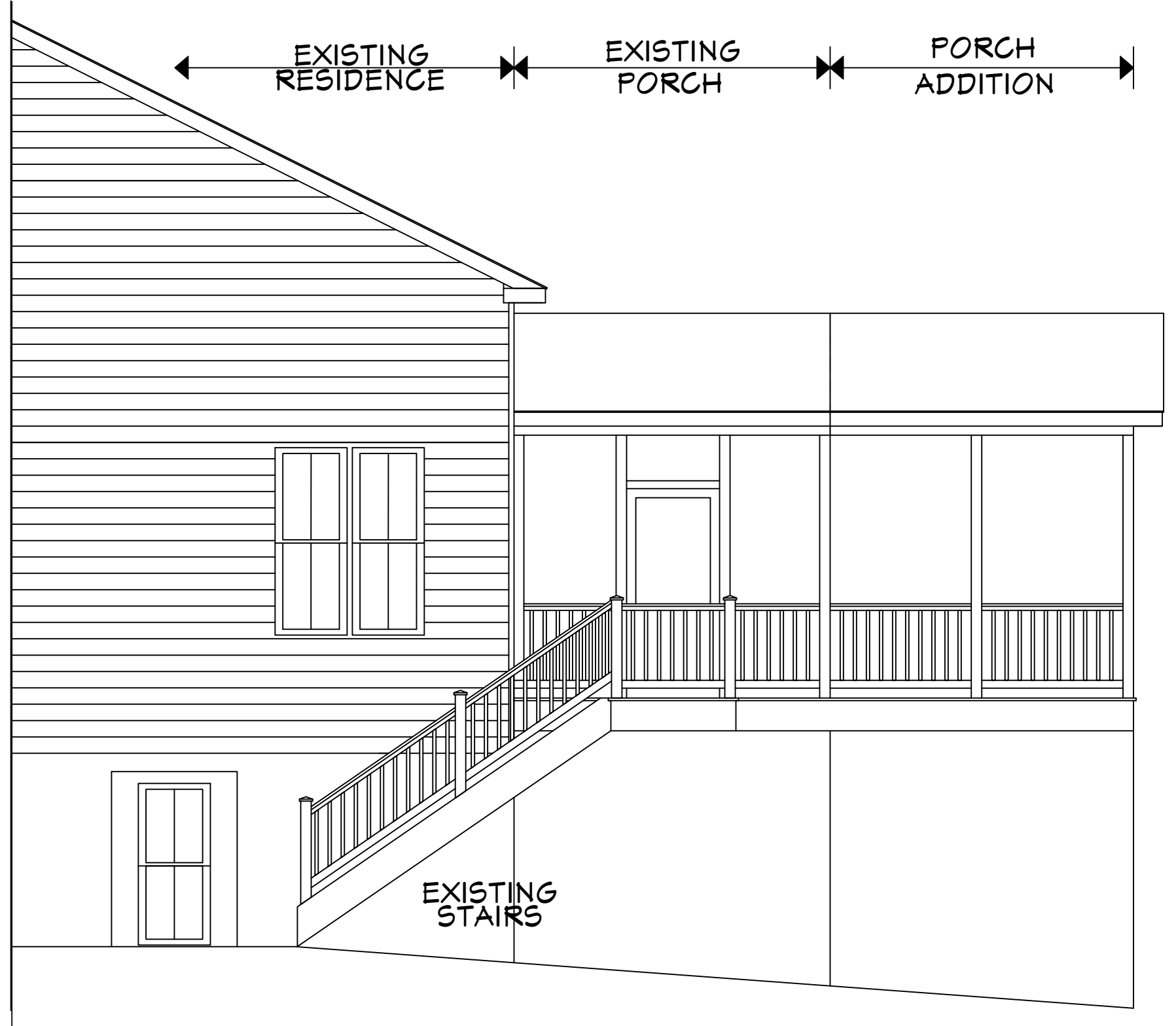




PROPOSED PORCH / DECK ADDITION PLAN  
SCALE: 1/4" = 1' - 0"



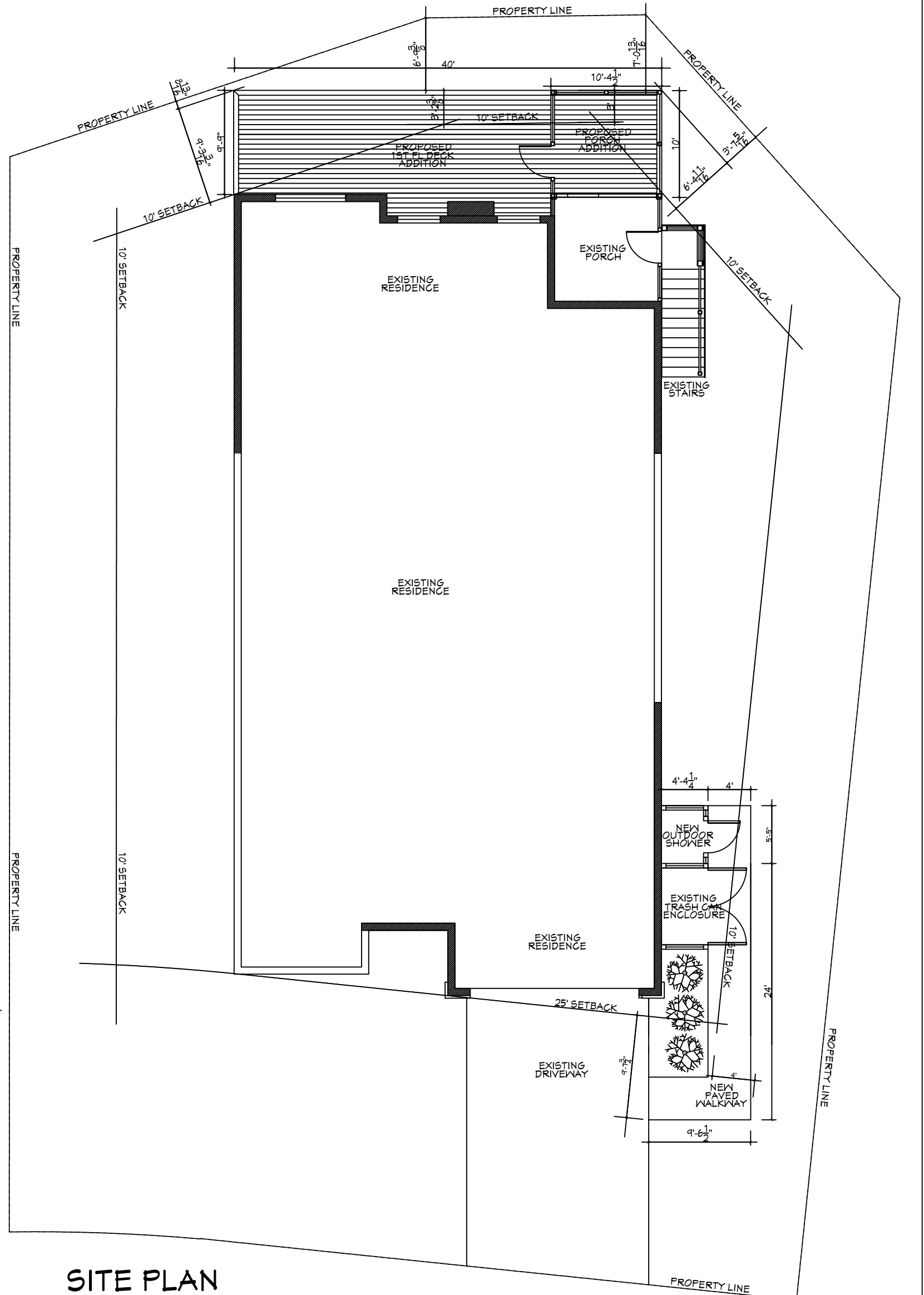
OUTDOOR SHOWER / PAVED WALKWAY PLAN  
SCALE: 1/4" = 1' - 0"




PROPOSED PORCH ADDITION - SIDE YARD ELEVATION  
SCALE: 1/4" = 1' - 0"



PROPOSED PORCH / DECK ADDITION - REAR YARD ELEVATION  
SCALE: 1/4" = 1' - 0"



SITE PLAN  
SCALE: 1" = 10' - 0"

  
**JEFFREY WOLF**  
 ARCHITECTURE  
 rehoboth beach, delaware  
 c 301.325.1651  
 jeffreyswolf@gmail.com

**PROPOSED SCREEN PORCH & DECK ADDITION**  
**41235 GLOUCESTER DRIVE**  
**REHOBOTH BEACH, DELAWARE 19971**

A-1

20 OCT 2022  
 Rev11 JAN 2023

# Grande at Canal Pointe Maintenance Corporation

## ARC APPLICATION

### Architectural, Building and Landscaping Changes /Additions /Modifications to Your Home or Lot

---

**Complete and return application with your two checks and all required attachments to:** Homeowner  
ARC Application

Grande at Canal Pointe Architectural Review Committee (GCP ARC)  
PO Box 1418, Rehoboth Beach, DE 19971

Alternatively, you can email the full ARC Application to [solutionspropmgt@gmail.com](mailto:solutionspropmgt@gmail.com). Please put “**GCP ARC plus your house number & street name**” in the subject line. If you email your application, send separate checks for the application fee and the security deposit to the P.O. Box 1418 address noted above. Make the checks out to Grande at Canal Pointe Maintenance Corp. Contact Solutions Property Management, by email or phone (302-581-9060), if you have ARC questions.

#### Completion of ARC Applications

An ARC application must include a description of the proposed change(s), a copy of the survey (site plan) with the location of the proposed changes marked, all required contractor information, a \$50 application fee and your security deposit. It is the homeowner’s responsibility to contact Solutions Property Management when project is completed and ready for a final inspection. A security deposit refund will be issued within two (2) weeks after final inspection is completed by ARC representative. ARC’s without all required information will be considered incomplete.

#### How to Determine Your Tiered Security Deposit Level for Your ARC Application (Initial Listing)

- A. \$0 for painting of front door a color other than the original color. Addition of a tree or shrub in a new location and removal of any shrub or tree taller than 10ft.
- B. \$250 for the installation of irrigation, wells, French Drains, relaying sod, fencing, flag poles, paver /poured concrete walkways, patios, stepping stone pathways, solar panels, awnings, wired external lighting.
- C. \$500 (Lite Construction & New Landscaping) for construction of outdoor decks, pergolas, showers, potter’s sheds, totter containers, installation of a hot tub, addition of windows and doors in a new location, new beds, a hedge or row of shrubs, multiple shrubs and trees or any landscaping that potentially impacts the original water drainage design of your home or that of your neighbors.
- D. \$1,000 (Major Construction) for construction of screened in porches, additions, changes to the exterior /roof line of the home and /or installation of an in-ground pool.
- E. The value of the deposit is not additive. For example, if the homeowner is doing elements from “B” and “C” they would be required to pay a \$500 security deposit, the higher of the two values.
- F. Homeowners may lose their deposit if completed work is not IAW approved ARC as determined by HOA board review.
- G. If a Homeowner completes work without an ARC they may be fined \$25-\$1000 based what would have been the above deposit level for an ARC application. Fine for Deposit Level A above = \$25, Level B = \$250, Level C= \$500 and Level D= \$1000. If work completed without an ARC is not IAW with Declaration of Convent Section 8 rules a homeowner may be further fined or have a lien placed on their home based on a HOA board review.

Applications are reviewed and a decision letter sent within thirty (30) days from the date of receipt provided the ARC Application is complete. We are unable to expedite ARC Applications. No contracts should be signed with a vendor(s) before an ARC Approval is provided in writing. The work to complete an approved ARC must begin within two (2) months of the ARC approval date and be completed within six (6) months of the ARC approval date.

#### Homeowner Information Name(s):

Grande at Canal Pointe Address: **41235 Gloucester Dr**

Mailing Address (if different): **7202 Gray Heights Ct**

City: **Alexandria**

State: **VA**

Zip: **22315**

Phone: **907-250-3379/907-717-4104**

Email: **cjparkerk9@gmail.com or ljhummel@gci.net**

#### Please Provide a Detail Description of Your Proposed Changes

**See attached for description of changes.**

**Please Provide the Following Items with Your ARC Application (where applicable)**

1. Digital pictures of the area /property to be impacted by the ARC Proposal before work begins.
2. Drawings to show specifications (*size, dimensions and location*) using a copy of the Property Site Plan. **Show the distances between your proposed change(s) and your property line.**
3. Complete description of materials being used, including the color, finish and manufacturer. Provide pictures where possible.
4. If you are making a physical change to your home or adding an addition to your home (i.e. outdoor stairs, decks, pergolas, outdoor shower, potters shed, totter containers) provide an architectural drawing of your proposed change /addition.
5. If you are adding landscaping, provide a description (and picture where possible) of the plantings proposed. Include the anticipated height and width of major plantings. Indicate if these plantings will in any way change the drainage of rain or irrigation water from your property or that of your neighbors, and will encroach on your neighbor's property as they mature.
6. If you are adding fencing or putting in extensive landscaping and /or hardscaping explain how our lawn care company will be able to safely move 51 inch wide mowers around your property and /or into and out of your side / back yard. A four-foot gate with a 51 to 54-inch opening is minimum.
7. A copy of the survey (site plan) with the location and distance from property lines of the proposed changes clearly identified on the site plan.
8. List all dumpsters, storage units, porta-potty, etc. to be used, and for what length of time.
9. If this is a request to modify an ARC already approved, please complete this form and include a full description of the changes. If there is a change in contractors, please include all contractor required information for the new contractor.

Contractor Requirements -Please provide the following information for all vendors being contracted to complete the ARC Proposal.

	<b>Contractor 1</b>	<b>Contractor 2</b>
Contractor's Name:	I rgpp'O krgt 'f dc'J 'Q'O krgt 'Dwkrf gt 'NNE	
Business Address:	58796'F wr qpV'Dixf ."Ugrd{ xkrng.'F G'3; ; 97	
Phone:	665/9: 5/4476""524/658/4534	
Email:	j qo krgtdwkrf gtf gB i o ckrfqo	

- Provide a copy of the current Certificate of Liability Insurance.
- Provide a copy of the current Business License.
- Provide a copy of the contractor /homeowner agreed to proposal.
- Abide and comply with all Community Rules, Regulations and Restrictions.
- Maintain safety lines/tapes/barricades for open footings and install silt fences where applicable.
- Maintain a clean environment of building materials, equipment and construction in process.
- Pick up and discard all refuse and debris daily.

Note: Contractors will be cited for any area of deficiency and/or non-compliance. Failure to correct the situation may result in the prohibition of further work in the community.

I, the property owner, do understand and agree that I may be subject to penalty if my Contractor fails to comply with Community Rules, Regulations and Restrictions. By signing this ARC Application, I acknowledge I've read and agree to comply with the Owner's Responsibilities on page 3 of this form.

Owner's Signature (s): Chad J. Parker

Date: APPROVED  
By Chad J. Parker at 6:25 pm, Nov 07, 2022

(Please complete and return pages 1, 2 and 3 with your ARC Application. Page 2 must be signed and dated above. Page 3 requires your initials and a date at the bottom of the page.)

## Owner's Responsibilities Accepted /Agreed to When You Sign This ARC Application

1. Approval by the Grande at Canal Pointe Architectural Review Committee (GCP ARC) shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability or water flow or drainage, location of utilities, or other qualities of the proposed change being reviewed
2. Approval by the GCP ARC shall in no way be construed as to pass judgment on whether the proposed change being reviewed is in compliance with the applicable building and zoning codes of the county in which the property is located.
3. County approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the GCP ARC to disapprove such plans and specifications, or any elements or features thereof, in the event such plans are subsequently submitted for use in any other instance.
4. No work on the proposed change shall begin until written approval of the GCP ARC has been received by me; that if work is begun prior to approval, I may be required to pay a fine of \$500 and return the property to its former condition at my own expense if this application is disapproved wholly or in part; and I may be required to pay all legal expenses incurred.
5. There shall be no deviations from the plans, specifications, and location approved by the GCP ARC without prior written consent of the GCP ARC; any variation from the original application must be resubmitted for approval.
6. I authorize members of the GCP ARC or the community's managing agent to enter upon my Property to make one or more routine inspection(s).
7. Construction or alterations in accordance with the approved plans and specifications must begin within two (2) months of the approved date of this application and be completed within six (6) months of the approved date, otherwise the approval by the GCP ARC shall be deemed conclusively to have lapsed and to have been withdrawn.
8. My responsibility and obligation to obtain all required building permits, to identify underground utility lines by contacting Miss Utility, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.
9. I am responsible for any damage and all cost to repair "green space," community property, wetlands, storm water management areas, adjoining property and adjoining structures that results from the proposed modification.
10. If the proposed modification either approaches, or crosses, the Building Restriction Lines (BRL's), I must submit a scale drawing showing the location of the modification in relation to the existing structure(s), the property boundaries and the BRL's. The GCP ARC may or may not approve crossing of the BRL's based upon the proximity of the proposed modification from property boundaries, neighboring homes, other structures, existing utilities, utility easements, storm water facilities, view corridors, open space, or any other factor in the sole and absolute discretion of the GCP ARC.
11. I may be required to install survey stakes at my property corners, building restriction lines, and at the boundary limits of the proposed modifications, prior to my application's approval, in order to assist the GCP ARC with a visual inspection of the suitability of the proposed modifications.
12. I may be required to submit an As-Built Location Survey to the GCP ARC after the completion of the work, if the proposed modification either approaches or crosses the BRL's. The survey shall be at the expense of the Owner, and be performed by a Professional Licensed Surveyor. If the location survey indicates a violation of the BRLs, the Owner shall be required to correct the condition before the security deposit is returned.
13. I understand the GCP ARC enforces a higher Architectural standard than does local, County or State building codes and regulations. The receipt of a building permit, or variance approval obtained from local building officials, does not guarantee a favorable decision by the GCP ARC.

**Owner's Initials Accepting /Agreeing to Owner(s) Responsibilities:**

*Chad J. Parker*

**Date:**

**APPROVED**

By Chad J. Parker at 6:27 pm, Nov 07, 2022

## Proposed changes to 41235 Gloucester Dr

1. Extend existing enclosed porch approx. 10 feet keeping with existing roof line. Request is to grant a waiver to cross over the set back line but remain at least 3 feet within the property line on the right side of the property. The porch will be enclosed with screen or EZE Breeze system. The exterior of the enclosed porch will match the existing vinyl siding on the house in color and will be finished in white PVC material for the railings and trim. The decking will match the existing engineered decking or a new engineered decking in grey color for the entire open and enclosed areas.
2. Add new deck (open) to the left of the enclosed porch extending approx. 9ft 9in from the rear of the house. Request is to grant a waiver to cross over the set back line but remain approx. 1ft within the property line on the back left corner of the proposed deck. The decking will be finished with an engineered decking in grey color and finished with white PVC railings. The new decking will be designed to provide for a dry covered area below.
3. Finish the underside of the new decking with a deck drainage system and ceiling to create a cover area off the back of the house accessible from the walk out basement door. Area underneath will have a paving stone surface in a neutral color. Any exposed deck materials (raw wood) will be wrapped in white PVC material to create a finished look. The existing back yard area does not support growth of grass and does not need mowing.
4. Remodel the existing totter bin to level the surface for easy removal of totters.
5. Add new outdoor shower behind the remodeled totter bin. New shower will be finished in vinyl siding matching the house and in white PVC material matching the existing totter bin.
6. Add a paver walk from the front of house out from the driveway to allow for easy access to totter bin and shower so as to not create ruts in the grass. This will require some modification to the front right flower bed and shrubs.





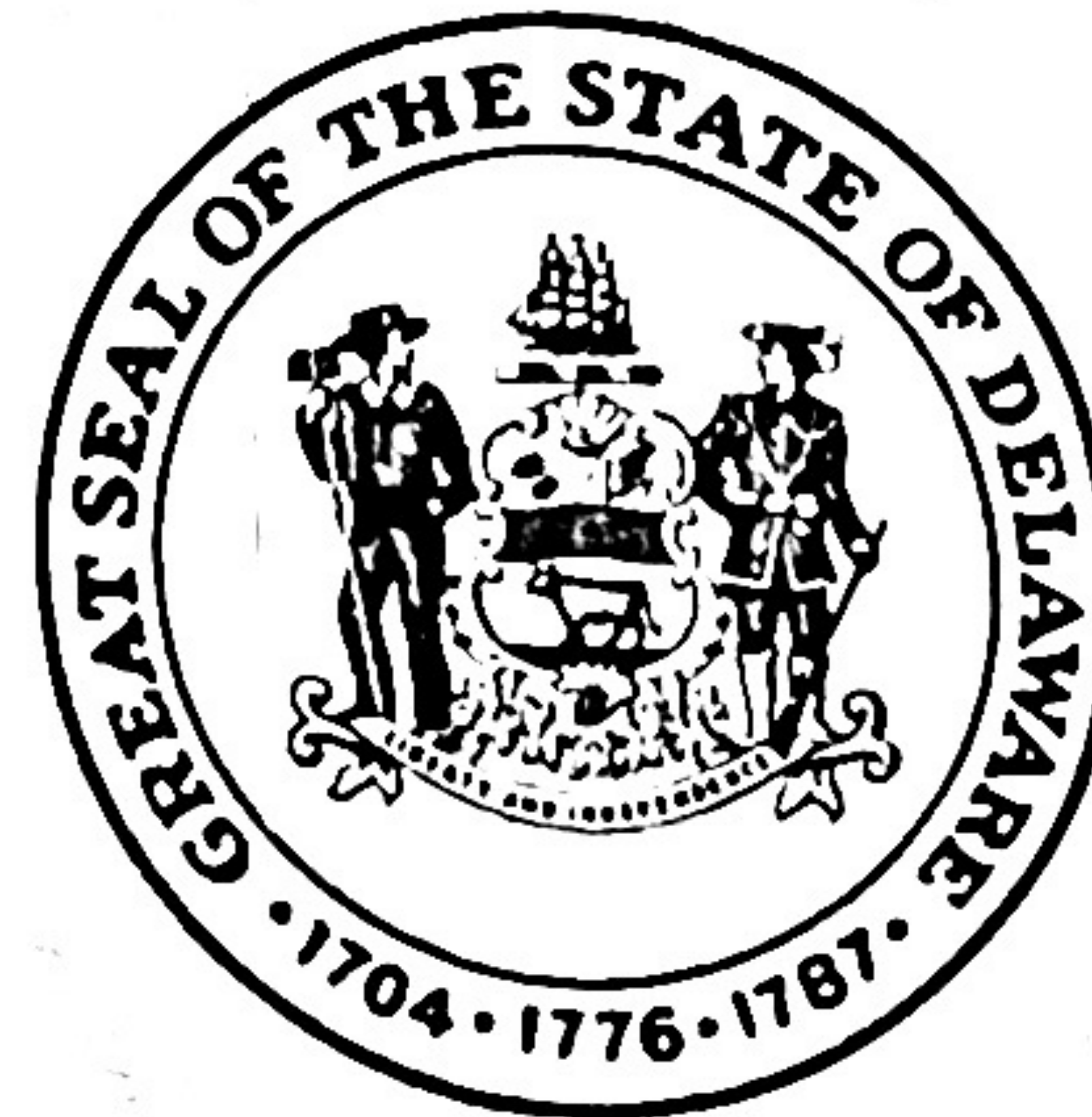




# STATE OF DELAWARE

## Department of Finance Division of Revenue

ACTIVE BUSINESS LICENSE  
2008201679



2022



01/01/2022 - 12/31/2022



H O MILLER BUILDER LLC  
36574 DUPONT BLVD  
SELBYVILLE DE 19975-3006



H O MILLER BUILDER LLC  
36574 DUPONT BLVD  
SELBYVILLE, DE 19975-3006



RESIDENT CONTRACTOR

ISSUED: 01/09/2022  
FEE PAID: \$75.00

Is hereby licensed to practice, conduct, or engage in the occupation or business activity indicated above in accordance with the license application duly filed pursuant to Title 30, Delaware Code.

