

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov

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

AGENDA

December 16, 2019

6:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes for October 21, 2019

Approval of Findings of Fact for October 21, 2019

Old Business

Case No. 12337 – Ariel Gonzalez seek variances from the front yard setback and side yard setback requirements for proposed and existing structures (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is a landlocked parcel on the northside of Saw Mill Rd. approximately 0.47 miles from Pine Rd. 911 Address: 20116 Saw Mill Rd. Georgetown. Zoning District: AR-1. Tax Parcel: 135-4.00-11.01

Case No. 12387 – William & Katherine Eager seek variances from front yard setback requirements for a proposed pool and proposed structures, and a variance from the fence height requirement for a proposed fence. (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is a through lot fronting on Porpoise Way and Camelsback Dr. in the Retreat subdivision. 911 Address: 31495 Purpoise Way, Bethany Beach. Zoning District: MR. Tax Parcel: 134-13.00-1701.00

Public Hearings

Case No. 12390 – Mary Lou Dickson (Noelle Rose Calzone) seeks a special use exception to operate a day care center (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of John J. Williams Hwy. (Rt. 24) approximately 0.22 miles south of Angola Rd. 911 Address: 22467 John J. Williams Hwy., Lewes. Zoning District: AR-1. Tax Parcel: 234-11.00-56.01

Case No. 12391 – Beachfire Brewing Company, LLC seeks a variance from the front yard and corner front yard setback requirements for a proposed structure, a special use exception



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

to place a tent for more than three days, and a variance from the number of required parking spaces. (Sections 115-80, 115-82, 115-162, 115-182 & 115-210 of the Sussex County Zoning Code). The property is located on the northeast corner of Central Ave. and Johnston St. within the Shockley subdivision. 911 Address: 19841 Central Ave., Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.20-24.00

Case No. 12392 – John M. Cosgrove seeks a variance from the rear yard setback requirements for proposed structures (Sections 115-172 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Dodd Ave. approximately 127 ft. south of Ocean View Ave. in the Sea Air Manufactured Home Park. Address: 19974 Dodd Ave. Rehoboth Beach. Zoning District: AR-1 & C-1. Tax Parcel: 334-13.00-310.00-54148

Case No. 12394 – William J. Smith, Jr. seeks variances from the side yard setback requirements for existing structures (Sections 115-42, 115-181 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of the north end of Pintail Dr. within the Swann Keys subdivision. 911 Address: 37057 Pintail Dr., Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-32.00

Case No. 12395 – Milton & Kathleen Roberson seek a variance from the fence height requirement for a proposed fence. (Sections 115-34, 115-184 and 115-185 of the Sussex County Zoning Code). The property is located on the northwest corner of Double Bridges Rd. and Neptune Dr. 911 Address: 1 Neptune Dr., Frankford. Zoning District: MR. Tax Parcel: 134-17.00-545.00

Case No. 12396 – Sam Trusik seeks a variance from the fence height requirement for a proposed fence. (Sections 115-25, 115-184 and 115-185 of the Sussex County Zoning Code). The property is located on the north side of Angola Rd. approximately 0.30 miles west of Camp Arrowhead Rd. 911 Address: 33005 Angola Rd., Lewes. Zoning District: AR-1. Tax Parcel: 234-12.00-13.06

Additional Business

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

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 5, 2019 at 9:00 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.
Agenda items listed may be considered out of sequence.



**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 # 12390
Hearing Date 12/16/19
201912489

Type of Application: (please check all applicable)

Variance ☐
Special Use Exception ☒
Administrative Variance ☐
Appeal ☐

Existing Condition ☐
Proposed ☐
Code Reference (office use only)
115-23 115-210

Site Address of Variance/Special Use Exception:

22567 John J. Williams Hwy, Lewes, DE 19958
Variance/Special Use Exception/Appeal Requested:

For A Daycare (~80 Children)

Tax Map #: 234-11.00-56.01

Property Zoning: AR-1

Applicant Information

Applicant Name: Noelle Rose Calzone
Applicant Address: 168 Williams Way
City Lewes State DE Zip: 19958
Applicant Phone #: 302-864-7450 Applicant e-mail: Noelle loves god@yahoo.com

Owner Information

Owner Name: Mary Lou Dickson
Owner Address: 22567 John J. Williams Hwy, Lewes, DE 19958
City Lewes State DE Zip: 19958 Purchase Date: _____
Owner Phone #: 302-200-0260 Owner e-mail: Diana@

Agent/Attorney Information

Agent/Attorney Name: Diana Harbeck, Realtor
Agent/Attorney Address: 18949 Coastal Hwy - Suite 304
City Rehoboth Beach State DE Zip: 19971
Agent/Attorney Phone #: 302-519-4566 Agent/Attorney e-mail: diana@the

Signature of Owner/Agent/Attorney

X [Signature]

Date: 10/29/19
Diana @ The Old Father Group .com



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.