POST CONSPICUOUSLY - NOT TRANSFERABLE





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/7/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Wilgus Associates Inc 32904 Coastal Highway P O Box 309 Bethany Beach DE 19930	<b>CONTACT NAME:</b> Kimberley Bailey <b>PHONE (A/C, No, Ext):</b> (302)539-7511 <b>E-MAIL ADDRESS:</b> kimberley@wilgusassociates.com	<b>FAX (A/C, No):</b> (302)539-1857
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> H.O MILLER BUILDER, LLC 36574 DUPONT BLVD SELBYVILLE DE 19975-3006	<b>INSURER A:</b> Selective Insurance Co of SC	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: 22/23

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			S 2359451	9/1/2022	9/1/2023	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 3,000,000
							PRODUCTS - COMP/OP AGG	\$ 3,000,000
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Chad Parker 41235 Gloucester Drive Rehoboth Beach, DE 19971	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE K Bailey/KIMBAI
---	--

© 1988-2014 ACORD CORPORATION. All rights reserved.

ACORD 25 (2014/01)

The ACORD name and logo are registered marks of ACORD

INS025 (201401)

# H.O.MILLER BUILDER L.L.C

## Contractor Agreement

---

**THIS AGREEMENT** made 1st November., 2022 by and between H.O.MILLER BUILDER L.L.C, hereinafter called the Contractor and Mr. Chad Parker hereafter called the homeowner.

**Witnessed**, that the Contractor and the Owner for the consideration names as follows:

### **Article 1. Scope of the Work**

The Contractor shall furnish all of the materials and perform all of the work shown on the Drawings and/or described in the Specifications entitled Exhibit A, as annexed hereto as it pertains to work to be performed on property 41235 Gloucester Drive Rehoboth Beach, DE 19971

### **Article 2. Time of Completion**

The work to be performed under this Contract shall be commenced on or before 14 day after the signing of the contract to be \_\_\_\_\_ and completed before or on \_\_\_\_\_ Work will be deemed complete upon completion of the construction .

### **Article 3. The Contract Price**

The Owner shall pay the Contractor for the material and labor to be performed under the Contract the sum of \_\_\_\_\_ subject to any changes made pursuant to an authorized change order.

### **Article 4. Progress Payments**

Payments of the Contract Price shall be paid in the following ways  
And the balance at walk through.

### **Article 5. General Provisions**

Any alteration or deviation from the above specifications, including but not limited to any such alterations of deviation involving additional material and/or labor costs, will be executed only upon written order for same, signed by Owner and Contractor, and if there is any charge for such alteration or deviation, the additional charge will be added to the contract price of this contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been made. A failure to make payments for a period in excess of 14 days from the due date of the payment shall be deemed a material breach of this contract.

In addition, the following general provisions apply:

1. All work shall be completed in a workman-like manner and in compliance with all building codes and other applicable laws.
2. The contractor shall furnish a plan and scale drawing showing the shape, size dimensions, and construction and equipment specifications for home improvements, a description of the work to be done and description of materials to be used and the equipment to be used or installed, and the agreed consideration for the work.

3. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
4. Contractor will have the right to engage sub-contractors to perform work hereunder, provided Contractor shall fully pay said sub-contractor and in all instances remain responsible for the proper completion of this Contract.
5. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due.
6. All change orders shall be in writing and signed both by Owner and Contractor, and shall be incorporated in, and become part of the contract.
7. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees or sub-contractors.
8. Contractor shall at its obtain all permits necessary for the work to be performed.
9. Contractor agrees to remove all debris and leave the premises in broom clean condition.
10. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.
11. All disputes hereunder shall be resolved by binding arbitration in accordance with rules of the American Arbitration Association.
12. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials.
13. Contractor warrants all work for a period of 12 months following completion.

**Article 6. Additional Items .**

The contract is based on drawings provided by Jeff Wolf (architect )

All items are listed on the attached estimate sheet .

Any changes will be noted and signed off by both parties.

**ITEMS NOT COVERED IN THIS CONTRACT.**

Any items not listed above/ on the estimate.

Any unforeseen damage due to prior work or rot.

Any moving of unforeseen electrical- gas-cable tv-lines that would need to be moved.

Any unforeseen engineering costs .

Any H.O.A fees.

**ALL EXTRAS OR ADD-ON WORK WILL BE AGREED UPON BY BOTH PARTIES  
AND WILL BE CONFIRMED BY EMAIL OR IN WRITTING**

Name and Registration No. of any Salesperson who solicited or negotiated this contract:

Glenn Miller

Signed this of 1st day of Nov. 2022.

Name of Owner: **Mr. Chad Parker**

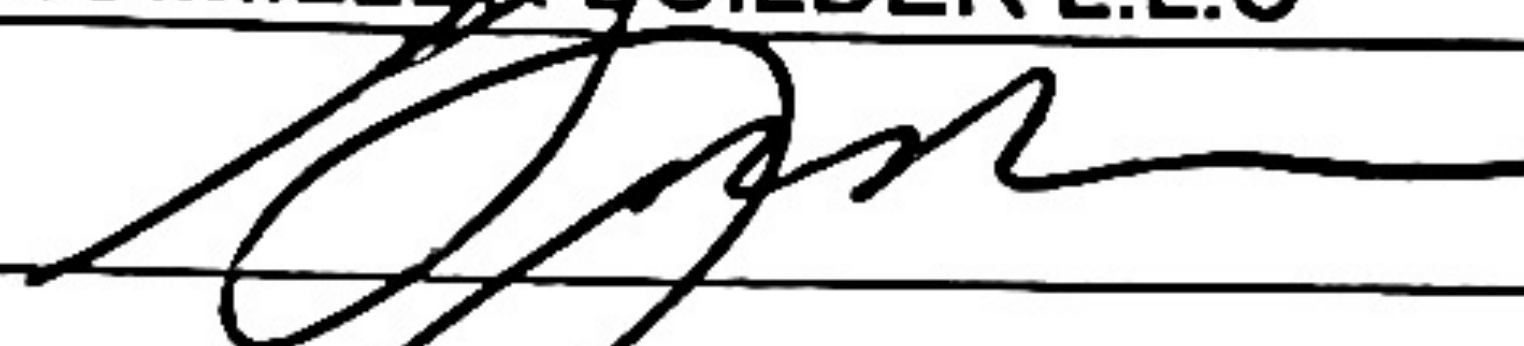
By (Signature):

Name of Contractor:

H.O.MILLER BUILDER L.L.C

By (Signature):

 **Glenn Miller**

Street Address:

36574 DuPont Blvd

City/State/Zip:

Selbyville, DE 19975

Telephone No.:

443-783-2254 302-436-2312

Contractor's Licenser No.:

2008201697



**THE GRANDE @ CANAL POINTE MAINTENANCE CORPORATION  
PO BOX 1418, REHOBOTH BEACH, DE 19971**

**ARC Application Review Decision**

GCP OWNER            Chad Parker/Laurie Hummel  
GCP ADDRESS        41235 Gloucester Drive  
ARC PROJECT        Extend porch and install a deck and new shower enclosure  
DATE                 November 16, 2022

DEAR GCP OWNER(S):

THE ARC HAS REVIEWED YOUR APPLICATION AND HAS DETERMINED THE FOLLOWING:

- APPLICATION IS APPROVED AS SUBMITTED ANY COMMENTS PROVIDED BELOW\*
- APPLICATION IS APPROVED EXCEPT FOR THE FOLLOWING
- APPLICATION IS DISAPPROVED FOR THE FOLLOWING REASONS

***UPON COMPLETION OF YOUR PROJECT, PLEASE NOTIFY SOLUTIONS PROPERTY MANAGEMENT AND THEY WILL ARRANGE FOR AN ARC MEMBER TO PERFORM A FINAL INSPECTION AND SUBSEQUENTLY ARRANGE THE RETURN OR SHREDDING OF YOUR SECURITY DEPOSIT CHECK.***

## Amy Hollis

---

**From:** jeffrey wolf <jeffreyswolf@gmail.com>  
**Sent:** Friday, February 17, 2023 11:04 AM  
**To:** Amy Hollis  
**Cc:** Chad Parker; LJ  
**Subject:** Board of Adjustment Case Number 12791 Resubmission  
**Attachments:** Gloucester Variance Plan Revised per Sussex County12 Feb 23.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Ms. Hollis

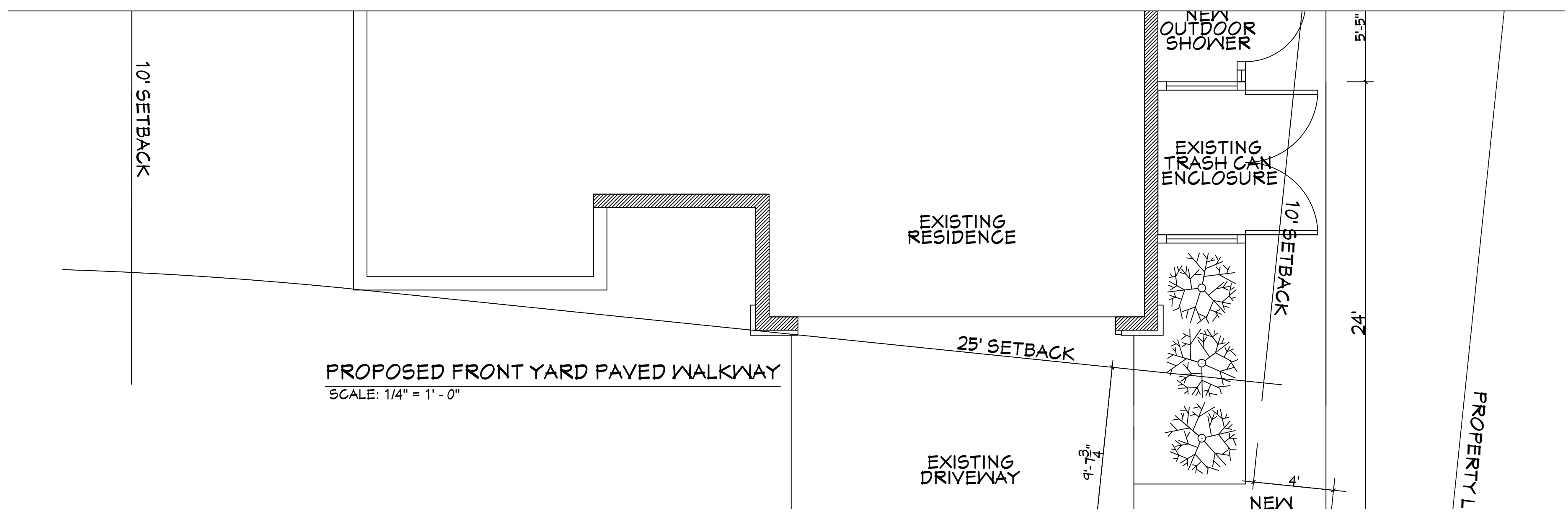
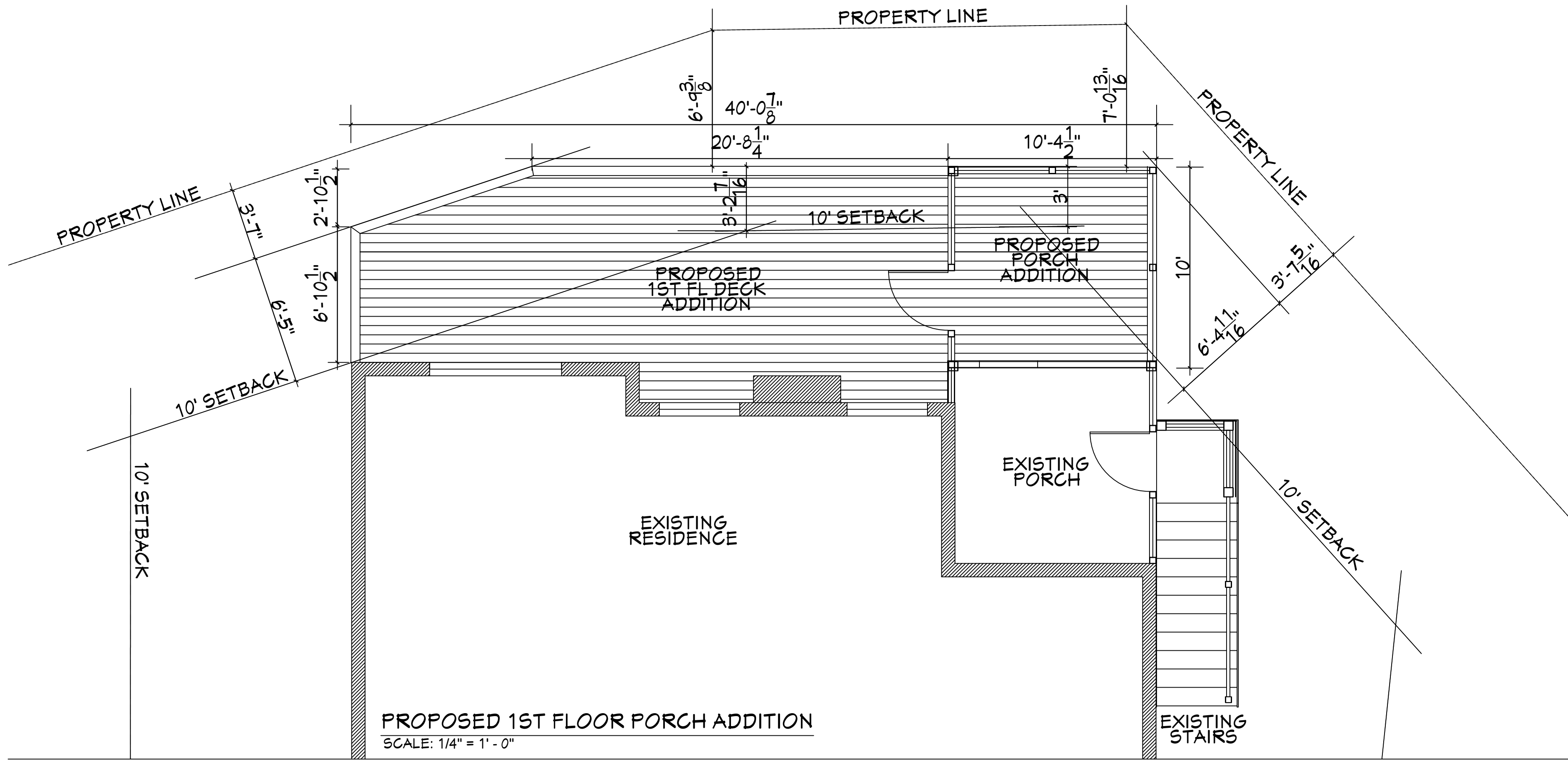
This is in response to the request by the Board of Adjustment members that a redesign of the rear yard setback variances for the proposed structures at 41235 Gloucester Dive, Rehoboth Beach, Delaware made at the February 6, 2123 public hearing be submitted to the Planning and Zoning office for review at the upcoming hearing on March 6, 2023. The Board members stipulated that the revised site plan show a setback variance for the proposed deck matching the setback variance of the porch addition on the opposite side of the lot.

Attached is the revised site plan for the project for use at the March 6 meeting. Note that the variance dimensions for the proposed additions at the northeast and northwest corners of the property are similar in dimensions.

Please contact me should there be any concerns or additional information needed for your use regarding the revised submission. Thank you again for your help.

--

Jeff Wolf  
Architect  
Rehoboth Beach, DE  
C: 301-325-1651  
[jeffreyswolf@gmail.com](mailto:jeffreyswolf@gmail.com)



**PROPOSED SCREEN PORCH & DECK ADDITION**  
 41235 GLOUCESTER DRIVE  
 REHOBOTH BEACH, DELAWARE 19971

**A-1**

20 OCT 2022  
 REVISION 1:  
 12 FEB 2023

Case # 12798  
Hearing Date 3-6-23 Tentative

**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

2023 00393

**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:**

27528 Briar Lane, Millsboro, DE 19966

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

10.5' From Porch  
40.4' From Steps

Tax Map #: 2-34-29.00-145.00 Property Zoning: GR

**Applicant Information**

Applicant Name: Zach Kuhns  
Applicant Address: 27436 Oak Meadow Dr.  
City Millsboro State DE Zip: 19966  
Applicant Phone #: 302-515-0598 Applicant e-mail: Kuhnshomerepairde@gmail.com

**Owner Information**

Owner Name: Gene Gordon  
Owner Address: 27528 Briar Lane  
City Millsboro State DE Zip: 19966 Purchase Date: \_\_\_\_\_  
Owner Phone #: (520) 442-7617 Owner e-mail: Debsginog@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**

[Handwritten Signature]

Date: 12.27.22



**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.

House is located 31.5 feet from property line, while setback for the porch is 30'

2. Cannot otherwise be developed:

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

No useful area around the property to otherwise be built. Homeowners are elderly & need easier access to front door.

3. Not created by the applicant:

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

Misunderstood setbacks & already have the structure built.

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.

Porch is 31' from the road. Other homes in the neighborhood have similar structures at a closer distance to the road & property line. Obtained HOA approval as well.

5. Minimum variance:

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

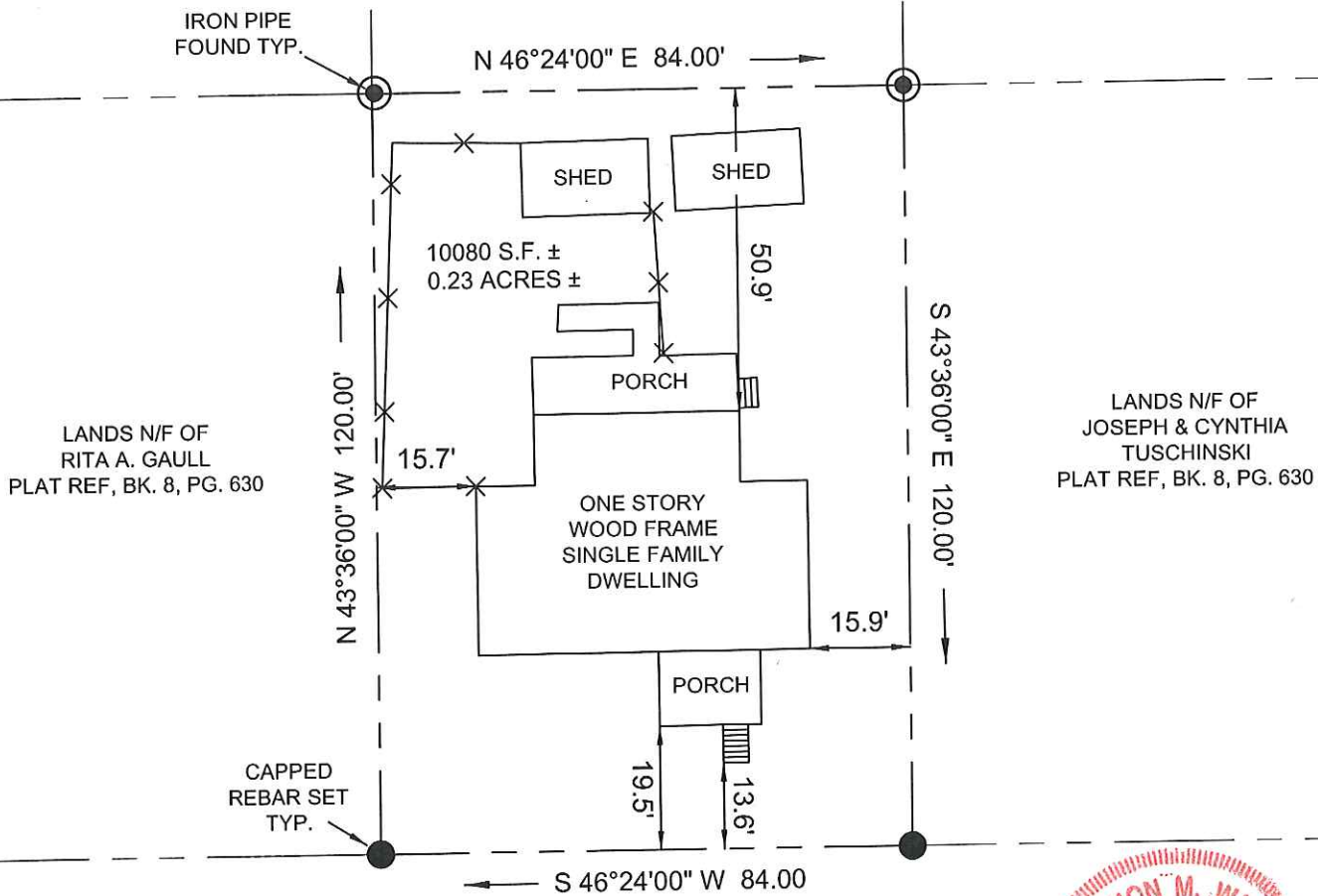
10.5' variance is the minimum needed



LANDS N/F OF  
SHAWN M. MCCORMICK  
PLAT REF, BK. 8, PG. 630

LANDS N/F OF  
TAMMY L. EDWARDS  
PLAT REF, BK. 8, PG. 630

LANDS N/F OF  
DAVID EWELL  
PLAT REF, BK. 8, PG. 630



# BRIAR LANE



ATLANTIC  
SURVEYING &  
MAPPING, L.L.C.