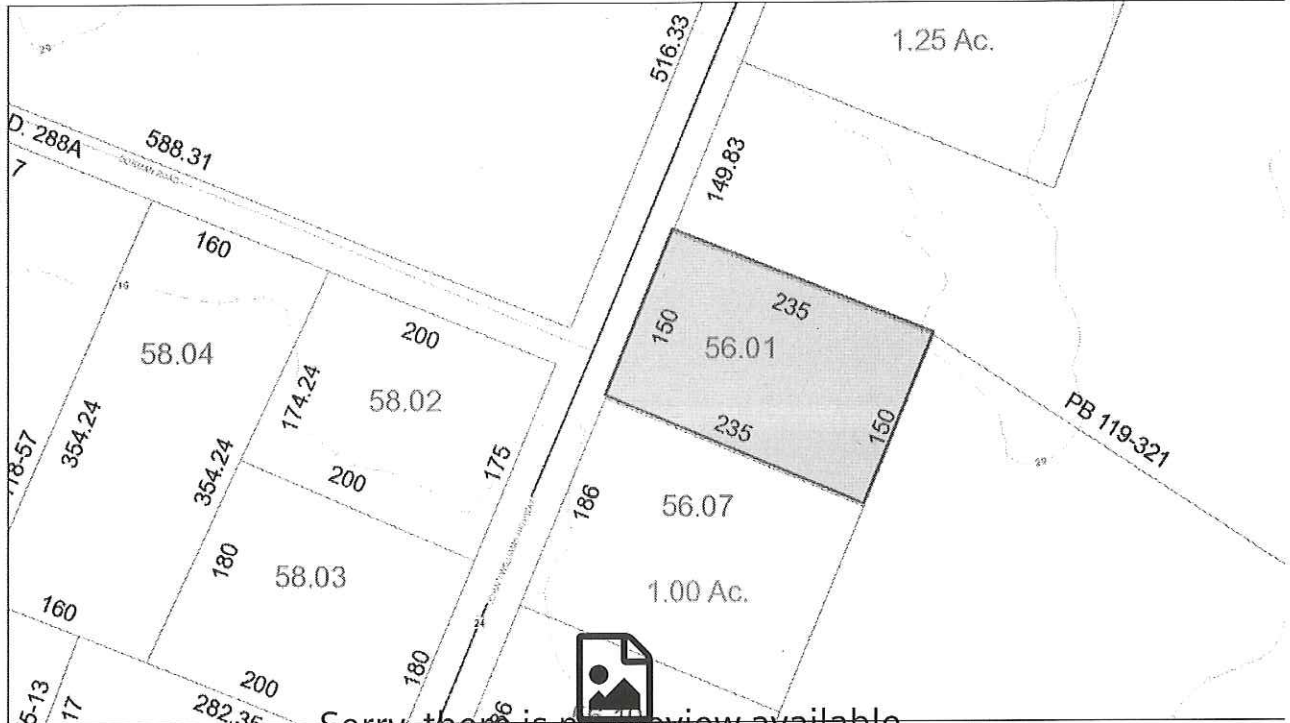
The lot has sufficient space ^(18/19 acre) to have enough room for a daycare with parking.

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)

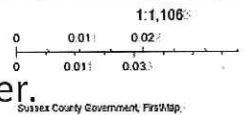
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T

234-11.00-56.01 22467 JOHN J WILLIAMS HWY, LEWES, DE, 19958



October 27, 2019

Sorry, there is no preview available.



To print this file, please use "Print as PDF" in the viewer.

Property Tax Information - Si

on Tuesday, November 27, 2019

Agent Full

22467 John J Williams Hwy, Lewes, DE 19958

Active

Residential

\$334,900



MLS #: DESU132250
Tax ID #: 234-11.00-56.01
Ownership Interest: Fee Simple
Structure Type: Detached
Levels/Stories: 1
Waterfront: No
Garage: Yes

Beds: 4
Baths: 3
Above Grade Fin SQFT: 1,736 / Assessor
Price / Sq Ft: 192.91
Year Built: 1987
Style: Ranch/Rambler
Central Air: Yes
Basement: Yes

Location

County: Sussex, DE
In City Limits: No
MLS Area: Indian River Hundred - Sussex, DE County (31008)
Legal Subdivision: LEWES
Subdiv / Neigh: None Available