P.O. BOX 247  
HARBESON, DE 19951  
PH. 302-684-2980

Boundary Survey Plan with Improvements  
Lot 73, Oak Meadows, 27528 Briar Lane  
Millsboro, Indian River Hundred, Sussex County, Delaware  
Plat Ref.: Bk. 8, Pg. 630  
Scale: 1" = 30'  
Client: Gene Joseph & Deborah Ann Gordon  
TAX MAP: 2-34-29.00-145.00

SURVEYED BY: AK  
DRAWN BY: AK  
CHECKED BY: VW  
PROJECT #: N/A  
DATE: 12/21/2022  
SHEET NO: 1



LANDS N/F OF  
SHAWN M. MCCORMICK  
PLAT REF, BK. 8, PG. 630

LANDS N/F OF  
TAMMY L. EDWARDS  
PLAT REF, BK. 8, PG. 630

LANDS N/F OF  
DAVID EWELL  
PLAT REF, BK. 8, PG. 630

LANDS N/F OF  
RITA A. GAULL  
PLAT REF, BK. 8, PG. 630

LANDS N/F OF  
JOSEPH & CYNTHIA  
TUSCHINSKI  
PLAT REF, BK. 8, PG. 630

IRON PIPE  
FOUND TYP.

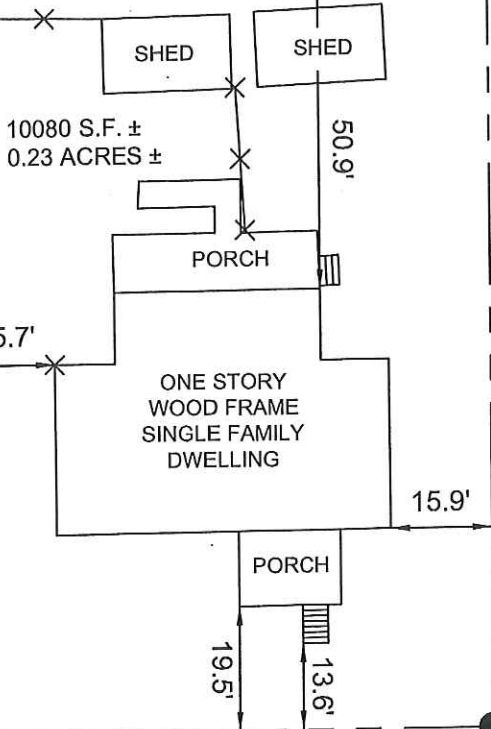
CAPPED  
REBAR SET  
TYP.

N 46°24'00" E 84.00'

N 43°36'00" W 120.00'

S 43°36'00" E 120.00'

S 46°24'00" W 84.00'



**BRIAR LANE**



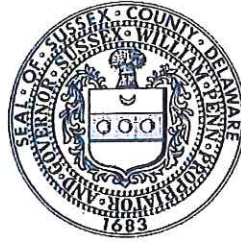
ATLANTIC  
SURVEYING &  
MAPPING, L.L.C.  
P.O. BOX 247  
HARBESON, DE 19951  
PH. 302-684-2980

Boundary Survey Plan with Improvements  
Lot 73, Oak Meadows, 27528 Briar Lane  
Millsboro, Indian River Hundred, Sussex County, Delaware  
Plat Ref.: Bk. 8, Pg. 630  
Scale: 1" = 30'  
Client: Gene Joseph & Deborah Ann Gordon  
TAX MAP: 2-34-29.00-145.00

SURVEYED BY: AK  
DRAWN BY: AK  
CHECKED BY: VW  
PROJECT #: N/A  
DATE: 12/21/2022  
SHEET NO: 1

## BUILDING CODE

MAIN OFFICE	(302) 855-7860
MAIN OFFICE (FAX)	(302) 855-7821
INSPECTION SCHEDULING	(302) 858-5500
INSPECTIONS (FAX)	(302) 855-7821
PLAN REVIEW	(302) 855-7860
PLAN REVIEW (FAX)	(302) 855-7869



# Sussex County

DELAWARE  
sussexcountycle.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

### ADDITIONAL CODE REQUIREMENTS

2012 International Residential Code

**PROVIDE ON-SITE ALL DELAWARE SEALED SPECIFICATIONS FOR ANY  
MANUFACTURED & ENGINEERED**

**STRUCTURAL BUILDING COMPONENTS INCLUDING BUT NOT LIMITED TO:  
WOOD TRUSSES, I-JOISTS, STRUCTURAL COMPOSITE LUMBER & STEEL BEAMS.**

**The approved set of prints shall be kept at the job site and open to inspection.**

**\*\*\* A separate Inspection for perimeter or under slab insulation board for "Pole Building" style Dwellings or Dwellings with a Monolithic turn down slab or slab on grade foundation is required.**

- R302 FIRE-RESISTANT CONSTRUCTION: Construction, projections, openings & penetrations of exterior walls of dwellings & accessory buildings shall comply with Table R302.1(1).
- R302.2 TOWNHOUSES: Each townhouse shall be considered a separate building & shall be separated by fire-resistance-rated wall assemblies.
- R302.5 DWELLING/GARAGE OPENING/PENETRATION PROTECTION (garage door to house separation): self-closing, solid wood doors/steel doors  $\geq 1\frac{3}{8}$  inches in thickness or 20-minute fire-rated doors. Openings into non-sleeping rooms only.
- R302.6 DWELLING/GARAGE FIRE SEPARATION: from the residence and attics:  $\geq 1/2$ -inch gypsum board applied to the garage side; habitable rooms above the garage:  $5/8$ -inch Type X gypsum board; garages located less than 3 feet from a dwelling unit on the same lot:  $\geq 1/2$ -inch gypsum board applied to the interior side of exterior walls
- R302.7 UNDER-STAIR PROTECTION: Enclosed accessible space under stairs shall be protected with  $1/2$ -inch gypsum board.
- R303.7 STAIRWAY ILLUMINATION: All interior & exterior stairways shall be provided with a means to illuminate the stairs, landings and treads; exterior stairways: artificial light source located in the immediate vicinity of the top landing; exterior stairways (access to a basement from the outside): artificial light source located in the immediate vicinity of the bottom stairway landing.
- R302.11 FIREBLOCK: fireblocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) to form an effective fire barrier between stories & the roof space.
- R302.12 DRAFTSTOPPING: In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed.
- R303.3 BATHROOMS (fans): Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sf. one-half of which must be openable. **Exception:** The glazed areas shall not be required where artificial light and a local exhaust system are provided. Exhaust air from the space shall be exhausted directly to the outdoors.
- R303.4 WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (IECC: R402.4.1.2): air leakage rate less than 3 air changes per hour: A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder or registered design professional.
- R305.1 CEILING HEIGHT: Minimum ceiling height of 7 feet. Rooms with sloped ceilings: minimum ceiling height of 7 feet for at least 50% of the floor area and no floor area with less than 5 feet. Bathrooms: minimum ceiling height of 6 feet 8 inches per Figure R307.1.
- R308.4 GLAZING HAZARDOUS LOCATIONS:
1. IN DOORS: all fixed and operable panels of swinging, sliding and bifold doors.
  2. ADJACENT TO DOORS: individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and the bottom exposed edge of the glazing is less than 60" above the floor or walking surface. See exceptions.
  3. IN WINDOWS: Glazing in an individual fixed or operable panel that meets ALL of the following: a: individual pane is larger than 9 square feet, b: bottom edge of the glazing is less than 18" above the floor, c: top edge of glazing is more than 36" above the floor, d: One or more walking surfaces are within 36", (a horizontal straight line) of the glazing.
  4. IN GUARDS & RAILINGS: structural baluster panels and nonstructural in-fill panels.

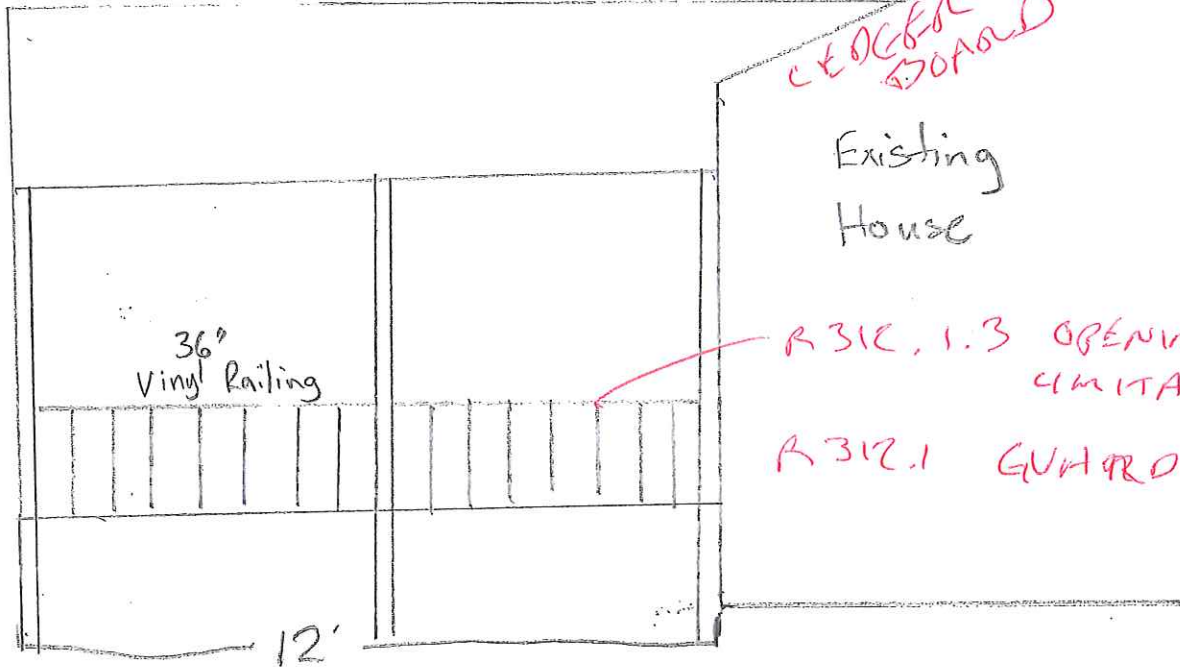


COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 589  
GEORGETOWN, DELAWARE 19947



- R312 **GUARDS:** required along open-sided walking surfaces (including porches, balconies, stairs, ramps and landings) over 30" from floor or grade below; guard height:  $\geq 36"$ ; Height Exceptions: 1. Guards on the open sides of stairs:  $\geq 34"$ ; 2. top of guard also serves as a handrail on the open sides of stairs: guard shall be  $34" - 38"$ . Opening limitations: 4" sphere cannot pass through. See exceptions.
- R312.2 **WINDOW FALL PROTECTION:** Window fall protection shall be provided where the lowest clear opening of an operable window is a minimum of 24" from the finished floor and is over 72" from the exterior finished grade or surface below. The window opening control device must not allow a 4" diameter sphere to pass. After releasing the window opening control device, the window fully opens. Window fall prevention devices must comply with ASTM F 2090.
- R313 **AUTOMATIC FIRE SPRINKLER SYSTEM:** An automatic residential fire sprinkler system shall be installed in dwellings with 4 or more stories.
- R314 **SMOKE ALARMS:** hardwired to electric with battery backup & interconnected unless wireless alarms are installed and all alarms sound upon activation of one alarm. 1. Installation locations: 1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of bedrooms. 3. On each additional story including basements & habitable attics (not in crawlspaces & uninhabitable attics). Split level dwellings have an exception. 2. Alterations, repairs or additions: be equipped with smoke alarms as required for new dwellings. Exceptions: 1. Work involving exterior work: (replacement of roofing / siding, addition / replacement of windows / doors, addition of a porch / deck). 2. Installation, alteration or repairs to the plumbing / mechanical systems. 3. Interconnection in existing areas are not required where alterations / repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection.
- R315 **CARBON MONOXIDE ALARMS:** New construction & existing dwellings requiring a building permit: carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms when the home has fuel-fired appliance and/or an attached garage. (Monitored carbon monoxide detection systems are permitted.)
- R318.1 **PROTECTION AGAINST SUBTERRANEAN TERMITES:** provide one or more methods of protection per R318.
- R319.1 **SITE ADDRESS (911 address):** Numbers 4" high X  $\frac{1}{2}"$  wide (minimum).
- R401.3 **FOUNDATION GRADE (slope):** 6" minimum fall from foundation within 10' of foundation.
- R403.1 **FOOTINGS:** in undisturbed soil or engineered fill; 24" minimum to bottom of footer from final grade; rebar not required; continuous spread footer minimum size: 8" deep x 16" wide (turned-down footer with monolithic slab: 12" wide)
- R403.1.6 **FOUNDATION ANCHORAGE (anchor bolts):**  $\geq \frac{1}{2}"$  anchor bolt (with washer & nut) spaced 6' O.C. and one bolt no more than 12" from each foundation corner.
- R406.2 **CONCRETE & MASONRY FOUNDATION WATERPROOFING:** exterior foundation walls below grade (basements) shall be waterproofed with code approved materials and coatings.
- R407.3 **COLUMNS (wood, steel attachment):** Wood columns size:  $\geq 4" \times 4"$ ; Steel columns size:  $\geq 3"$  diameter; protect from decay or corrosion; restrain from lateral displacement.
- R408.2 **VENTILATION (under floor):** openings shall be  $\geq 1$  sf for each 150 sf of under-floor space area unless ground is covered by Class 1 vapor retarder then openings shall be  $\geq 1$  sf for each 1,500 sf; one ventilation opening shall be within 3' of each corner of the building.
- R408.3 **UNVENTED CRAWLSPACE (conditioned):** Exposed earth is covered with a continuous Class I vapor retarder, taped & sealed joints, attached & sealed to stem wall or insulation AND a continuously operated mechanical exhaust ventilation, a conditioned air supply or a plenum (in existing structures) is installed.
- R408.4 **UNDER FLOOR ACCESS (foundation):** through floor: minimum size 18" X 24"; through perimeter wall: minimum size 16" X 24"
- R501.3 **FIRE PROTECTION OF FLOORS:**  $\frac{1}{2}"$  drywall or  $\frac{5}{8}"$  wood structural panel membrane, on the underside of the floor joists; Exceptions: 1. floor protected by an automatic sprinkler system, 2. floor over a crawl space not intended for storage or fuel-fired appliances, 3. Portions of floor assemblies can be unprotected when: total area of the unprotected portions  $\leq 80$  sf. or fire blocking installed along the perimeter of the unprotected portion or wood floors using dimension lumber or structural composite lumber  $\geq 2" \times 10"$ .
- R502 **CANTILEVERS:** in accordance with Table R502.3.3(1) or Table R502.3.3(2).
- R506 **SLAB-ON-GROUND:** min. 3.5" thick and all vegetation, top soil & foreign material removed.
- R507 **DECKS:** positively anchored to the primary structure or self-supporting; no toenailing; LEDGERS and BAND BOARDS: flashed, minimum p.t.  $2" \times 8"$  with  $\frac{1}{2}"$  diameter lag screws and bolts—staggered pattern per Table R507.2.1; WOOD/PLASTIC COMPOSITES install per the manufacturer's instructions; CANTILEVERED DECKS: constructed to resist uplift.
- R703.1 **EXTERIOR COVERING (including housewrap):** exterior wall envelope shall be weather-resistant & include flashing.

R965.2.8.2 VALLEYS



CEDGER BOARD

Existing House

R312.1.3 OPENING LIMITATION

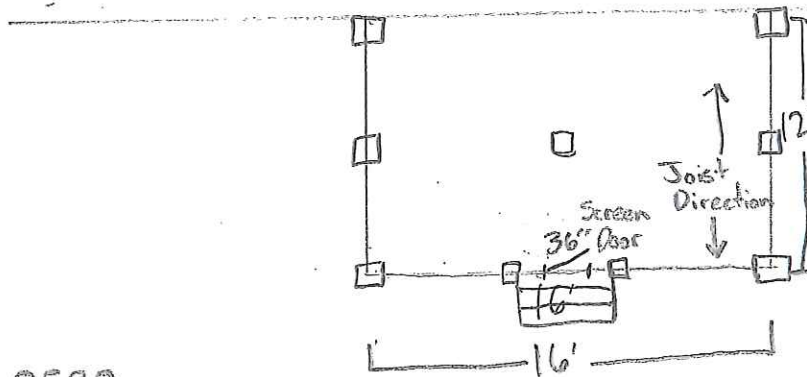
R312.1 GUARDS

TO BE MET  
ON JOB SITE

SEE ADDITIONAL  
CODE REQUIREMENTS

Existing House

20221685.9



~~FOR EQ~~

REVIEWED FOR  
CODE COMPLIANCE

DATE 12/2/2022

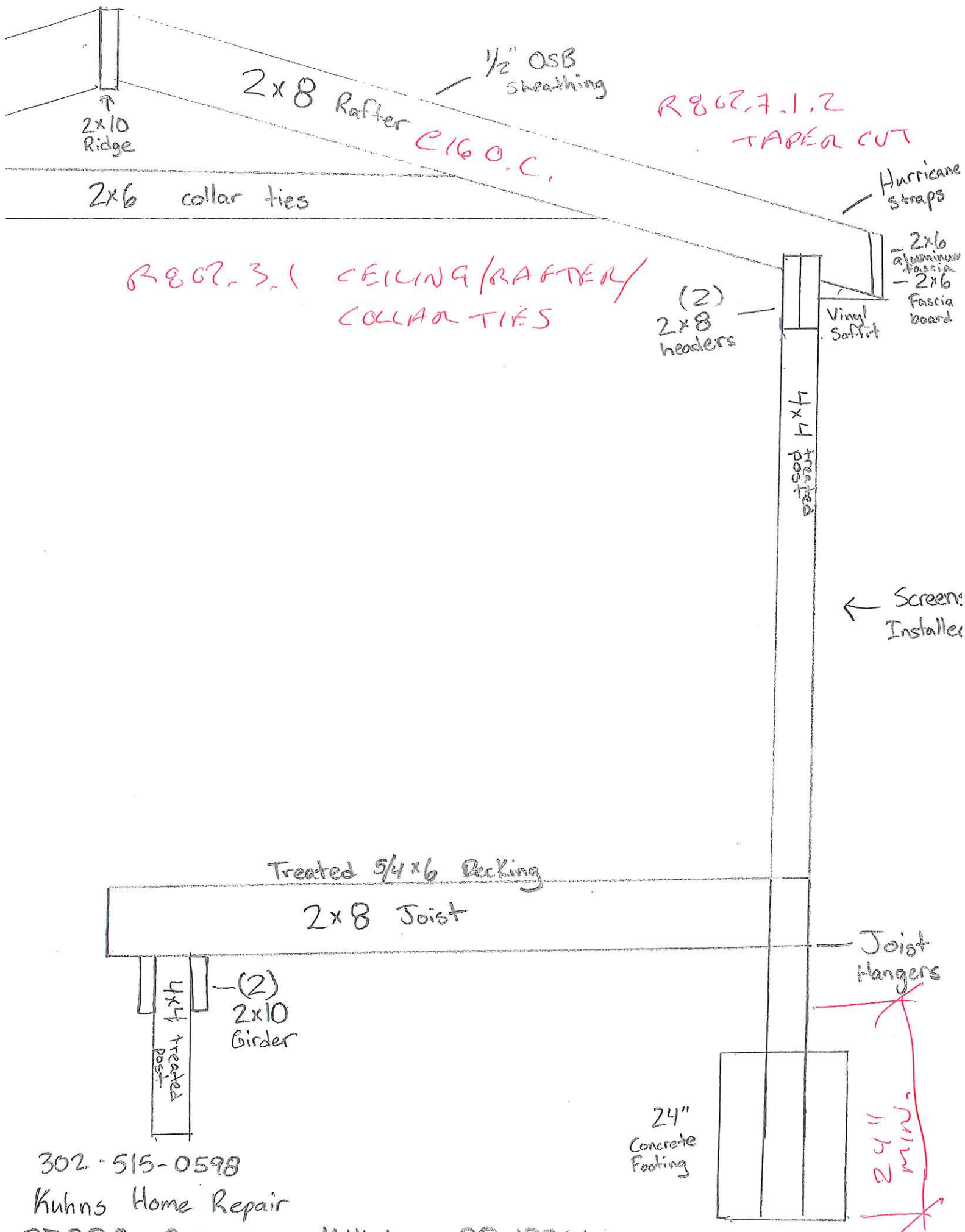
SIGNED

302-515-0598

Kuhns Home Repair

27520 P...

MILL... OF...



302-515-0598

Kuhns Home Repair

27528

Mill 05 1996

Sussex County Government  
Permits  
2 The Circle, PO Box 589  
Georgetown, DE 19947

33023617-0010 permits p12/05/2022 12:33PM

PERMITS / INSPECTIONS

RES. ADDITION OUT OF  
TOWN - REVIEW

2022 Item: 202216839|B008 13.86

PLAN REVIEW FEE -  
RESIDENTIAL - FEE

2022 Item: 202216839|B150 120.00

-----  
133.86

Subtotal 133.86  
Total 133.86

CREDIT CARD 133.86

\*\*\*\*\*0738

Ref=298262752

Auth=067057

.TjyA\_XrRMkWdsEZxWFobGA

-----  
Change due 0.00

Paid by: KUHNS HOME REPAIR LLC

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

Thank you for your payment.

CUSTOMER COPY

*P+Z Review Copy*



LANDS N/F OF  
SHAWN M. MCCORMICK  
PLAT REF, BK. 8, PG. 630

LANDS N/F OF  
TAMMY L. EDWARDS  
PLAT REF, BK. 8, PG. 630

LANDS N/F OF  
DAVID EWELL  
PLAT REF, BK. 8, PG. 630

IRON PIPE  
FOUND TYP.

N 46°24'00" E 84.00'

LANDS N/F OF  
RITA A. GAULL  
PLAT REF, BK. 8, PG. 630

LANDS N/F OF  
JOSEPH & CYNTHIA  
TUSCHINSKI  
PLAT REF, BK. 8, PG. 630

N 43°36'00" W 120.00'

S 43°36'00" E 120.00'

15.7'

50.9'

15.9'

ONE STORY  
WOOD FRAME  
SINGLE FAMILY  
DWELLING

PORCH

CAPPED  
REBAR SET  
TYP.

31'

19.5'

13.6'

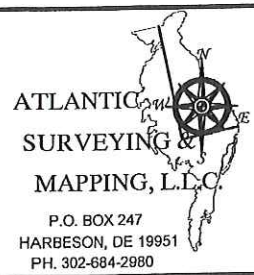
S 46°24'00" W 84.00'

*MH-land 2008  
CO-issued 2008*

*Setbacks -  
30' front  
10' sides  
10' rear*

*Setbacks for shed,  
5' sides + 5' rear*

BRIAR LANE



Boundary Survey Plan with Improvements  
Lot 73, Oak Meadows, 27528 Briar Lane  
Millsboro, Indian River Hundred, Sussex County, Delaware  
Plat Ref.: Bk. 8, Pg. 630  
Scale: 1" = 30'  
Client: Gene Joseph & Deborah Ann Gordon  
TAX MAP: 2-34-29.00-145.00

SURVEYED BY: AK  
DRAWN BY: AK  
CHECKED BY: VW  
PROJECT #: N/A  
DATE: 12/21/2022  
SHEET NO: 1



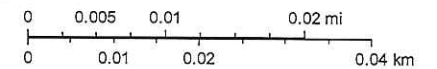
# Sussex County

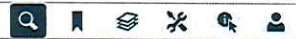


<b>PIN:</b>	234-29.00-145.00	
<b>Owner Name</b>	GORDON	GENE JOSEPH
<b>Book</b>	4413	
<b>Mailing Address</b>	27528 BRIAR LN	
<b>City</b>	MILLSBORO	
<b>State</b>	DE	
<b>Description</b>	OAK MEADOWS	
<b>Description 2</b>	LOT 73	
<b>Description 3</b>	CT53810	
<b>Land Code</b>		

- polygonLayer**
  - Override 1 — Pipe - Tax Ditch
  - Override 1 — Pipe - Private
- polygonLayer**
  - Override 1 --- Pond Feature
  - Special Access ROW
  - Extent of Right-of-Way
- Tax Parcels** --- 911 Address
- Streets** — County Boundaries
- County Boundaries** — Streets
- 911 Address** — County Boundaries
- Streets** — County Boundaries
- County Boundaries** — Streets
- Tax Ditch Segments**
  - Tax Ditch Channel
  - DeIDOT Maintained
  - HOA Maintained
  - Pipe - DeIDOT
- Aglands Preservation Districts**
  - Ag Easement
  - District
  - Expansion
  - Forestland Area
  - Forestland Easement
  - Young Farmer

1:564





Workspaces ▾



Search

Search by TaxParcels -

234-29.00-145.00

Search results (1) Options -

Name: 234-29.00-145.00





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

<b>Application Number</b>
<b>202216839</b>
Issue Date: 12/05/2022
Expire Date: 12/05/2023

**Permit Type:** RES. ADDITION OUT OF TOWN

Parcel ID	Address	Zone Code
234-29.00-145.00	27528 BRIAR LANE	GR

Owner Information	Applicant Information
Name: GORDON GENE JOSEPH Phone:	Name: KUHNS HOME REPAIR Phone:

Contractor Information	
Name: GORDON GENE JOSEPH CID: 64820 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: PORCH W/ROOF Construction Type: Estimated Cost of Construction: \$ 1,344 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

Property Information
<b>Measurements taken from Property Lines</b> Front Setback: 30.00 / _____ Rear Setback: 10.00 / _____ Side Setback: 10.00 / _____ Corner Setback: _____ / _____ Maximum Building Height: 42 Location Description: <b>FLOOD ZONE</b> OAK MEADOWS LOT 73 CT53810 Flood Zone: XP 477 K _____ If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.

**Project Description:** RES ADD W/ BC  
**Scope of Work:**  
12x16 SCREEN PORCH

**Permit Details:**

Signature of Approving Official

Signature of Owner/Contractor

302-515  
0598

**Building Permit Acknowledgement:**

I fully understand the Zoning Requirements of this permit.

I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction. I/we further acknowledge, ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property. THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE. AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

<b>Permit Number</b>	BP-195880	<b>TOTAL FEES:</b>	\$ 13.86
----------------------	-----------	--------------------	----------





## Building Description

Total Bedrooms:

Heat Type:

Full Baths:

Half Baths:

Roofing:

Total Rooms:

Exterior Walls:

Basement:

Foundation Type:

Interior Walls:

Fireplace Type:

Flooring:

Air Conditioning: N

## Additional Requirement/Restrictions

\_\_\_\_\_ Accessory Building 900 Square Feet or Greater

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

\_\_\_\_\_ Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

\_\_\_\_\_ Campgrounds

Must conform to the location approved by the park.

\_\_\_\_\_ Farm-Use Permits

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

\_\_\_\_\_ Fences

Fence may only be 3.5' tall along the front property line and from the road back to the mandated front yard setback. Thereafter, fence may be a maximum of 7' tall. On corner lots, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may be installed on property line.

ZK \_\_\_\_\_ Parcel Setbacks

All building structures and improvements shall comply with the parcel setback measurement requirements as mandated in the Sussex County Zoning Ordinance. Failure to comply with the parcel setback measurement requirements is a violation.

\_\_\_\_\_ Pools (Above-Ground)

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

\_\_\_\_\_ Pools (In-Ground)

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

\_\_\_\_\_ Pools or Guest Homes

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

\_\_\_\_\_ Tax Ditch

Property records indicate a State regulated tax ditch appears on this property. All building activity shall comply with the rules and requirements related to State regulated tax ditches and the respective tax ditch easements.

## BUILDING CODE

MAIN OFFICE (302) 855-7860  
MAIN OFFICE (FAX) (302) 855-7821  
INSPECTION SCHEDULING (302) 858-5500  
INSPECTIONS (FAX) (302) 855-7821  
PLAN REVIEW (302) 855-7860  
PLAN REVIEW (FAX) (302) 855-7869



# Sussex County

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

## SINGLE FAMILY INSPECTION REQUIREMENTS

Application # 202216879

### FOOTING INSPECTION-

- Prior to pouring concrete
- Minimum of 24" inches below finished grade
- Pole buildings must be a minimum 36" inches below grade
- Re-bar and reinforcement tied and in place (when required)
- Footings free of debris, organic material, and water
- Concrete shall not be placed on frozen soil

\*Building Code automatically checks the building setbacks when we perform a footing inspection. However, in some cases, a third-party engineering company may perform a footing inspection. When a third party does the footing inspection you must request a separate "Setback Inspection" from us OR you may provide a sealed foundation as-built survey to the Building Inspection Office before a framing inspection can be scheduled.

### PRE-SLAB INSPECTION-

- Required for conditioned areas built on slab on grade
- Perimeter insulation installed prior to pouring slab
- Proof of DE State plumbing inspection MUST be on site

### TRACK INSPECTION-

- Required for pre-engineered sunrooms
- Track installed for floor and/or roof panels

### HOUSEWRAP/FRAMING INSPECTION-

- Housewrap inspection may be scheduled before the framing inspection as a separate inspection.
- Building is weather tight (roof covering, housewrap, flashing, windows & doors must be installed)
- Electrical and plumbing inspected with stickers on site
- Mechanical ducts and boots installed and sealed
- Draft stopping and fire blocking completed
- Basement waterproofing complete and certification provided
- Certifications for pre-engineered products on site
- Framing inspection before exterior covering is installed
- No insulation is to be installed before framing inspection

- Pole buildings require a header inspection prior to any exterior or interior wall covering is installed
- Plant built portions of modular homes do not require framing inspection but are required a "Close-In" inspection after the units are set and before mating wall have exterior covering installed.
- Site built portions of a modular home project are still required a framing inspection.

### ENERGY INSPECTION (DWELLINGS, CONDITIONED ADDITIONS & ACCESSORY STRUCTURES)-

- 2018 Energy compliance ("Res-Check") must be on site.
- Building envelope sealed from all air drafts
- All insulation properly installed.
- Thermal stickers for doors and windows must be in place.
- Modular homes to have all air gaps in mating walls sealed and site-built portion such as: finished cape cods, rooms over garages, additional living spaces...etc.) certification and a permanent certificate must be completed and posted in or around the electric box before final inspection.

### FINAL INSPECTION-

- The following items must be on file with Building Inspections BEFORE scheduling final inspection:
  - On-site wastewater/septic completion report (with red stamp) from DNREC
  - DelDOT entrance permit when required on new construction
  - Final elevation certificate (when in flood zone)
- Work is completed
- Electrical and plumbing have been inspected with stickers on site.
- Blower door/energy certification posted in or around electric panel
- Duct blaster certification ONLY if any of duct work is in unconditioned space
- Rough grade for proper drainage away from structure
- Gutters and downspouts installed
- 911 addresses must be posted
- Attic and crawlspace insulation installed
- Must provide access to attic areas



**SETBACK INSPECTION-**

- Automatically generated when you pass final inspection
- Not required if a Final Survey is provided

**CERTIFICATE OF OCCUPANCY-**

- Issued when the above documents are received, and Sussex County field inspections are completed. It may take up to 48 hours to process. Please take this into consideration when scheduling your closings.

County approved plans must be kept on job site for inspectors' review to receive an inspection.

Additional inspections after 5 inspections (Except Modular Home Projects without site-built additions) shall be charged \$40.00 per trip and to be paid before the issuance of the certificate of occupancy. Modular Home projects will be charged \$40.00 per trip after 4 inspections.

Before requesting any inspection, all "third party" reports such as; engineered footing reports, piling blow counts, water proofing certificates, stamped truss repairs, and energy certificate reports must be emailed to our Inspection Office at [buildinginspections@sussexcountyde.gov](mailto:buildinginspections@sussexcountyde.gov). Application number must be included.

Any requested inspection failing to provide any of the above-mentioned reports, will not be scheduled.

**TO SCHEDULE INSPECTIONS:**

**PLEASE CALL 302-858-5500 BETWEEN 7:30 a.m. & 3:00 p.m.**

**OR USE THE "INSPECTION REQUEST" WEBFORM, FOUND AT THE BOTTOM OF:**

[sussexcountyde.gov](http://sussexcountyde.gov)

**MUST HAVE APPLICATION NUMBER TO SCHEDULE INSPECTIONS.**

All inspections can now be viewed on the County's website using the "Self Service Portal." To access this feature, please visit: [sussexcountyde.gov](http://sussexcountyde.gov) and click on the "Self Service Portal" link at the bottom of the page. You will need to enter your Parcel ID or Application reference number to view all inspection results. Both numbers can be found on your building permit.

SIGNATURE 

DATE 12/05/22

PRINT NAME Zach Kuhns

OWNER or **CONTRACTOR**  
Circle one:

PHONE # 302-515-0598

EMAIL Kuhnshomerepairde@gmail.com

Application Entry [Sussex County, DE]

11/22



- Back
- Search
- Browse
- Add
- Update
- Output
- Print
- Display
- PDF
- Save
- Excel
- Word
- Email
- Schedule
- Attach
- Map
- Detail
- Overview
- Quick Find
- Collect
- Update Status
- Reactivat

Application

Department: 112 - Assessment

Project/Activity \*: A017 ... RES ADD W/ BC \* Active

Application #: 202216839

Status: A ACTIVE

Description 1: 12x16 SCREEN PORCH

Description 2:

Applicant: C - CONTRACTOR

Estimated cost: 1,344 Fees effective: 11/22/2022

Owner: 64820 ... GORDON GENE JOSEPH

Contractor: KUHNS HOME REPAIR

Business:

Status code: O - OPEN

Status memo: 302-515-0598 ZACK / NO EMAIL

Assigned to Permit: MULTIPLE

PROPERTY/USE LEGAL DESC DATES/MISC PROJECT TRACKING PERMITS GENERAL USER DEFINED

Parcel: 234-29.00-145.00 ... Seq 0

Location: 27528 BRIAR LANE MILLSBORO DE 19966

Municipality: MB ... MILLSBORO

Subdivision:

Lot/Section/Phase: 73

Between and Location desc: OAK MEADOWS LOT 73 CT53810

Existing use zoning memo

flood zone

Proposed use zoning Project Name

flood zone Impervious surface

RT ... RESIDENTIAL TRAILER

GR - GENERAL RESIDENTIAL DISTRICT

RT ... RESIDENTIAL TRAILER

GR - GENERAL RESIDENTIAL DISTRICT

0

**\$133.86**

- Prerequisites
- Inspections
- Contractors
- Open Items
- Browse History
- Bonds
- Septic
- Parking
- Hazard/Restr
- Dept/Bd Reviews
- Names
- Warnings
- Find Related
- Locations
- Well
- Buffering
- Plan Reviews
- Violations
- Text
- Special Conditions
- Find by Parcel
- Parcel IDs

called 12/5



# OAK MEADOWS

OWNERS ASSOCIATION, INC

27524 OAK MEADOW DRIVE MILLSBORO DE. 19966

February 23, 2023

Gene & Debbie Gordon  
27528 Briar Lane  
Millsboro, DE 19966

## Deck/Porch

The Board of the Oak Meadows Owners Association has not received any negative comments or complaints from its members for your recent addition of the deck/porch to your home. The Association has no issues with your completed addition.

Thank you for requesting this communication and if you have any questions, you can contact us at 302-567-8417.

Oak Meadows Owners Association

Gary Twardowski  
Treasurer

Case # 12799  
Hearing Date 3-6-2023  
202300921

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

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

Variance

Special Use Exception

Administrative Variance

Appeal

Existing Condition

Proposed

Code Reference (office use only)

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

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

38279 Maple Lane, Selbyville, DE 19975

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

We are requesting a reduction of 1'-2" from the required 5' foot Building Restriction Line along the South side of the property to bring the existing non-conforming deck into compliance.

**Tax Map #:** 5-33-20.09-37.00

**Property Zoning:** MR

**Applicant Information**

Applicant Name: Gary M. Nolting

Applicant Address: 38279 Maple Lane

City Selbyville State DE Zip: 19975

Applicant Phone #: (703) 929-7958 Applicant e-mail: gmnolting@aol.com

**Owner Information**

Owner Name: Gary M. Nolting

Owner Address: 38279 Maple Lane

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

Owner Phone #: (703) 929-7958 Owner e-mail: gmnolting@aol.com

**Agent/Attorney Information**


Agent/Attorney Name: Moonlight Architecture, Inc.

Agent/Attorney Address: 29003 Lewes Georgetown Highway

City Lewes State DE Zip: 19958

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

**Signature of Owner/Agent/Attorney**



Date: 1-20-2023



**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.

Please see attachment for explanation of Uniqueness of the Property and reason for the request.

---

**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.

Since the Owner needs the side entry to bring furniture and other large items into the house and is also the primary access to the house and the house cannot be moved this area of the property cannot be developed. The Owner put his faith in the hands of the Contractor, and the Contractor failed the Owner and created this condition, not the Owner.

---

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

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

The Owner hired Cambria Construction to build the house and handle all aspects of the construction, but Cambria Construction failed to follow the plans and located the house in the wrong location without the Owner's knowledge.

---

**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 house and deck, in its current configuration and design, is in harmony with the design and character of the rest of the community and will not alter the essential character of the community in any way or form.

---

**5. Minimum variance:**

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

The requested reduction of 1'-2" from the required 5' setback will only apply to the entry porch, which the Owner needs for numerous access reasons, and does not apply to any other part of the main structure of the home.

---

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

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

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

---

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

---

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

---

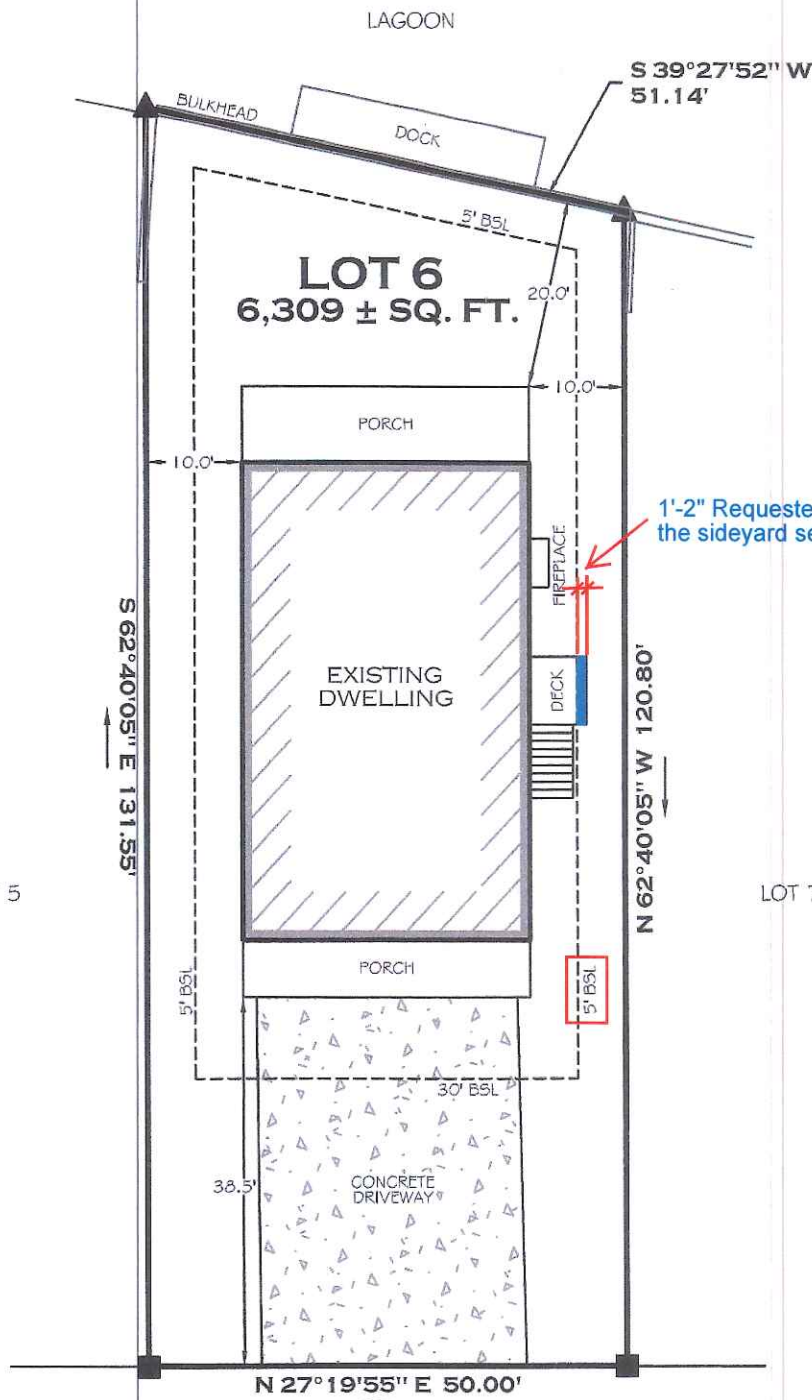
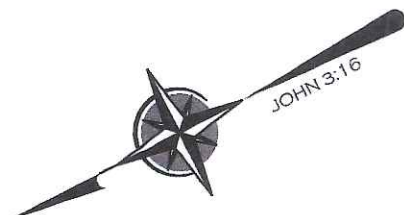


Item #1 – Uniqueness of Property:

The owner put his faith in Cambria Construction to build the house in accordance with the plans that were submitted to him and the County for Permit. The contractor took it upon himself without the Owner's knowledge to make changes to the plan, which would have long-term effects for the occupancy of the home. Cambria Construction had relocated the home on the site without any knowledge of the Owner. Cambria Construction was also informed by the County that the deck encroached into the setback, but never informed the owner of the situation, and proceeded to work on the house, knowing that there was a problem. The owner never created the problem, but is having to deal with the issues in the end.

The initial design and layout of the home and property took into consideration the setbacks and the deck size and didn't plan for the house to be relocated in any direction. The size of the landing for the deck is necessary to navigate larger items into the house and to have to reduce the size of the deck would make it very difficult to get things into the home.

In addition, there are numerous other issues that the Owner is dealing with regarding the construction of the home and the Owner is currently taking legal action against the Cambria Construction to try and resolve this problem and others that the Cambria Construction created.



1'-2" Requested reduction from the sideyard setback.

**MAPLE LANE  
50' RIGHT OF WAY**

**NOTES**

1. CLASSIFICATION OF SURVEY: SUBURBAN

2. ZONE: MR

3. BUILDING SETBACK LINES (BSL)

- FRONT 30'
- SIDE 5'
- REAR 5'

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

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

5. FLOOD ZONE: AE - 4' & X (PER FEMA FIRM MAP 10005 C 0654K DATED 03 / 16 / 15)

6. GRADES SHOWN IS ON VERTICAL DATUM NAVD 1988

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 5.26.22

LEGEND	
■	CONCRETE MONUMENT FOUND
▲	PK NAIL FOUND

TAX MAP	5-33 - 20.09 - 37.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	6,309 ± SQ. FT.
DEED REF.	5123 / 115
PLAT REF.	6 / 42
DRAWN BY	CJP
DATE	05 / 26 / 2022
SCALE	1" = 20'
SURVEY #	DE - 05929

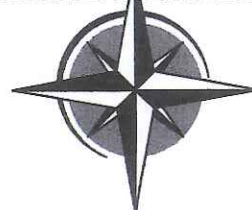
**BOUNDARY SURVEY  
PLAN**

**LOT 6  
KEEN-WIK**

FOR  
**GARY M. NOLTING**

38279 MAPLE LANE, SELBYVILLE, DE 19975

**TRUE NORTH**



**LAND SURVEYING**

35380 ATLANTIC AVENUE  
MILLVILLE, DE 19967  
DE: 302-539-2488  
MD: 410-430-2092



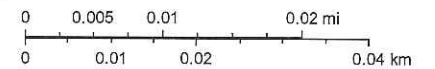
# Sussex County



<b>PIN:</b>	533-20.09-37.00
<b>Owner Name</b>	NOLTING GARY M
<b>Book</b>	5123
<b>Mailing Address</b>	201 YEONAS DR SW
<b>City</b>	VIENNA
<b>State</b>	VA
<b>Description</b>	KEEN-WIK
<b>Description 2</b>	LOT 6 SUBDIVISION 5
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**
- Override 1
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Tax Ditch Segments**
- Tax Ditch Channel
- DeIDOT Maintained
- HOA Maintained
- Pipe - DeIDOT
- Pipe - Tax Ditch
- Pipe - Private
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Well Head Protection Areas
- Aglands Preservation Districts**
- Ag Easement
- District
- Expansion
- Forestland Area
- Forestland Easement
- Young Farmer

1:564





Search

Search by TaxParcels -

533-20.09-37.00

Search results (1) Options -

Name: 533-20.09-37.00

Workspaces v



# Sussex County Building Permit

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

Application Number

202012711

Issue Date: 12/04/2020

Expire Date: 12/04/2021

Permit Type: DWELLING OUT OF TOWN

Parcel ID	Address	Zone Code
533-20.09-37.00	99999 UNKNOWN	MR

Owner Information	Applicant Information
Name: NOLTING GARY M. Phone:	Name: MOONLIGHT ARCHITECTURE INC. Phone: 302-645-9361

Contractor Information	
Name: MOONLIGHT ARCHITECTURE INC. CID: 50071 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: DWELLING RESIDENTAL Construction Type: Estimated Cost of Construction: \$ 188,760 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

Property Information
<b>Measurements taken from Property Lines</b> Front Setback: 30.00 / _____ Rear Setback: 5.00 / _____ Side Setback: 5.00 / _____ Corner Setback: _____ / _____ Maximum Building Height: 42' MAX Location Description: <b>FLOOD ZONE</b> KEENWIK MAPLE LANE LOT 6 SUBD 5 Flood Zone: AE/X500P654K _____ If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.

**Project Description:** DWELLING

**Scope of Work:**  
2 ST DW 30X64, ATT GAR 30X64, POR 13X8, POR 30X6, DECK 30X8  
DECK 30X6

**Permit Details:**  
100-YEAR FLOODPLAIN, ZONE AE-4'  
LAG ABOVE REQD BFE PER EL CERT  
FNISHED CNSTRCTION EL CERT REQD FOR C.O.

  
Signature of Approving Official

 703 929 7958  
Signature of Owner/Contractor

**Building Permit Acknowledgement:**  
I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction.  
I/we further acknowledge ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property.  
THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE. AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

I fully understand the Zoning Requirements of this permit.

Permit Number	BP-145955	TOTAL FEES:	\$ 1,043.40
---------------	-----------	-------------	-------------



## Building Description

Total Bedrooms: 5

Full Baths: 3

Half Baths: 2

Total Rooms: 13

Basement:

Interior Walls: DRYWALL

Flooring:

CARPET TILE VINYL HARDWOOD

Heat Type: HEAT PUMP

Roofing: SHINGLE

Exterior Walls: VINYL

Foundation Type: CONC

Fireplace Type: GAS FIREPLACE

Air Conditioning: Y

## Additional Requirement/Restrictions

\_\_\_\_\_ Accessory Building 900 Square Feet or Greater

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

\_\_\_\_\_ Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

\_\_\_\_\_ Campgrounds

Must conform to the location approved by the park.

\_\_\_\_\_ Farm-Use Permits

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

\_\_\_\_\_ Fences

Fence may only be 3.5' tall along the front property line and from the road back to the mandated front yard setback. Thereafter, fence may be a maximum of 7' tall. On corner lots, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may be installed on property line.

\_\_\_\_\_ Parcel Setbacks

All building structures and improvements shall comply with the parcel setback measurement requirements as mandated in the Sussex County Zoning Ordinance. Failure to comply with the parcel setback measurement requirements is a violation.

\_\_\_\_\_ Pools (Above-Ground)

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

\_\_\_\_\_ Pools (In-Ground)

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

\_\_\_\_\_ Pools or Guest Homes

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

\_\_\_\_\_ Tax Ditch

Property records indicate a State regulated tax ditch appears on this property. All building activity shall comply with the rules and requirements related to State regulated tax ditches and the respective tax ditch easements.



SUSSEX CONSERVATION DISTRICT  
 23818 SHORTLY ROAD  
 GEORGETOWN, DE 19947

## APPLICATION FOR RESIDENTIAL STANDARD PLAN APPROVAL

**How Much Land Will You Be Disturbing?** (Select one)

Less than one acre

Greater than or equal to one acre

**Provide the Following Parcel Information**

Site Location: Lot 6 Maple Ln  
(911 Address or road name with distance to nearest intersection)

Tax Parcel Number: 533-20.09-37.00 Parcel Total Acres: ~~1.0000~~ 6309 (to nearest 0.1 acre)

Subdivision Name: Keenwick Lot Number: 6

**Provide the Following Construction Information**

Total area to be disturbed: 5001+ (to nearest 0.1 acre)

Proposed Impervious surface area: 3000 (square feet)  
(Include all buildings, driveways and sidewalks)

Will woods be removed? YES If yes, how much? \_\_\_\_\_ (to nearest 0.1 acre)

Applicant Information

Owner: Gray Nolting  
 Mailing Address: 201 VERNAS DR SW  
Street Address  
VIENNA VA 22180  
City, State, Zip  
 Owner Phone: 703 929 7958  
 Owner Email: GM.NOLTING@A.DOL.COM

Builder: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
Street Address  
SM  
City, State, Zip  
 Builder Phone: \_\_\_\_\_  
 Builder Email: \_\_\_\_\_

Applicant Certification

I, the undersigned, certify that the information supplied on this Application for Standard Plan Approval is accurate, the proposed land disturbing activity meets the criteria established, and all conditions of this Standard Plan Approval will be met by the applicant, builder, contractor, and owner during construction and post construction.

Applicant Signature: [Signature] Date: \_\_\_\_\_

Applicant Printed Name: GRAY M NOLTING Title: \_\_\_\_\_

Approval Information (for office use only) pd.-Credit card

Approval # 2020-1316 Fee Paid: \$ 100.00  
 Approved by: Kym ELLIOT Approval Date: 12-4-2020  
 Title: Admin. Asst. Expiration Date: 12-4-2025

10/30/2020



- Back
- Search
- Browse
- Add
- Update
- Output
- Print
- Display
- PDF
- Save
- Excel
- Word
- Email
- Schedule
- Attach (0)
- Map
- Detail
- Overview
- Quick Find

Application

Department: 112 - Assessment

Project/Activity: A007 DWELLING \* Active

Application #: 202012711

Status: A ACTIVE

Description 1: 2 ST DW 30X64, ATT GAR 30X64, POR 13X8, POR 30X6, DECK 30X8

Description 2: DECK 30X6 \*PAST DUE TAXES/UTILITIES TOLD CUSTOMER\*

Applicant: C - CONTRACTOR

Estimated cost: 188,760 Fees effective: 10/13/2020

Owner: 168756 ...

Contractor: NOLTING GARY M

Business: MOONLIGHT ARCHITECTURE INC.

Status: O - OPEN

St: FREDDY: 302-645-9361/FREDDY@MOONLIGHTARCH.COM

Assigned to Permit: MULTIPLE

PROPERTY/USE LEGAL DESC DATES/MISC PROJECT TRACKING PERMITS GENERAL USER DEFINED

Parcel: 533-20.09-37.00 Seq 0

Location: 99999 UNKNOWN UNKNOWN DE 99999

Municipality: UK UNKNOWN

Subdivision: UNKNOWN

Location desc: KEENWIK MAPLE LANE LOT 6 SUBD 5

Existing use zoning memo

flood zone

Proposed use zoning

Project Name

flood zone Impervious surface

RI ... RESIDENTIAL IMPROVMENT

MR - MEDIUM-DENSITY RESIDENTIAL

RI ... RESIDENTIAL IMPROVMENT

MR - MEDIUM-DENSITY RESIDENTIAL

0

- Prerequisites
- Hazard/Restr
- Plan Reviews
- Inspections
- Dept/Bd Reviews
- Violations
- Contractors
- Names
- Text
- Open Items
- Warnings
- Special Conditions
- Browse History
- Find Related
- Find by Parcel
- Bonds
- Locations
- Parcel IDs

Flood Review Completed 10-30-20

JRS.

OK per LW 10/13/20

Need SCD \$1043.40



# Sussex County

DELAWARE  
PLANNING & ZONING DEPARTMENT

[www.sussexcountype.gov](http://www.sussexcountype.gov)

302-855-7878 T

302-854-5079 F

JAMIE WHITEHOUSE, AICP MRTPI  
DIRECTOR



## STAFF REVIEW OF BUILDING PERMIT APPLICATION

Date of Review:	10/14/2020
-----------------	------------

Parcel Address:	Maple Lane
-----------------	------------

Tax Parcel ID:	533-20.09-37.00
----------------	-----------------

Permit Number:	202012711
----------------	-----------

<p>-Zoning District – MR</p> <p>-Setbacks - 30-ft front 5-ft sides 5-ft rear</p> <p>-Maximum Height – 42-ft</p> <p>-Subdivision Name – Keenwik Lot 6 Subd 5</p> <p>-Survey submitted with this application indicates that the proposed dwelling will comply with the required setbacks.</p> <p>-An as-built survey will be required prior to issuance of a Certificate of Compliance.</p> <p>-Flood Zone – 0.2 PCT &amp; AE; Application submitted for further flood review</p>
---

Name of Staff Member	Amy Mendelson
----------------------	---------------



**SUSSEX COUNTY**  
**NEW CONSTRUCTION BUILDING CODE & PERMIT**  
**SINGLE FAMILY WORKSHEET**

[PROVIDE ALL APPLICABLE INFORMATION FOR SUBMITTAL]

Tax Map & Parcel ID: 533-20.09-37.00 Lot #: \_\_\_\_\_ Development: \_\_\_\_\_

Modular: YES  NO  Model Name \_\_\_\_\_ Stories 2

Area	Square Feet	Dimensions
Heated Living Space	<u>3,000</u>	Dimensions <u>30'-0"</u> x <u>64'-0"</u>
Garage	<u>1,500</u>	Dimensions <u>30'-0"</u> x <u>64'-0"</u>
Basement	<u>N/A</u>	Dimensions _____ x _____
Finished:	YES <input type="checkbox"/> NO <input type="checkbox"/>	
Sunroom	<u>N/A</u>	Dimensions _____ x _____
Porch 1	<u>100</u>	Dimensions <u>12'-6"</u> x <u>8'-0"</u>
Porch 2	<u>180</u>	Dimensions <u>30'-0"</u> x <u>6'-0"</u>
Deck 1	<u>480</u>	Dimensions <u>30'-0"</u> x <u>8'-0"</u>
Deck 2	<u>360</u>	Dimensions <u>30'-0"</u> x <u>6'-0"</u>
Other	<u>N/A</u>	Dimensions _____ x _____
<b>Total Square Feet</b>	<u>5,620</u>	

Area	Number	Materials
Bedrooms	<u>5</u>	Foundation Type <u>Concrete foundtaion on footing</u>
Baths – Full	<u>3</u>	Siding Type <u>Vinyl lap siding</u>
Baths – Half	<u>2</u>	Roof Type <u>Standing seam metal roof</u>
Total Rooms	<u>13</u>	Heat Type <u>Heat pump</u>
Fireplace	<u>1</u>	Fireplace Type <u>Direct vent gas fireplace</u>
Elevator	<u>1</u>	

Flooring Type (check all that apply): Carpet  Vinyl  Wood  Tile  Concrete  Other \_\_\_\_\_

Contact Name Moonlight Architecture, Inc. Phone No. (302) 645-9361

Contractor's Name \_\_\_\_\_ Address \_\_\_\_\_

(IF ANY ADDITIONAL INFORMATION – PLEASE WRITE ON THE BACK OF THIS FORM)  
 (Any additional questions, please contact the Permit Office 302-855-7720)





SUSSEX COUNTY  
NEW CONSTRUCTION BUILDING CODE & PERMIT  
SINGLE FAMILY WORKSHEET

[PROVIDE ALL APPLICABLE INFORMATION FOR SUBMITTAL]

Tax Map & Parcel ID: 533-20.09-37.00 Lot #: \_\_\_\_\_ Development: \_\_\_\_\_

Additional Information:

Contact Name Moonlight Architecture, Inc. Phone No. (302) 645-9361

Contractor's Name \_\_\_\_\_ Address \_\_\_\_\_

(Any additional questions, please contact the Permit Office 302-855-7720)



Case # 12800  
Hearing Date March 6, 2023  
202301071

## Board of Adjustment Application Sussex County, Delaware

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

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

Variance   
Special Use Exception   
Administrative Variance   
Appeal   
Existing Condition   
Proposed   
Code Reference (office use only)  
\_\_\_\_\_  
\_\_\_\_\_

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

39693 Willet Road, Bethany Beach, DE 19930

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

16.2' from reg. 40' front for proposed addition in place of existing deck.

Tax Map #: 134-13-128f Property Zoning: ~~RS~~ MR

### Applicant Information

Applicant Name: T&G Builders / owner  
Applicant Address: 10726 Grays Corner Rd  
City Berlin State MD Zip: 21811  
Applicant Phone #: 410 641 4026 Applicant e-mail: info@tg-builders.com

### Owner Information

Owner Name: Jonathan & Kelly Botzler  
Owner Address: 834 Cider Mill Lane Bel Air, MD 21014  
City Bel Air State MD Zip: 21014 Purchase Date: 2018  
Owner Phone #: 410 459 2140 Owner e-mail: jonbotzler@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

[Handwritten Signature]

Date: 1/27/2023



**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.

Irregular shaped lot w/ front setback larger than most normal shaped lots  
ALSO current home is into the setback we are asking for variance for  
Addition is same footprint of existing deck (Converted to Room)

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.

DIDN'T WANT TO ENLARGING  
NO WHERE ELSE TO PUT ADDITION

③ Not created by the applicant:

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

Existing condition, plans & Survey done by others & had  
approved permit to proceed

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

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

Numerous Houses in Neighborhood are Closer to Rd

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.

Put in place of existing deck

PARID: 134-13.00-1284.00  
 BOTZLER JONATHAN T TTEE

**Property Information**

Property Location:	39693 WILLET RD
Unit:	
City:	BETHANY BEACH
State:	DE
Zip:	19930
Class:	RES-Residential
Use Code (LUC):	RS-RESIDENTIAL SINGLE FAMILY
Town	00-None
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Fire District:	70-Bethany Beach
Deeded Acres:	.0001
Frontage:	35
Depth:	113.000
Irr Lot:	I
Plot Book Page:	/PB
100% Land Value:	\$26,000
100% Improvement Value	\$39,400
100% Total Value	\$65,400

**Legal**

Legal Description	OCEAN VILLAGE LOT S6
-------------------	-------------------------

**Owners**

Owner	Co-owner	Address
BOTZLER JONATHAN T TTEE	KELLY M BOTZLER TTEE FAMILY TR	834 CIDER MILL LN

**Sales**

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold
08/25/2020	5298/263			
04/16/2019	5044/278	\$754,000.00		

**Owner History**

Tax Year:	Owner:	Co-owner	Address:	City:
2022	BOTZLER JONATHAN T TTEE	KELLY M BOTZLER TTEE FAMILY TR	834 CIDER MILL LN	BEL
2021	BOTZLER JONATHAN T TTEE	KELLY M BOTZLER TTEE FAMILY TR	834 CIDER MILL LN	BEL
2020	BOTZLER JONATHAN T TTEE	KELLY M BOTZLER TTEE FAMILY TR	834 CIDER MILL LN	BEL

2019	BOTZLER JONATHAN T	KELLY M BOTZLER	834 CIDER MILL LN	BEL
2018	BOTZLER JONATHAN T	KELLY M BOTZLER	834 CIDER MILL LN	BEL
2017	STEMPLER SHEILA F FREDERICK H	STEMPLER TRUSTEE	11612 GREEN GOLF LN	BOY
2016	STEMPLER SHEILA F FREDERICK H	STEMPLER TRUSTEE	STEMPLER TRUSTEE 11612 GREEN GOLF LN	BOY
1900	BRADFORD J JOHNSON			

**Land**

Line	Class	Land Use Code	Act Front	Depth	Calculated Acre:
1	RES	RS	35	113	.0001

**Land Summary**

Line	1
100% Land Value	26,000

**100% Values**

100% Land Value	100% Improv Value	100% Total Val
\$26,000	\$39,400	\$65,400

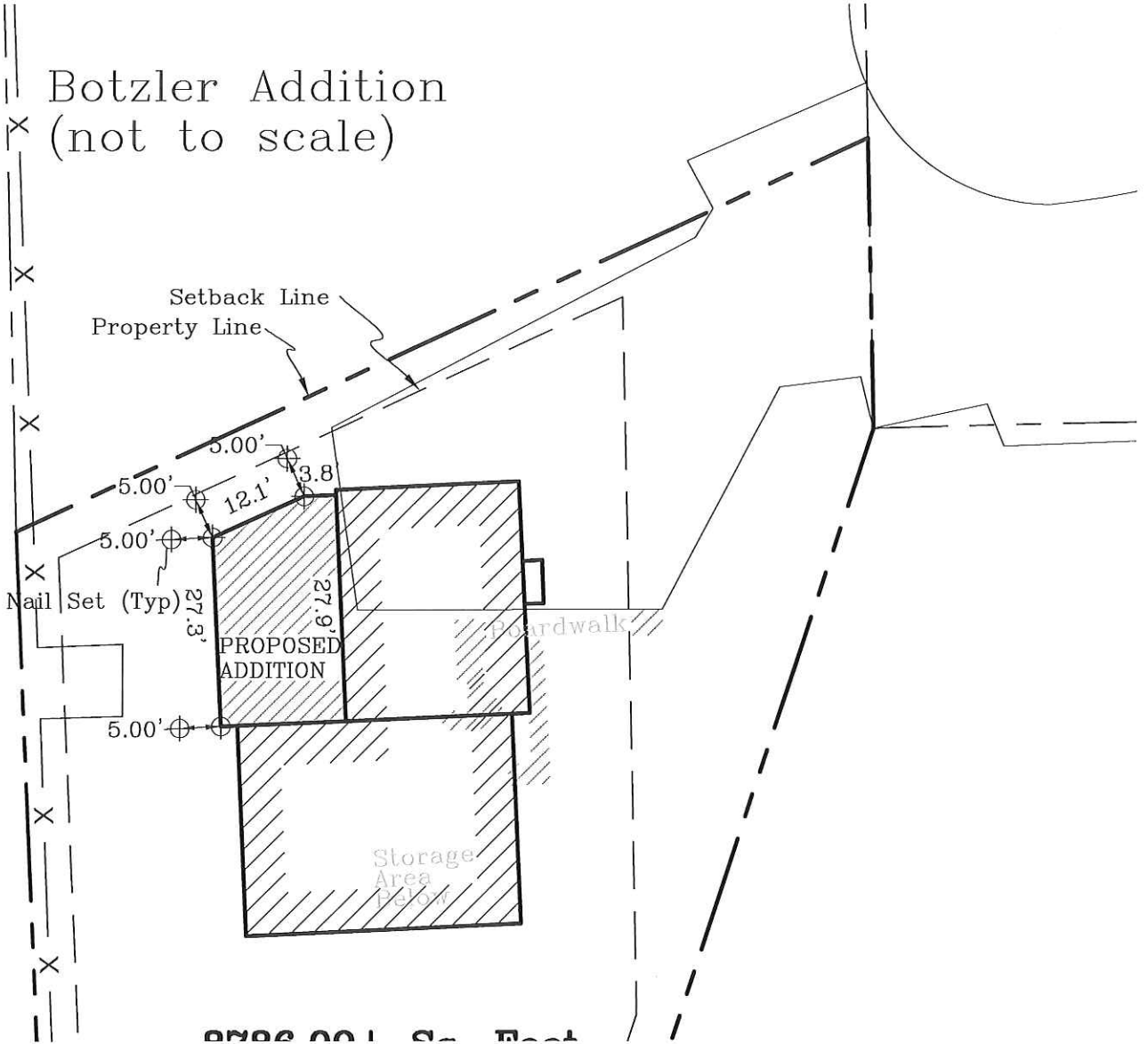
**50% Values**

50% Land Value	50% Improv Value	50% Total Valu
\$13,000	\$19,700	\$32,700

**Permit Details**

Permit Date:	Permit #:	Amount:	Note 1
12-OCT-2022	202206112	\$15,600	TURN EXISTING DECK INTO LIVING ROOM 25X13
12-APR-2021	202104417	\$27,368	"REPLACE DECK BOARDS AND RAIL ON DECK OVER 30"" "
13-OCT-2010	13524-4	\$2,000	REPAIR SIDING-OCEAN VLG LOT 5-6
09-APR-2001	13524-3	\$9,600	SIDING-OCEAN VILLAGE LOT S-6
17-OCT-1995	13524-2	\$720	ADDITION TO SHED-OCEAN VLLG LOT 5-6
11-SEP-1986	13524-1	\$2,000	DECK-OCEAN VILLAGELOT 56

# Botzler Addition (not to scale)



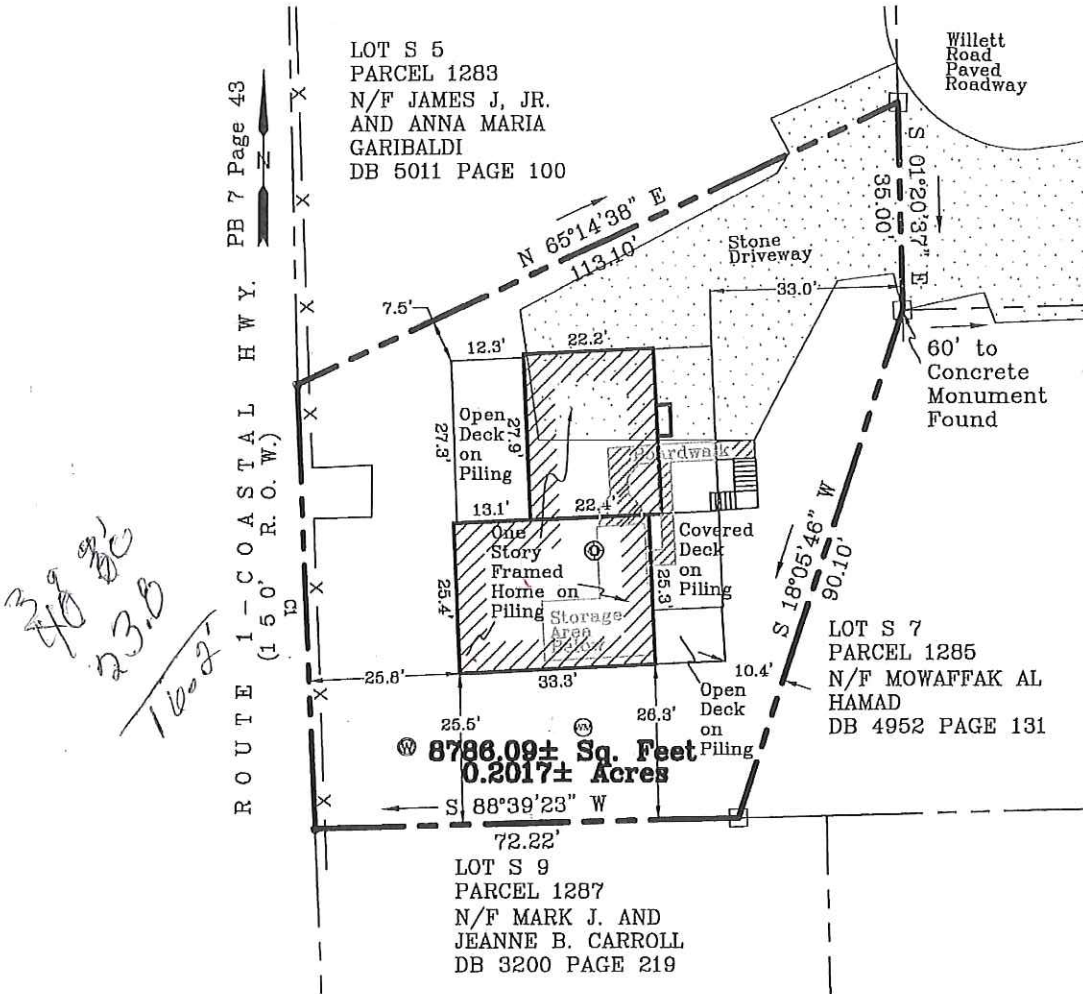
0788 001 S. Foot



**BOUNDARY SURVEY PLAN**  
**LANDS OF "JONATHAN T. AND KELLY M. BOTZLER"**

ALSO KNOWN AS: "39693 WILLETT ROAD, BETHANY BEACH, DE  
 SITUATE IN: "BALTIMORE HUNDRED"  
 LOT S 6 - OCEAN VILLAGE  
 SUSSEX COUNTY \* STATE OF DELAWARE  
 TAX MAP #: 134-13.00-1284.00  
 DEED REFERENCE: DB 5044, PG 278  
 PLAT REFERENCE: PB 7, PG 43

ZONING CLASSIFICATION: MR  
 YARD REQUIREMENTS: FRONTYARD: 30'  
 SIDEYARD: 10' REARYARD: 10'



**LEGEND**

- Water Meter
- Water Valve
- Sewer Cleanout
- Concrete Monument
- Property Corner
- Fence
- Boundary line

CURVE	CHORD LENGTH	ARC LENGTH	RADIUS	CHORD BEARING
C1	75.01'	75.01'	22811.38'	N 02°35'14" W

**NOTES**

1. THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" SURVEY.
2. UNLESS THIS PLAT HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
3. THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.
4. THIS PROPERTY IS LOCATED IN A FEMA "AE" FLOOD ZONE WITH A BASE ELEVATION OF 6.0' PER FEMA FLOOD MAP 10005C0512K DATED 3/16/2015.



*John B. Roach Jr.*  
 PROFESSIONAL ENGINEER

<p><b>JOHN B. ROACH</b> Engineering LLC</p>	22184 MELSON ROAD GEORGETOWN, DELAWARE 19947 PHONE NO. 302-856-1565
	DRAWN BY: JBR
SCALE: 1"=30'	SHEET 1/1



**STABLE GROUND IN-SITU**  
ENGINEERING INVESTIGATIONS & CONSULTING

October 24, 2022

Mr. John Rego  
T&G Builders & Custom Design  
10776 Grays's Corner Road  
Berlin, Maryland 21811

Reference: 39693 Willett Road – Footing Inspection  
Bethany Beach, Delaware. 19930  
SGI Project Number 22087  
Permit No. 202206112

Dear Mr. Rego:

A Stable Ground In-Situ, LLC (SGI) Engineer visited the project site on October 24, 2022 to evaluate the bearing soils on a foundation addition. The investigation involved determining the subgrade soils, the relative density of those subgrade soils and the dimensions of the footings.

SGI utilized a hand auger and soils probe to determine the condition of the subgrade soils. Upon inspection, SGI can estimate that the subgrade soils will provide a net allowable bearing capacity of 2,500 pounds per square foot (psf). These footing sizes, placements and accompanying rebar appeared to follow the plans presented to SGI onsite.

It is SGI's professional opinion that all footing excavations and concrete poured meets or exceed the approved plans and applicable 2015 IBC building code. All professional services were performed in accordance with generally accepted engineering practice. Should there be any questions or additional information required, please contact SGI at 410-422-4674.

Sincerely,

  
Fernando Garcia, P.E., D.G.E.  
Principal  
[fgarcia@sgi-insitu.com](mailto:fgarcia@sgi-insitu.com)



PROPERTY RECORD CARD

CARD \_\_\_\_\_ OF \_\_\_\_\_

DIST. 1-34 MAP 13 PARCE 1284 CONTROL NO. \_\_\_\_\_

ADDRESS: 1-34 13.00 1284.00  
STEMPLER SCH-1  
SHEILA F & FREDERICK H EDIT-P  
STEMPLER TRUSTEE  
6124 RIVER RD MD 20817 TRI- 319809  
BETHESDA

OCEAN VILLAGE  
 LOT S-6  
 W/IMP

9/04/98  
 W/IMP

For  
 RS


DATE OF TRANSFER	GRANTEE	REVENUE STAMPS	SALE PRICE
12-31-80	R. J. Hemant & Christine B. Johnson <sup>10/4/83</sup>	640	32000
	Frederick H. Stempler & Sheila F.		

LAND RECORD AND VALUATION SUMMARY

PROPERTY FACTORS		LAND COMPUTATION						
IMPROVEMENTS	STREET OR ROAD	DIMENSIONS		UNIT VALUE	FACTORS		ADJ UNIT VALUE	VALUE
		FRONT	DEPTH		DEPTH	OTHER		
CITY WATER	PAVED GRAVEL							
SEWER	SEMI-IMPROVED	35	137	500	1.14	-	570	19900
GAS	UNIMPROVED	35	149	500	1.16	.30	174	6100
ELECTRICITY	OTHER LEVEL	22	77					
ALL UTILITIES	SIDEWALK							

BUILDING PERMIT RECORD		
DATE	NUMBER	AMOUNT
11-12-81	65129	6000
9-11-86	90839	2000

ASSESSMENT RECORD				SUMMARY OF VALUES	TOTAL LAND	\$ 26000
LAND \$	19	LAND \$	19		TOTAL IMPROVEMENTS	\$ 39400
BLDG. \$		BLDG. \$		TOTAL APPRAISED VALUE	\$ 65400	
TOTAL \$		TOTAL \$			57000	

 H. L. YOH COMPANY  
 A DIVISION OF DAY AND ZIMMERMANN, INC.  
 PHILADELPHIA, PA.

NOTES			
19	LAND \$	19	LAND \$
	BLDG. \$		BLDG. \$
	TOTAL \$		TOTAL \$
19	LAND \$	19	LAND \$
	BLDG. \$		BLDG. \$
	TOTAL \$		TOTAL \$

BP 65129 for hse added 3/22/82  
 BP 90839 for 2 WD's added 4/20/88  
 BP 152864 for AU added 1/22/96 DV 61900 Bill 96  
 BP 1966050 Replace siding, split join MC  
 BP 284370 Siding Repair / No charge 1-26-12

Per R-2 Records CD issued 1982

DIST		MAP		PARCEL																															
CONTROL NO						TYPE	OCC	GRADE	DIMENSIONS	AREA	WALLS	STORY HT	1/2 STY	ATTIC	UNIT COST	BASE COST																			
						1	1	B	X	1536	1	1	-	-	1441	22133																			
												X																							
												X																							
												X																							
												X																							
						TOTAL GROUND AREA				1536	TOTAL BASE COST \$ 22133																								
<b>PRINCIPAL BUILDING DESCRIPTION</b>																																			
MASONRY-1												PIER-2		SLAB-3		FOUNDATION		M/C	± %	± PTS															
NONE-0												1/4-1		1/2-2		3/4-3		FULL-4		BASEMENT	0	-	-												
NONE-0												REC AREA -1		APT -2		% OF BASEMENT		SQ FT		BSMT FINISH	0	-	-												
NONE-0												PIPELESS GHA-1		ELECTRIC-2		FHA-3		STM-HW-4		HEAT SYS	3	-	-												
3-FIXT BATH												2-FIXT BATH		SG FIX		TOTAL FIXT		INDICATE QTY		FIRE PLACE	1	-	200 +												
NONE-0												1/2-1		1-2		1 1/2-3		2-4		2 1/2-5		3-6		4-7		5-8		PLUMBING	6	-	39 +				
1ST FLOOR				2ND FLOOR				3RD FLOOR				INT FINISH				CER TILE				0	-	-													
NONE				PL				WB				WP				NONE				PL				WB				WP				WLS-CLG			
DIRT				CONC				HW				SW				HW				SW				HW				SW				FLOORS			
NONE-0												HOME POWER UNIT-2				PUBLIC-3				ELECTRICITY				3	-	-									
NONE-0												ONE CAR-1				TWO CAR-2				BLT-IN GAR				0	-	-									
WOOD-1				SHGL-2				ALUM-3				BLK-4				BRK OR STN-5				STUCCO-6				COMP-7				EXT WALLS	3	-	-				
HIP-1				GABLE-2				FLAT-3				MANSARD-4				GAMBREL-5				ROOF TYPE				2	-	-									
WD-COMP				SHGL-1				SLATE-2				METAL-3				TILE-4				ROLL-5				T & G-6				ROOFING	1	-	-				
AREA				188				SQ FT				INDICATE QTY				PORCH-OPEN				1	-	9.4 +													
AREA								SQ FT				INDICATE QTY				PORCH-GLZD				0	-	-													
NONE-0												CENTRAL-1				AIR-COND				1	+6	-													
NONE-0												1 CAR-1				2 CAR-2				ATT GAR/CP				0	-	-									
												SQ FT				UTILITY				2	-	129 +													
												WOOD DECKS: 116 #				300 SQ FT				OTHER				3	-	28.6 +									
												OTHER												0	-	-									
NOTES:																INDEX TOTALS		106%	74.8	+															
BASE COST \$ 22133						± INDEX % \$ 23461						± INDEX PTS \$ 32941						X GRADE FACTOR 122				= REPLACEMENT COST													
ACTUAL AGE		YRS		EFF AGE		YRS		PHYS. COND		GOOD		FAIR		POOR		PER CENT GOOD 98 %		\$ 10188																	
OBsolescence: FUNC		%		OV'RIMP		%		UND'RIMP		%		OTHER'ECON.		%		NET COND		%		DEPRECIATED BLDG VALUE \$ 39384															
<b>ACCESSORY BUILDINGS</b>																																			
CODE	BUILDING NAME			EXT WALL	GRADE	FLOOR	STY HT	LGTH	WIDTH	AREA	DIA	HGT	UNIT COST	REPL COST	COND	% GOOD	DEPRECIATED VALUE																		
<b>TRAILERS</b>																																			
OCCUPANCY TRAILER	NAME			YEAR	SIZE	COLOR	MODEL NO	SERIAL NO	REPL VAL	PHYS DEPR	SOUND VAL																								
TOTAL TRAILERS VALUE																\$																			
TOTAL ACCESSORY BLDGS VALUE																\$																			
TOTAL BLDGS VALUE																\$																			
INSPECTED BY: 813				CHECKED BY: 9/10/73				APPROVED BY:																											

ASSESSMENT WORKSHEET

Joy 4/20/88

ACTION CODE: 2

DISTRICT 134

MAP 13

PARCEL 1284 TRLR/UNIT

NAME: Stempler,

ADDRESS:

PROPERTY DESCRIPTION:

ACREAGE:

LAND CLASS:

TRANSFER:

OLD VALUE: 59000

LAND VALUE: 26000

IMP VALUE: 35900

TOTAL VALUE: 61900 30950

COMPLETED  
4 of 22

ACTION REASON: BP 90839 for 2 wds added

Joy 4/22/88

BILLING: SA88

ACTION CODE: 1

Jay 3/8/88

DISTRICT: 1-34

MAP: 13

PARCEL: 1284

TRLR/UNIT:

NAME: Stempler, Frederick H. + Sheila 7.

ADDRESS: 6124 River Rd.  
Bethesda, MD 20817

PROPERTY DESCRIPTION: Ocean Village  
lot 5-6

ACREAGE: 35' x 113.1' in

TRANSFER: 181336

LAND CLASS:  RS

OLD VALUE:

LAND VALUE: 26000

IMP VALUE: 33000

TOTAL VALUE: 59000

fine  
See bottom  
sheet for code 3  
(1)

My  
3/23/88

ACTION REASON: new parcel per WR on 1260  
was 13.07-20

(95)

ACTION CODE 3

July 3/8/88

DISTRICT: 134

MAP: 13.07

PARCEL: 20

TRLR/UNIT:

NAME: Stempler

ADDRESS:

PROPERTY DESCRIPTION:

ACREAGE:

TRANSFER:

LAND CLASS:

OLD VALUE:

LAND VALUE:

IMP VALUE:

gr 3/23/88

TOTAL VALUE:

ACTION REASON: deleted per WR on 13-1260  
will be 13-1284

(14)

REASSESSMENT DIVISION

ACTION CODE: 2

WORKED BY: Jay

3/22/82

DISTRICT: 1-34

MAP: 13.07

PARCEL: 20

TRL/UNIT:

NAME: Stemplee

ADDRESS:

PROPERTY DESCRIPTION:

<sup>1</sup>/<sub>3</sub> Parcel 11 w/imp

ACREAGE:

TRANSFER:

LAND CLASS: RS

OLD VALUE: 26000

LAND VALUE: 26000

IMP. VALUE: 33000

TOTAL VALUE: 59000

29500

ACTION REASON:

BP 65129 for hse added



BILLING:

82





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

<b>Application Number</b>
<b>202104417</b>
Issue Date: 04/12/2021
Expire Date: 04/12/2022

**Permit Type:** RES. ADDITION OUT OF TOWN

Parcel ID	Address	Zone Code
134-13.00-1284.00	39693 WILLET ROAD	MR

Owner Information	Applicant Information
Name: BOTZLER JONATHAN T TTEE Phone:	Name: Phone:

Contractor Information	
Name: BOTZLER JONATHAN T TTEE CID: 290268 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: OPEN PORCH Construction Type: Estimated Cost of Construction: \$ 27,368 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

Property Information
<b>Measurements taken from Property Lines</b> Front Setback: 30.00 / _____ Side Setback: 10.00 / _____ Rear Setback: 10.00 / _____ Corner Setback: _____ / _____ Maximum Building Height: 42' MAX Location Description: OCEAN VILLAGE BETHANY BEACH LOT S6 W/IMP <b>FLOOD ZONE</b> Flood Zone: AEP516K _____ If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.

**Project Description:** RES ADD W/ BC

**Scope of Work:**

REPLACE DECK BOARDS AND RAIL ON DECK OVER 30"  
SCRN POR ON EXIST DECK 12X26

**Permit Details:**

\_\_\_\_\_  
Signature of Approving Official

X \_\_\_\_\_  
Signature of Owner/Contractor

302 4481913

I fully understand the Zoning Requirements of this permit.

**Building Permit Acknowledgement:**

I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction. I/we further acknowledge, ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property. THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE. AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

<b>Permit Number</b>	BP-154347	<b>TOTAL FEES:</b>	\$ 156.92
----------------------	-----------	--------------------	-----------



## Building Description

Total Bedrooms:

Heat Type:

Full Baths:

Half Baths:

Roofing:

SHINGLE

Total Rooms:

Exterior Walls:

Basement:

Foundation Type:

EXISTING

Interior Walls:

Fireplace Type:

Flooring:

Air Conditioning:

N

## Additional Requirement/Restrictions

\_\_\_\_\_ Accessory Building 900 Square Feet or Greater

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

\_\_\_\_\_ Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

\_\_\_\_\_ Campgrounds

Must conform to the location approved by the park.

\_\_\_\_\_ Farm-Use Permits

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

\_\_\_\_\_ Fences

Fence may only be 3.5' tall along the front property line and from the road back to the mandated front yard setback. Thereafter, fence may be a maximum of 7' tall. On corner lots, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may be installed on property line.

*JMC* \_\_\_\_\_ Parcel Setbacks

All building structures and improvements shall comply with the parcel setback measurement requirements as mandated in the Sussex County Zoning Ordinance. Failure to comply with the parcel setback measurement requirements is a violation.

\_\_\_\_\_ Pools (Above-Ground)

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

\_\_\_\_\_ Pools (In-Ground)

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

\_\_\_\_\_ Pools or Guest Homes

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

\_\_\_\_\_ Tax Ditch

Property records indicate a State regulated tax ditch appears on this property. All building activity shall comply with the rules and requirements related to State regulated tax ditches and the respective tax ditch easements.

3/24



Application Entry [Sussex County, DE]

- Back
- Search
- Browse
- Add
- Update
- Output
- Print
- Display
- PDF
- Save
- Excel
- Word
- Email
- Schedule
- Attach
- Map
- Detail
- Overview
- Quick Find
- Collect
- Update Status
- Reactivate
- Estimate Fees
- Adjust

Application

Department: 112 - Assessment

Project/Activity: A017 RES ADD W/ BC \* Active

Application #: 202104417

Status: A ACTIVE

Description 1: REPLACE DECK BOARDS AND RAIL ON DECK OVER 30"

Description 2: SCRN POR ON EXIST DECK 12X26

Applicant: C - CONTRACTOR

Estimated cost: 27,368 Fees effective: 03/24/2021

Owner: 290268 BOTZLER JONATHAN T TTEE

Contractor Business: [Redacted]

Status code: O - OPEN

Status memo: JUAN RASCON: 302-448-1913/JCIMARRON2@GMAIL.COM

Assigned to Permit: MULTIPLE

PROPERTY/USE LEGAL DESC DATES/MISC PROJECT TRACKING PERMITS GENERAL USER DEFINED

Parcel: 134-13.00-1284.00 Seq: 0

Location: 39693 WILLET ROAD BETHANY BEACH DE 19930

Municipality: BB BETHANY BEACH

Subdivision: [Redacted]

Lot/Section/Phase Between and Location desc: OCEAN VILLAGE BETHANY BEACH LOT S6 W/IMP

Existing use zoning memo: RS RESIDENTIAL SINGLE FAMILY

Proposed use zoning Project Name: RS RESIDENTIAL SINGLE FAMILY

flood zone Impervious surface: 0

- Prerequisites
- Inspections
- Contractors
- Open Items
- Browse History
- Bonds
- Septic
- Parking
- Hazard/Restr
- Dept/Bd Reviews
- Names
- Warnings
- Find Related
- Locations
- Well
- Buffering
- Plan Reviews
- Violations
- Text
- Special Conditions
- Find by Parcel
- Parcel IDs

emailed 4.7.21

Paid in full

**BUILDING CODE**

MAIN OFFICE (302) 855-7860  
MAIN OFFICE (FAX) (302) 855-7821  
INSPECTION SCHEDULING (302) 858-5500  
INSPECTIONS (FAX) (302) 855-7821  
PLAN REVIEW (302) 855-7860  
PLAN REVIEW (FAX) (302) 855-7869



# Sussex County

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

APPROVAL FOR ADDITION GRANTED. PROPERTY OWNER IS RESPONSIBLE FOR ESTABLISHING STRUCTURAL STABILITY OF EXISTING FOUNDATION AND/OR BUILDING SUPPORTING NEW ADDITION.

APPLICATION # 262104417

TAX DISTRICT- 134 MAP- 13.00 PARCEL- 1284.00

SIGNATURE (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

SIGNATURE (CONTRACTOR) JR DATE 03-24-21

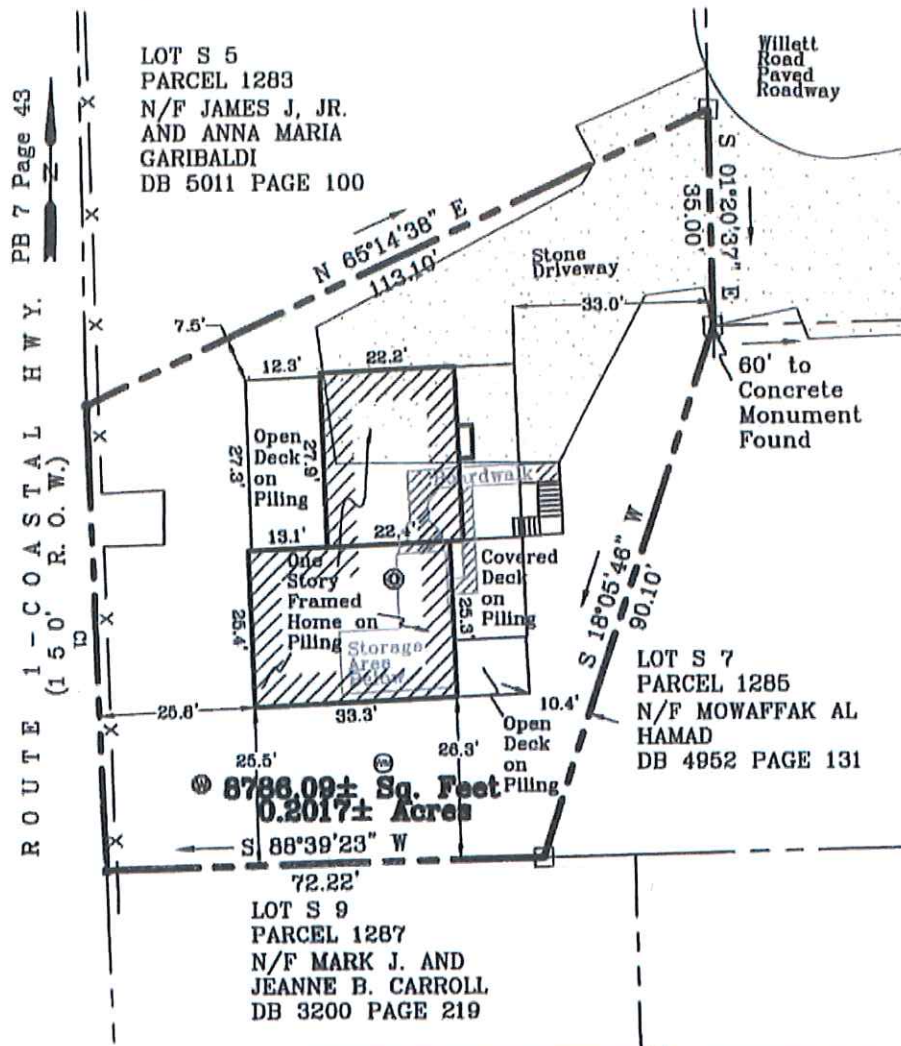
PRINT NAME JUAN RASCON



**BOUNDARY SURVEY PLAN**  
**LANDS OF "JONATHAN T. AND KELLY M. BOTZLER"**

ALSO KNOWN AS: "39893 WILLETT ROAD, BETHANY BEACH, DE  
 SITUATE IN: "BALTIMORE HUNDRED"  
 LOT S 6 - OCEAN VILLAGE  
 SUSSEX COUNTY \* STATE OF DELAWARE  
 TAX MAP #: 134-13.00-1284.00  
 DEED REFERENCE: DB 5044, PG 278  
 PLAT REFERENCE: PB 7, PG 43

ZONING CLASSIFICATION: MR  
 YARD REQUIREMENTS: FRONTYARD: 30'  
 SIDEYARD: 10', REARYARD: 10'



CURVE	RADIUS	CHORD LENGTH	ARC LENGTH	RADIUS	CHORD BEARING
C1	75.01'	75.01'	22811.36'	N 02°36'14" W	

**LEGEND**

- Water Meter
- Water Valve
- Sewer Cleanout
- Concrete Monument
- Property Corner
- Fence
- Boundary line

**NOTES**

1. THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" SURVEY.
2. UNLESS THIS PLAT HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
3. THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.
4. THIS PROPERTY IS LOCATED IN A FEMA "AE" FLOOD ZONE WITH A BASE ELEVATION OF 6.0' PER FEMA FLOOD MAP 10006C0512K DATED 3/16/2015.



*John B. Roach, Jr.*  
 PROFESSIONAL ENGINEER



22184 MELSON ROAD  
 GEORGETOWN, DELAWARE 19947  
 PHONE NO. 302-856-1665

DRAWN BY: JBR

DATE: 07-09-2020

SCALE: 1"=30'

SHEET 1/1

JMC BUILDER LLCs  
30449 Piney Neck Rd.  
Dagsboro, DE 19939  
Phone: (302) 448-1913  
Email: Jcimarron2@gmail.com

Estimate # 000072  
Date 03/15/2021

Description	Total
	\$0.00

**The following work is included in the contract price:**

The existing front desk, screened porch and steps will be remodeled.

The existing railing, decking, joist hangers, screens, screen doors and steps will be removed and discarded.

The exterior 2x8 ban will be removed and replaced with a double 2x8 exterior ban throughout the perimeter. New 2x8 galvanized joist hangers will be reinstalled supporting joist. Simpson 1-1/2" and 2-1/2" Structural screws will be used to fasten joist hangers to the existing ban against the house and to the new double ban. Each joist will have hurricane straps added to Joyce and fastened to the existing deck girder. 1-1/2" Simpson structural screws will be used with Bestie hurricane straps. Each existing joist will have 2x4 pressure treated timber attitude Joyce. The new framing will ensure a quality fastening for new deck any fasteners. New 4x4 posts will be installed on the right side of the deck. Additional blocking will be added and Ledgerlok fasteners will be installed to support new railing posts.

The porch will be extended to the left side of the existing porch. Approximately 10'. New post support the new header for the rafters. Existing header will be cut back so the new header will be fastened through the existing header locking old to new. The roof system will match the existing roof pitch. Tar paper will be added, white drip edge and "matching" shingles will be waived in with the existing porch shingles. The inside of the porch will have white solid soffit throughout entire roof ceiling. Electric will stay as is. New white railing will be added to the existing and new section of porch along with new screen. The porch will have extra joist added to support new 6x6 posts. The post will be fastened to the new joist and fastened to the existing porch header. The post will be wrapped with white vinyl locking clad wraps.

The existing vinyl sided privacy walls will be dismantled and discarded. Siding will be saved to be reused on the porch.

With framing completed Azek Slate Grey pvc decking will be installed throughout entire deck. Grooved and solid pvc decking will be used. Hidden fasteners and Cortex plug systems will be used to fasten decking to new framing. The deck areas will be picture framed. The perimeter of the deck will be covered with white pvc trim ban. It will be fastened white cortex plug system.

Existing steps and landing will be removed and discarded. New steps will be configured with a deeper step and the new landing will be 4'x4'. Four new footers and stair footers will be installed. The new landing post will be fastened to the footers with Simpson galvanized foot anchors. The foot anchors will be fastened to the footers with 1/2" x 3-1/2" inch concrete lags. The riser and stair stinger ban will be white PVC trim fastened with the cortex plug system. The stair treads will be the Slate grey PVC decking. The exterior tread will be returned back to the stair riser. Then returns will be fastened with exterior pocket screws. Each thread will be fastened with color matching cortex plug system.

The railing will be white "T" rail, with 4x4 white sleeves, base rings and New England caps. The railing has structural supports in the top and lower rails. The structural supports are aluminum. The railing will be installed to the open, screen porch and stairs. ADA will be installed on both the rake sections upstairs. This code required.

New white PVC screen door will be installed. All hardware will be stainless hardware. If stainless steel hardware is requested by the Homeowner will be upgrade.

New white aluminum screens will be made and installed on the inside of the screen porch. The screens can be removed and stored when not in use.

Labor	\$20,000.00
Decking and Fasteners	\$8,250.00
Framing, Steps, Roof Framing Materials	\$8,720.00
Railing and Screens	\$5,285.00
PVC	\$2,375.00
Dumpster Allowance	\$1,080.00
The dumpster fee is estimated on the high side. Adjustments will be made when final invoice is confirmed	
Port A Jon	\$200.00
Permits	\$500.00
This portion will cover the county permitting.	
Drawings	\$1,200.00
Plans will be drawn for the proposed remodel. JMC builder will give details to draftsmen four the railing, steps and screen porch.=	
Roofing Materials	\$1,025.00
Roofing Labor	\$775.00

---

<b>Subtotal</b>	<b>\$47,035.00</b>
<b>Total</b>	<b>\$47,035.00</b>

# ESTIMATE

**JMC Builder LLC**

30449 Piney Neck Rd  
Dagsboro DE 19939  
302-448-1913  
Jcimarron@gmail.com

Estimate #

000071

Date

03/15/2021

**Description**

---

**Scope of Work**

The existing Fascia, soffit and drip edge will be removed and replaced with new.

The new fascia will be white, smooth metal. White stainless steel nails will be used in the installed fascia.

White vented soffit will be installed

The existing drip edge will be removed and replaced with white 2 " drip edge. Additional fasteners will be added to secure the new drip edge. Roof tar will be added to secure shingles.

All materials will be disposed of in a dumpster provided for the deck remodel.

Labor \$4,300.00

Fascia, Soffit, Drip Edge and Fasteners \$1,025.00

New White Gutters \$350.00

The existing gutters will be removed and replaced with 5" white gutters and 5" spots

---

**Subtotal** \$5,550.00

**Total** \$5,550.00



1st Draw: Down Payment *Note: To buy materials and supplies	\$20,000.00
2nd Draw: Down Payment For Demolition	\$10,000.00
3rd Draw: Down Payment Frame new roof section, replace 4 x 4 post, replace existing 2 x 8 band board with treated double 2 x 8. Remove existing fascia, soffit and drip edge, replace it with new. Add 2 x 4 on existing floor joist and fasteners. Install new PVC decking board.	\$11,292.50
Final Draw: Final Payment Frame new set of stairs, install new hand rails, new screen panel. Job finalized 100%	\$11,292.50

JMC Builders, LLC agrees to perform quality work on the job site every day, except when the weather conditions don't allow.

The undersigned hereby agrees with all of the above conditions as noted on pages 1 thru 4.

**Total Contract Price:        \$52,585.00**

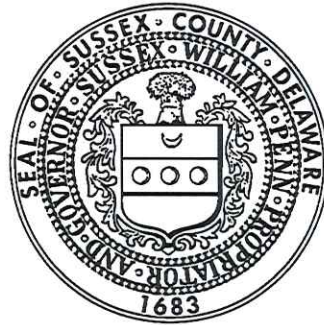
By signing this document, the customer agrees to the services and conditions outlined in this document.

Submitted by: 

Date: 03-17-21

Accepted by: \_\_\_\_\_  
Jon Botzler

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



**Sussex County**

# ***Certificate of Occupancy/Compliance***

**CERTIFICATE NUMBER:** 165809

**PARCEL ID:** 134-13.00-1284.00

**LOCATION:** 39693 WILLET ROAD

**DESCRIPTION:** OCEAN VILLAGE BETHANY BEACH LOT S6 W/IMP

**OWNER:** BOTZLER JONATHAN T TTEE

**PROJECT DESCRIPTION:** RES ADD W/ BC

REPLACE DECK BOARDS AND RAIL ON DECK OVER 30"

SCRN POR ON EXIST DECK 12X26

**Issued Date:** 09/15/2021

**Expiration Date:**

**This certifies that the (structure) (premises) describe in Application #202104417 conforms to and complies with the requirements of Chapter 52 (Building Code) and Chapter 115 (Zoning Code) for Sussex County, Delaware and may be occupied as of the above date.**

  
\_\_\_\_\_  
Building Code Officer





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

Application Number
202206112
Issue Date: 10/12/2022
Expire Date: 10/12/2023

Permit Type: RES. ADDITION OUT OF TOWN

Parcel ID	Address	Zone Code
134-13.00-1284.00	39693 WILLET ROAD	MR

Owner Information	Applicant Information
Name: BOTZLER JONATHAN T TTEE Phone:	Name: T & G BUILDERS, INC. Phone: 410-641-4076

Contractor Information	
Name: BOTZLER JONATHAN T TTEE CID: 290268 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: ADDITIONAL ROOMS Construction Type: Estimated Cost of Construction: \$ 15,600 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____


Property Information	
<b>Measurements taken from Property Lines</b> Front Setback: _____ /30 WILLET Side Setback: _____ /10 Maximum Building Height: 42 <b>FLOOD ZONE</b> Flood Zone: AE 516 K _____ If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.	Rear Setback: _____ /40 COASTAL HWY Corner Setback: _____ /10 Location Description: OCEAN VILLAGE LOT S6

Project Description: RES ADD W/ BC

Scope of Work:  
TURN EXISTING DECK INTO LIVING ROOM 25X13

Permit Details:

  
\_\_\_\_\_  
Signature of Approving Official

  
\_\_\_\_\_  
Signature of Owner/Contractor  
I fully understand the Zoning Requirements of this permit.

**Building Permit Acknowledgement:**

I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction. I/we further acknowledge, ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within reasonable time thereafter, for the purposes of assessing and inspecting said property. THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE. AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

Permit Number BP-192560

TOTAL FEES: \$ 91.50



## Building Description

Total Bedrooms:

Full Baths:

Half Baths:

Total Rooms:

Basement:

Interior Walls:

Flooring:

Heat Type:

Roofing:

Exterior Walls:

Foundation Type: PILING

Fireplace Type:

Air Conditioning: N

## Additional Requirement/Restrictions

\_\_\_\_\_ Accessory Building 900 Square Feet or Greater

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

\_\_\_\_\_ Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

\_\_\_\_\_ Campgrounds

Must conform to the location approved by the park.

\_\_\_\_\_ Farm-Use Permits

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

\_\_\_\_\_ Fences

Fence may only be 3.5' tall along the front property line and from the road back to the mandated front yard setback. Thereafter, fence may be a maximum of 7' tall. On corner lots, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may be installed on property line.

\_\_\_\_\_ Parcel Setbacks

All building structures and improvements shall comply with the parcel setback measurement requirements as mandated in the Sussex County Zoning Ordinance. Failure to comply with the parcel setback measurement requirements is a violation.

\_\_\_\_\_ Pools (Above-Ground)

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

\_\_\_\_\_ Pools (In-Ground)

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

\_\_\_\_\_ Pools or Guest Homes

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

\_\_\_\_\_ Tax Ditch

Property records indicate a State regulated tax ditch appears on this property. All building activity shall comply with the rules and requirements related to State regulated tax ditches and the respective tax ditch easements.

## BUILDING CODE

MAIN OFFICE (302) 855-7860  
MAIN OFFICE (FAX) (302) 855-7821  
INSPECTION SCHEDULING (302) 858-5500  
INSPECTIONS (FAX) (302) 855-7821  
PLAN REVIEW (302) 855-7860  
PLAN REVIEW (FAX) (302) 855-7869



# Sussex County

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

## SINGLE FAMILY INSPECTION REQUIREMENTS

Application # 202206112

### FOOTING INSPECTION-

- Prior to pouring concrete
- Minimum of 24" inches below finished grade
- Pole buildings must be a minimum 36" inches below grade
- Re-bar and reinforcement tied and in place (when required)
- Footings free of debris, organic material, and water
- Concrete shall not be placed on frozen soil

\*Building Code automatically checks the building setbacks when we perform a footing inspection. However, in some cases, a third-party engineering company may perform a footing inspection. When a third party does the footing inspection you must request a separate "Setback Inspection" from us OR you may provide a sealed foundation as-built survey to the Building Inspection Office before a framing inspection can be scheduled.

### PRE-SLAB INSPECTION-

- Required for conditioned areas built on slab on grade
- Perimeter insulation installed prior to pouring slab
- Proof of DE State plumbing inspection MUST be on site

### TRACK INSPECTION-

- Required for pre-engineered sunrooms
- Track installed for floor and/or roof panels

### HOUSEWRAP/FRAMING INSPECTION-

- Housewrap inspection may be scheduled before the framing inspection as a separate inspection.
- Building is weather tight (roof covering, housewrap, flashing, windows & doors must be installed)
- Electrical and plumbing inspected with stickers on site
- Mechanical ducts and boots installed and sealed
- Draft stopping and fire blocking completed
- Basement waterproofing complete and certification provided
- Certifications for pre-engineered products on site
- Framing inspection before exterior covering is installed
- No insulation is to be installed before framing inspection

- Pole buildings require a header inspection prior to any exterior or interior wall covering is installed
- Plant built portions of modular homes do not require framing inspection but are required a "Close-In" inspection after the units are set and before mating wall have exterior covering installed.
- Site built portions of a modular home project are still required a framing inspection.

### ENERGY INSPECTION (DWELLINGS, CONDITIONED ADDITIONS & ACCESSORY STRUCTURES)-

- 2018 Energy compliance ("Res-Check") must be on site.
- Building envelope sealed from all air drafts
- All insulation properly installed.
- Thermal stickers for doors and windows must be in place.
- Modular homes to have all air gaps in mating walls sealed and site-built portion such as: finished cape cods, rooms over garages, additional living spaces...etc.) certification and a permanent certificate must be completed and posted in or around the electric box before final inspection.

### FINAL INSPECTION-

- The following items must be on file with Building Inspections BEFORE scheduling final inspection:
  - On-site wastewater/septic completion report (with red stamp) from DNREC
  - DelDOT entrance permit when required on new construction
  - Final elevation certificate (when in flood zone)
- Work is completed
- Electrical and plumbing have been inspected with stickers on site.
- Blower door/energy certification posted in or around electric panel
- Duct blaster certification ONLY if any of duct work is in unconditioned space
- Rough grade for proper drainage away from structure
- Gutters and downspouts installed
- 911 addresses must be posted
- Attic and crawlspace insulation installed
- Must provide access to attic areas



**SETBACK INSPECTION-**

- Automatically generated when you pass final inspection
- Not required if a Final Survey is provided

**CERTIFICATE OF OCCUPANCY-**

- Issued when the above documents are received, and Sussex County field inspections are completed. It may take up to 48 hours to process. Please take this into consideration when scheduling your closings.

County approved plans must be kept on job site for inspectors' review to receive an inspection.

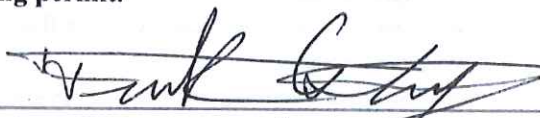
Additional inspections after 5 inspections (Except Modular Home Projects without site-built additions) shall be charged \$40.00 per trip and to be paid before the issuance of the certificate of occupancy. Modular Home projects will be charged \$40.00 per trip after 4 inspections.

Before requesting any inspection, all "third party" reports such as; engineered footing reports, piling blow counts, water proofing certificates, stamped truss repairs, and energy certificate reports must be emailed to our Inspection Office at [buildinginspections@sussexcountyde.gov](mailto:buildinginspections@sussexcountyde.gov). Application number must be included.

Any requested inspection failing to provide any of the above-mentioned reports, will not be scheduled.

**TO SCHEDULE INSPECTIONS:  
PLEASE CALL 302-858-5500 BETWEEN 7:30 a.m. & 3:00 p.m.  
OR USE THE "INSPECTION REQUEST" WEBFORM, FOUND AT THE BOTTOM OF:  
[sussexcountyde.gov](http://sussexcountyde.gov)  
MUST HAVE APPLICATION NUMBER TO SCHEDULE INSPECTIONS.**

All inspections can now be viewed on the County's website using the "Self Service Portal." To access this feature, please visit: [sussexcountyde.gov](http://sussexcountyde.gov) and click on the "Self Service Portal" link at the bottom of the page. You will need to enter your Parcel ID or Application reference number to view all inspection results. Both numbers can be found on your building permit.

SIGNATURE  DATE 10/12/22  
PRINT NAME Frank Costango OWNER or CONTRACTOR  
PHONE # 410-641-4076 Circle one:  
EMAIL estimating@tg-builders.com

716-1



- Back
- Search
- Browse
- Add
- Update
- Output
- Print
- Display
- PDF
- Save
- Excel
- Word
- Email
- Schedule
- Attach
- Map
- Detail
- Overview
- Quick Find
- Collect
- Update Status
- Reactivat

Application

Department: 112 - Assessment  
 Project/Activity \*: A017 ... RES ADD W/ BC \* Active  
 Application \*: 202206112  
 Status: A ACTIVE  
 Description 1: TURN EXISTING DECK INTO LIVING ROOM 25X13  
 Description 2:  
 Applicant: C - CONTRACTOR  
 Estimated cost: 15,600 Fees effective: 04/27/2022

Owner: 290268 ...  
 BOTZLER JONATHAN T TTEE  
 Contractor: T & G BUILDERS, INC.  
 Business:  
 Status code: O - OPEN  
 Status memo: REGO@TG-BUILDERS.COM / 410-641-4076  
 Assigned to Permit: MULTIPLE

PROPERTY/USE	LEGAL DESC	DATES/MISC	PROJECT TRACKING	PERMITS	GENERAL USER DEFINED
Parcel	134-13.00-1284.00	Seq 0			
Location	39693 WILLET ROAD BETHANY BEACH DE 19930				
Municipality	BB ... BETHANY BEACH				
Subdivision					
Lot/Section/Phase					
Between and					
Location desc	OCEAN VILLAGE LOT S6				

Existing use zoning memo: RS ... RESIDENTIAL SINGLE FAMILY  
 MR - MEDIUM-DENSITY RESIDENTIAL  
 flood zone:  
 Proposed use zoning memo: RS ... RESIDENTIAL SINGLE FAMILY  
 MR - MEDIUM-DENSITY RESIDENTIAL  
 Project Name:  
 flood zone:  
 Impervious surface: 0

- Prerequisites
- Inspections
- Contractors
- Open Items
- Browse History
- Bonds
- Septic
- Parking
- Hazard/Restr
- Dept/Bd Reviews
- Names
- Warnings
- Find Related
- Locations
- Well
- Buffering
- Plan Reviews
- Violations
- Text
- Special Conditions
- Find by Parcel
- Parcel IDs

*Need Eng. seal for helical piles using existing deck?*

*emailed 9/30*

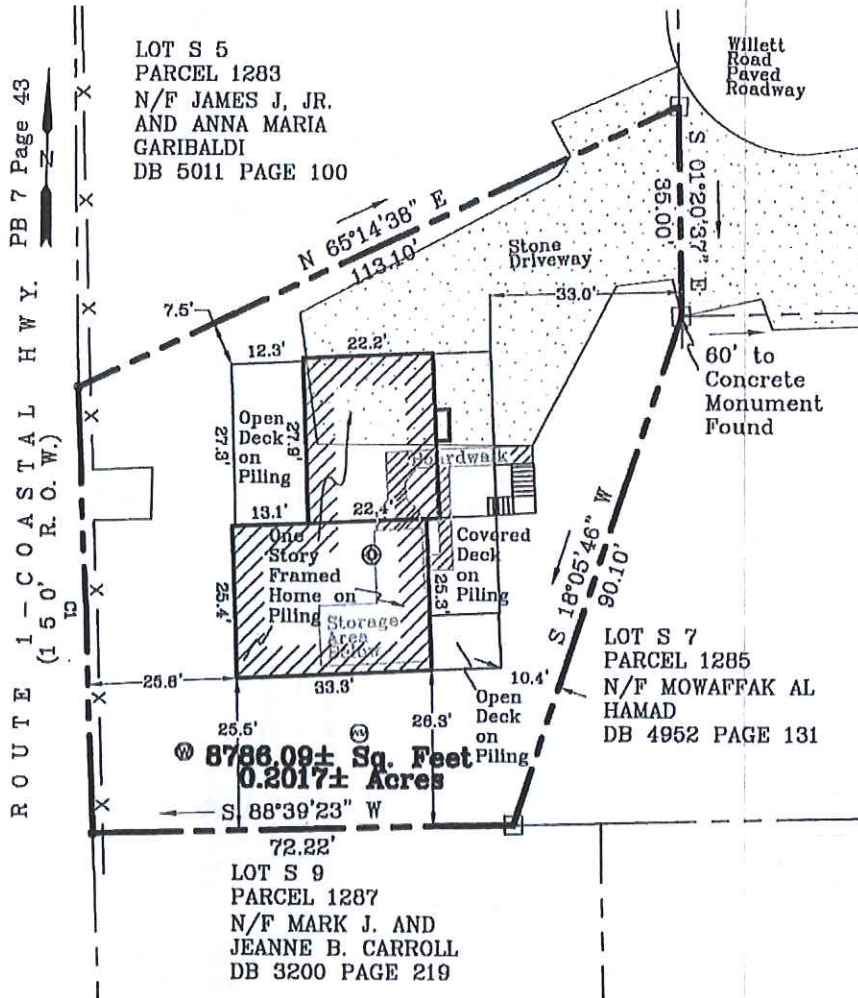
*Paid*

*No Flood upper level*

**BOUNDARY SURVEY PLAN**  
**LANDS OF "JONATHAN T. AND KELLY M. BOTZLER"**

ALSO KNOWN AS: "39893 WILLETT ROAD, BETHANY BEACH, DE  
 SITUATE IN: "BALTIMORE HUNDRED"  
 LOT S 6 - OCEAN VILLAGE  
 SUSSEX COUNTY \* STATE OF DELAWARE  
 TAX MAP #: 134-13.00-1284.00  
 DEED REFERENCE: DB 5044, PG 278  
 PLAT REFERENCE: PB 7, PG 43

ZONING CLASSIFICATION: MR  
 YARD REQUIREMENTS: FRONTYARD: 30'  
 SIDEYARD: 10', REARYARD: 10'



**LEGEND**

- Water Meter
- Water Valve
- Sewer Cleanout
- Concrete Monument
- Property Corner
- Fence
- Boundary line

CURVE	CHORD LENGTH	ARC LENGTH	RADIUS	CHORD BEARING
C1	75.01'	75.01'	22811.36'	N 02°35'14" W

**NOTES**

1. THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" SURVEY.
2. UNLESS THIS PLAT HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
3. THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.
4. THIS PROPERTY IS LOCATED IN A FEMA "AE" FLOOD ZONE WITH A BASE ELEVATION OF 6.0' PER FEMA FLOOD MAP 10005C0512K DATED 3/18/2015.



	22184 MELSON ROAD GEORGETOWN, DELAWARE 19847 PHONE NO. 302-856-1565
	DRAWN BY: JBR
SCALE: 1"=30'	SHEET 1/1

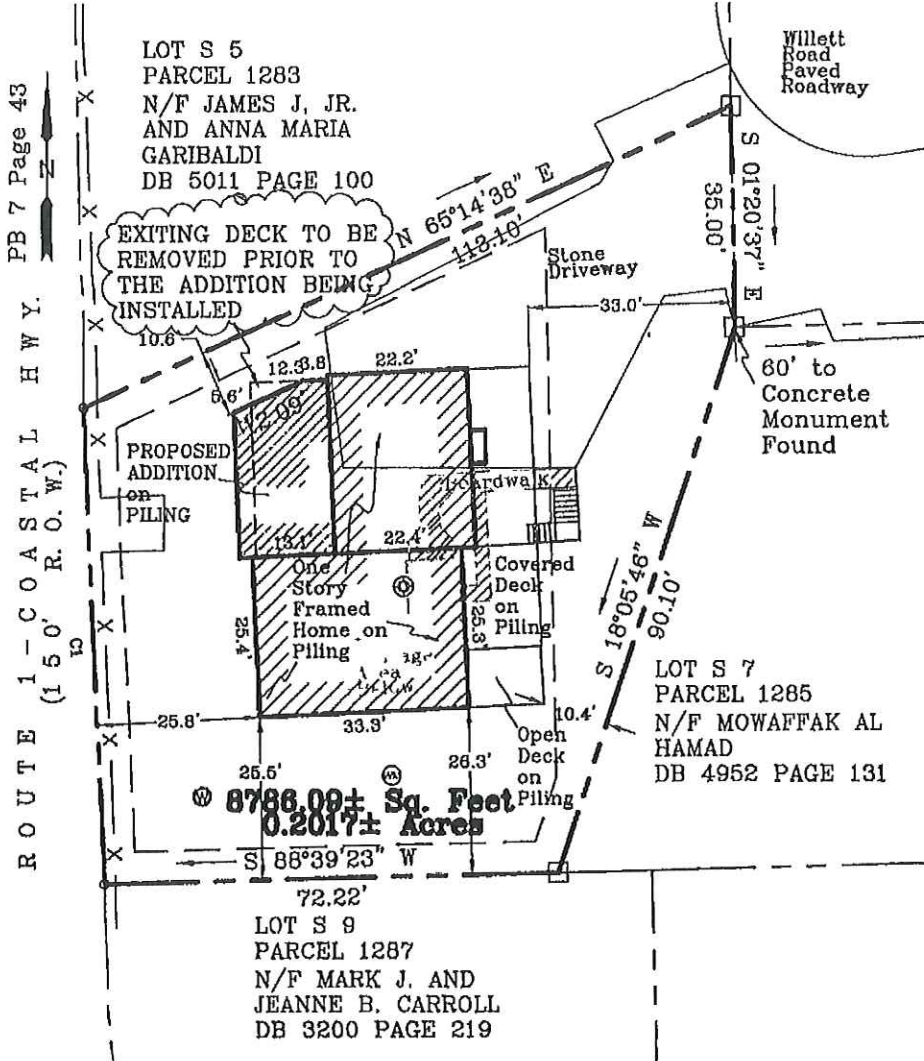
*John B. Roach, Jr.*  
 PROFESSIONAL ENGINEER



**BUILDING ADDITION SITE PLAN**  
**LANDS OF "JONATHAN T. AND KELLY M. BOTZLER"**

ALSO KNOWN AS: "39693 WILLETT ROAD, BETHANY BEACH, DE  
 SITUATE IN: "BALTIMORE HUNDRED"  
 LOT S 6 - OCEAN VILLAGE  
 SUSSEX COUNTY \* STATE OF DELAWARE  
 TAX MAP #: 134-13.00-1284.00  
 DEED REFERENCE: DB 5044, PG 278  
 PLAT REFERENCE: PB 7, PG 43

ZONING CLASSIFICATION: MR  
 YARD REQUIREMENTS: FRONTYARD: 30'  
 SIDEYARD: 5', REARYARD: 5'



CURVE	CHORD LENGTH	ARC LENGTH	RADIUS	CHORD BEARING
C1	75.01'	75.01'	22811.36'	N 02°35'14" W

**LEGEND**

- Water Meter
- Water Valve
- Sewer Cleanout
- Concrete Monument
- Property Corner
- Fence
- Boundary line



**NOTES**

1. THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" SURVEY.
2. UNLESS THIS PLAT HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
3. THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.
4. THIS PROPERTY IS LOCATED IN A FEMA "AE" FLOOD ZONE WITH A BASE ELEVATION OF 8.0' PER FEMA FLOOD MAP 10005C0512K DATED 3/16/2016.

REVISED 10/24/2022

	22184 MELSON ROAD GEORGETOWN, DELAWARE 19947 PHONE NO. 302-858-1565
	DRAWN BY: JBR
SCALE: 1"=30'	SHEET 1/1

*John B. Roach, Jr.*  
 PROFESSIONAL ENGINEER

DATE: Wed, 25 Jan 2023 15:54:37 +0000  
FROM: Planning and Zoning </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=38FE81E4DA724D178219BC95097CE D6A-PLANNING AN>  
TO: John Roach <jbroachengr@aim.com>, Building Permits </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=1e65918a4d97451f8578b6cdd14043b8-Building Pe>, mitch@tg-builders.com <mitch@tg-builders.com>  
CC: Holly Pflieger </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=37bf2fc15e2d448b9881a0a8fe7af232-Holly Pflieger>  
SUBJECT: RE:Botzler Plan 39693 Willett Road Bethany Beach DE

---

John,

The rear setback here, adjacent to Coastal Highway, is 40-ft. This is a through lot. The addition needs a variance, it does not meet the required 40-ft setback.

Thank you,

Christin Scott

Planner II

Sussex County Planning & Zoning

2 the Circle

Georgetown, DE 19947

(302) 855-7878

8:30AM – 4:30PM

Much of the County's Planning and Zoning Information can be found online at:  
<https://sussexcountyde.gov/sussex-county-mapping-applications>

**From:** John Roach <jbroachengr@aim.com>

**Sent:** Wednesday, January 25, 2023 9:34 AM

**To:** Planning and Zoning <pandz@sussexcountyde.gov>; Building Permits <buildingpermits@sussexcountyde.gov>; mitch@tg-builders.com

**Subject:** Botzler Plan 39693 Willett Road Bethany Beach DE

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Hi All

I have attached the revised site plan which shows the changes in the setbacks due to the lot are being less than 10000 s,f.

THanks

John Roach, PE

Phone: 302-856-1565

Cell Phone: 302-249-1134

# Sussex County

DELAWARE  
PLANNING & ZONING DEPARTMENT

[sussexcountyde.gov](http://sussexcountyde.gov)

302-855-7878 T

302-854-6079 F

JAMIE WHITEHOUSE, AICP, MRTPI  
DIRECTOR



## SETBACK INFORMATION REQUEST

Date of Request 10/12/2022 Zoning District MR

Customer Name T&G Builders - John Roach

Customer Contact jbroachengr@aim.com

Tax Parcel ID 134-13.00-1284.00 Lot/Unit Number Lot S 6

Parcel Address 36693 Willett Road, Bethany Beach, DE

Front Yard Setback (Willett Road) - 30' or can use avg front yard within 300 FT on same side of property

Side Yard Setback 5'

Rear Yard Setback 5' - (Route 1)

Corner Front Yard Setback N/A

Maximum Height 42'



The Customer was provided general zoning setbacks, as a specific parcel was not identified. Therefore, the setbacks provided may not be for a specific parcel. The setbacks could be different based on the specific nature of the property.

### Additional Notes:

This lot is legally nonconforming and less than 10,000 square feet. Under the Small Lots Ordinance, this lot qualifies for reduced setbacks which are provided above. 8063.7 Square Feet

Ocean Village Bethany Beach Subdivision  
Book/Page 7/43 & Book/Page 5298/263

Through-lot  
CHCOZ Overlay - (§115-194.1) applies at rear of property bordering Route 1

AE Flood Zone

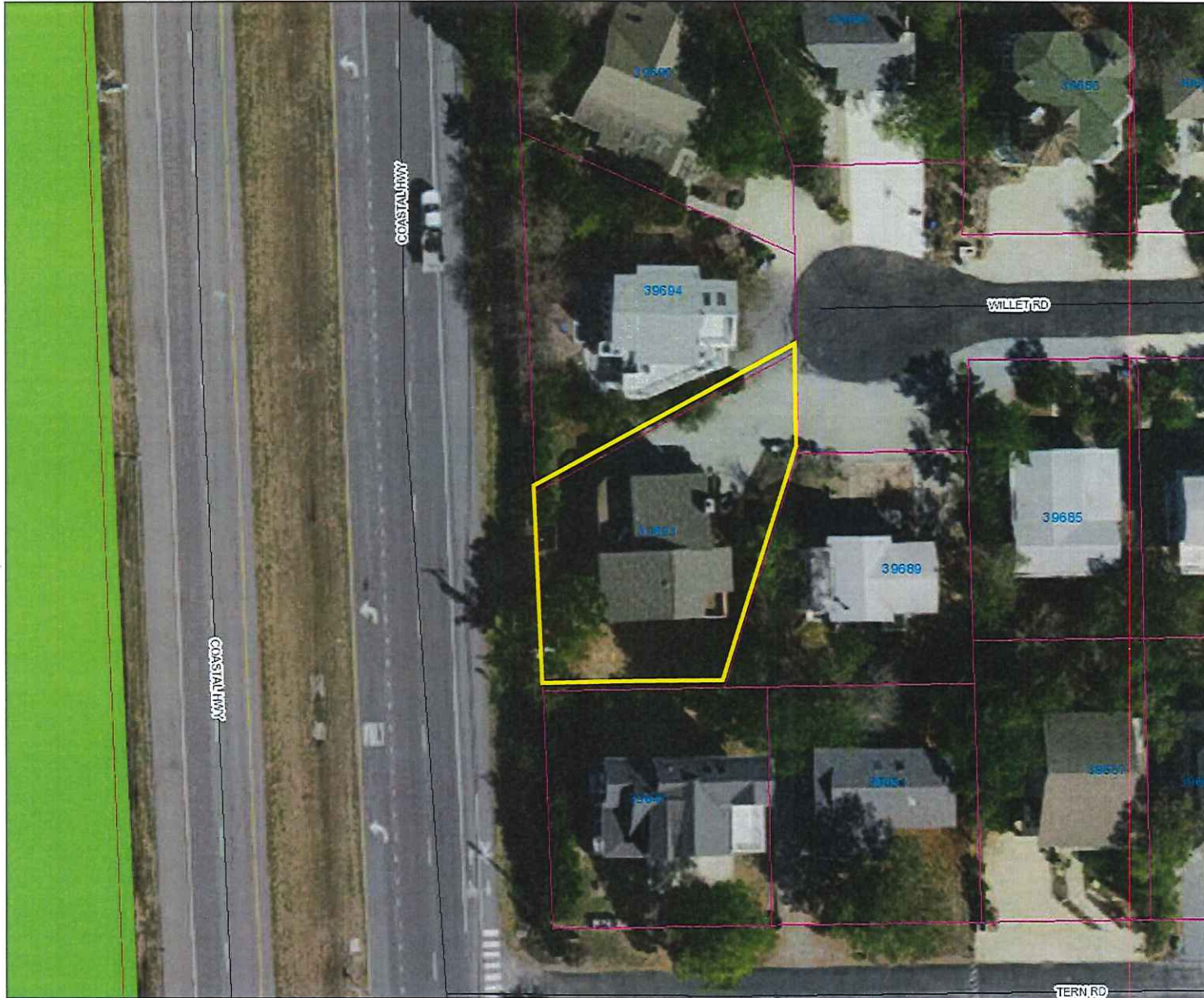
10' Utility Easement located INSIDE the southern & western boundaries of lot

Name of Staff Member Michael Lowrey

Checked By Lauren DeVore, Planner III



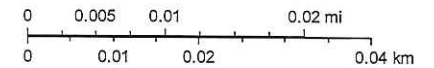
# Sussex County

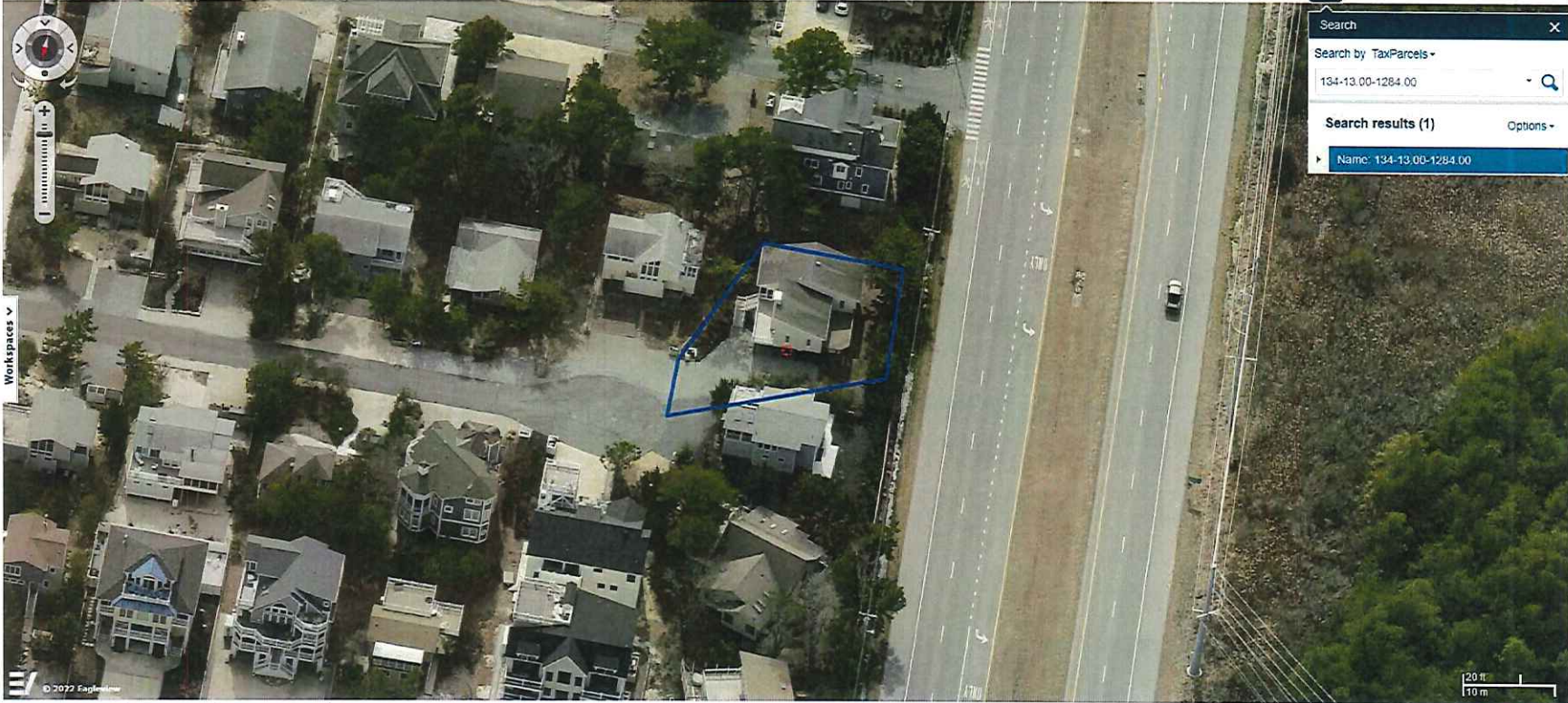


<b>PIN:</b>	134-13.00-1284.00
<b>Owner Name</b>	BOTZLER JONATHAN T TTEE
<b>Book</b>	5298
<b>Mailing Address</b>	834 CIDER MILL LN
<b>City</b>	BEL AIR
<b>State</b>	MD
<b>Description</b>	OCEAN VILLAGE
<b>Description 2</b>	LOT S6
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**
  - Override 1
- polygonLayer**
  - Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Tax Ditch Segments**
  - Tax Ditch Channel
  - DeIDOT Maintained
  - HOA Maintained
  - Pipe - DeIDOT
  - Pipe - Tax Ditch
- Pipe - Private
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Well Head Protection Areas
- Aglands Preservation Districts**
  - Ag Easement
  - District
  - Expansion
  - Forestland Area
  - Forestland Easement
  - Young Farmer

1:564





Search ✕

Search by TaxParcels ▾

134-13.00-1284.00 🔍

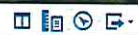
Search results (1) Options ▾

Name: 134-13.00-1284.00

Workspaces ▾

© 2022 Esri

map: Auto (Oblique) ▾ Dates: Latest ▾ < Image 1 of 10 > 03/01/2022



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

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

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

Variance	Existing Condition
Special Use Exception	Proposed
Administrative Variance	Code Reference (office use only)
Appeal	_____
	_____

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

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

**Tax Map #:**

**Property Zoning:**

**Applicant Information**

Applicant Name:  
Applicant Address:  
City State Zip:  
Applicant Phone #: Applicant e-mail:

**Owner Information**

Owner Name:  
Owner Address:  
City State Zip: Purchase Date:  
Owner Phone #: Owner e-mail:

**Agent/Attorney Information**

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

**Signature of Owner/Agent/Attorney**

Date:



**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.

**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.

**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.



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

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

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

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

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

## Check List for Applications

The following shall be submitted with the application

- **Completed Application**
- **Provide a survey of the property** (Variance)
  - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
  - Survey shall show distances from property lines to buildings, stairs, deck, etc.
  - Survey shall be signed and sealed by a Licensed Surveyor.
- **Provide a Site Plan or survey of the property** (Special Use Exception)
- **Provide relevant Application Fee** (please refer to fees effective July 1, 2022)
- **Provide written response to criteria for Variance or Special Use Exception** (may be on a separate document if not enough room on the form)
- **Copy of Receipt** (staff)
- **Optional - Additional information for the Board to consider** (ex. photos, letters from neighbors, etc.)
- **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearing for the application.**

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

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

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

Signature of Owner/Agent/Attorney

Date:

\_\_\_\_\_

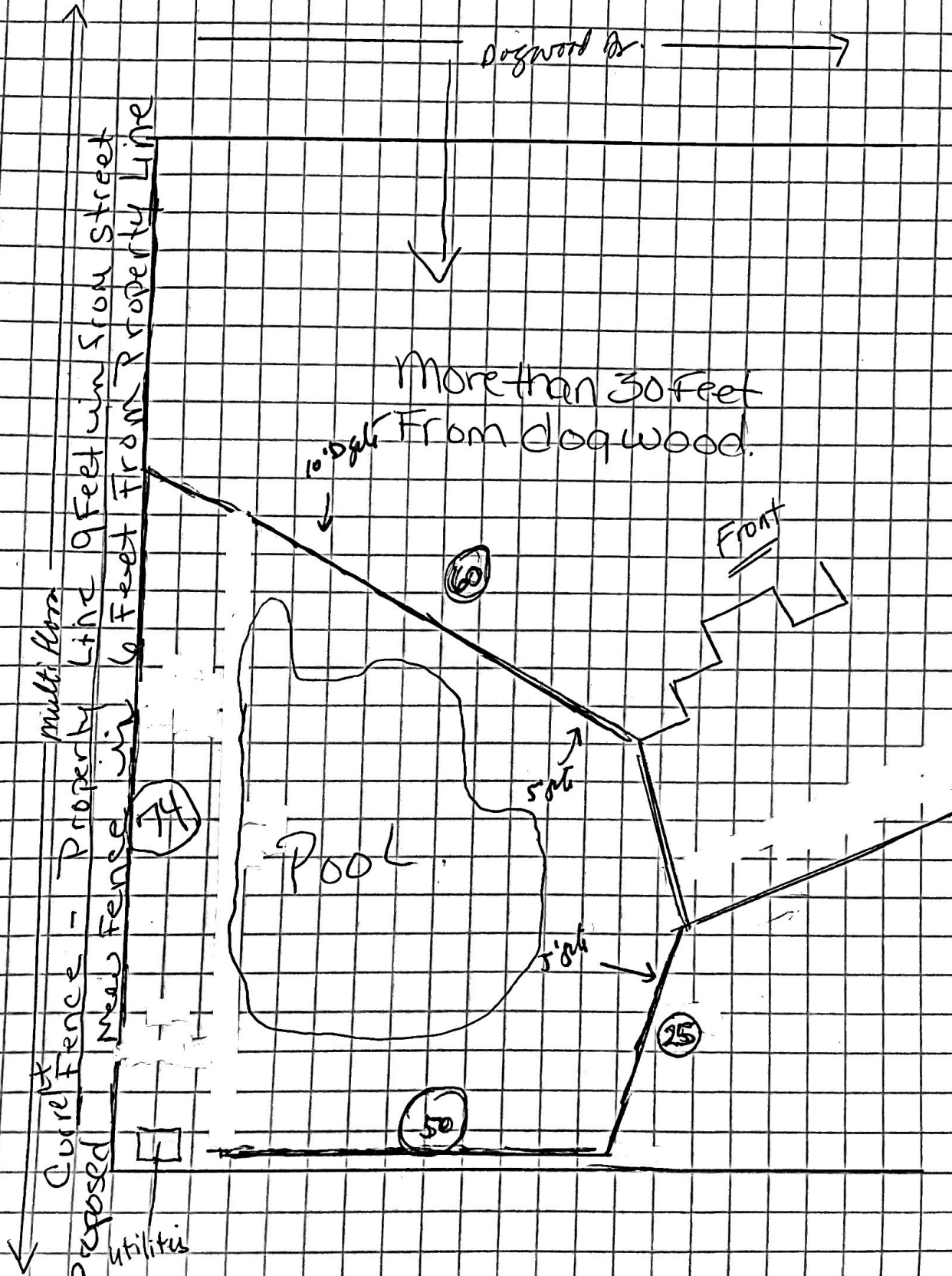
For office use only:  
 Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_ Check #: \_\_\_\_\_  
 Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_  
 Location of property: \_\_\_\_\_

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

We are on a corner we had to place the pool in this area due to the shape of our property. Putting a pool in and fence code is 48" but for a corner property fence height is 3&1/2 feet Our pool is on the side of our property and we need to put the fence up to comply with the pool code we will be more then 30 feet from dogwood There is a current fence n the property line now we would like to just replace it with the correct height to meet the code The fence will be metal,

There is a fence currently on the property on Multiflora side in which we are asking to replace with the correct height of 48" Also if we were to move the fence 15 feet in from the property line we would not meet the 3 foot space between the fence and the pool The fence will Metal, it will not be a solid privacy fence

Permit was received to place pool in this area nothing was mentioned to us on the fencing Set backs at the time. We had trees removed to place the pool in this area. By placing the fence at the property line it will in no way obstruct views from the corner, we are not going to the corner with the fence we will be move the 30 feet back from dogwood. Which is the front of our home. there are trees and shrubs along the Multiflora property line The fence will be metal it is not Be a solid privacy





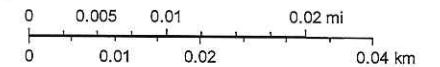
# Sussex County



<b>PIN:</b>	234-17.12-45.00
<b>Owner Name</b>	CHAIT CINDY
<b>Book</b>	5621
<b>Mailing Address</b>	19 DOGWOOD DR
<b>City</b>	HARBESON
<b>State</b>	DE
<b>Description</b>	PINEWATER FARM
<b>Description 2</b>	LOT G-22
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer
  - Override 1
- polygonLayer
  - Override 1
  - Tax Parcels
  - 911 Address
  - Streets
  - County Boundaries
- Flood Zones 2018
  - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
  - A
  - AE
  - AO
  - OPEN WATER
  - VE

1:564





Search

Search by TaxParcels -

234-17.12-45.00

Search results (1) Options -

Name: 234-17.12-45.00

Workspaces