School District: [Cape Henlopen](#)
Sussex DE Quadrants: Between Rt 1 & 113

Taxes and Assessment

Tax Annual Amt / Year: \$1,234 / 2018
School Tax: \$1,109
County Tax: \$125 / Annually
Clean Green Assess: No
Zoning: A

Rooms

Great Room: Main
Kitchen: Main
Dining Room: Main
Sun/Florida Room: Main
Master Bedroom: Main
Master Bathroom: Main
Bedroom: Main
Bedroom: Main
Full Bath: Main
Bedroom: Main
Full Bath: Main
Laundry: Main

	Bed	Bath
Main	4	3 Full

Building Info

Above Grade Fin SQFT: 1,736 / Assessor
Total Fin SQFT: 1,736 / Assessor
Tax Total Fin SQFT: 1,736
Total SQFT: 1,736 / Assessor
Basement Type: Full, Interior Access, Outside Entrance

Construction Materials: Frame, Stick Built, Vinyl Siding
Flooring Type: Carpet, Ceramic Tile, Laminated, Slate
Roof: Architectural Shingle

Lot

Lot Acres / SQFT: 0.81a / 35,249sf / Assessor

Interior Features

Interior Features: Combination Kitchen/Dining, Crown Moldings, Entry Level Bedroom, Exposed Beams, Master Bath(s), Pantry, WhirlPool/HotTub, Window Treatments, 1 Fireplace(s), Gas/Propane, Insert, Built-In Microwave, Dishwasher,

Disposal, Dryer, Extra Refrigerator/Freezer, Oven/Range-Electric, Refrigerator, Washer, Water Heater,
Accessibility Features: 2+ Access Exits, Main Floor Laundry

Exterior Features

Exterior Features: Outbuilding(s), Outside Shower, Play Equipment, Patio(s)

Parking

Parking: Attached Garage, Driveway Parking, 2 Attached Garage Spaces, Garage - Side Entry, 2 Total Non-Garage Parking Spaces, 4 Total Garage and Parking Spaces, Paved Driveway

Utilities

Utilities: Central A/C, Cooling Fuel: Electric, Heating: Forced Air, Heat Pump(s), Heating Fuel: Electric, Geo-thermal, Hot Water: Electric, Water Source: Well, Sewer: On Site Septic

Remarks

Inclusions: sheds

Exclusions: Wagon Wheel light in foyer, to be replaced with new fixture

Agent: Do not let cat out when showing! As Is Condition. Questions and offers directed to co-list agent Diana Harbert 302-519-4456. Adjacent 17.6 acre parcel for sale MLS DESU134238 and and 13.23 acre parcel for sale MLS DESU134248

Public: Energy efficient ranch home on more than 3/4 acre! This 4 bedroom 3 full bath home features a geothermal system in the house and a heat pump for the spacious sun room. Open floor plan for easy entertaining, the kitchen with large pantry flows to the great room which is highlighted by a gas fireplace. Enjoy relaxing in the sunporch with wet bar, vaulted ceiling, exposed beams and wide open views. Owners suite with whirlpool tub, double vanity and shower. Three additional bedrooms and two full baths and laundry room. Full basement is accessible from both interior and outside and provides unlimited possibilities to create a personal oasis. No HOA fees!

Listing Office

Listing Agent: [Dustin Oldfather](#) (3257685) (Lic# RS-0017091 - DE) (302) 227-6767

Listing Agent Email: dustin@theoldfathergroup.com

Broker of Record: JUSTIN HEALY (3258612) (Lic# RB-0003444 - DE)

Listing Office: [OCEAN ATLANTIC SOTHEBY'S INTL REALTY](#) (OAA204) (Lic# RM-0000219)

18949 Coastal Hwy, Rehoboth Beach, DE 19971-6216

Office Phone: (302) 227-6767 Office Fax: (302) 227-6349

Co-Listing Agent: [DIANA HARBERT](#) (3257566) Lic# RS-0019323 (302) 227-6767

Co-Listing Agent Email: diana@theoldfathergroup.com

Showing

Appointment Phone: (302) 227-6767

 - [Schedule a showing](#)

Showing Contact: Agent

Lock Box Type: Sentrilock

Contact Name: List Office

Showing Requirements: Appointment Only, Lockbox-Sentrilock,
Schedule Online

Directions: Route 24, home is across from Dorman Rd.

Compensation

Buyer Agency Comp: 2.5% Of Gross

Sub Agency Comp: 0% Of Gross
Dual/Var Comm: No

Listing Details

Original Price: \$345,900

Previous List Price: \$339,900

Vacation Rental: No

DOM / CDOM: 252 / 848

Listing Agrmnt Type: Exclusive Right

Listing Terms: As is Condition

Prospects Excluded: No

Original MLS Name: BRIGHT

Listing Service Type: Full Service

Dual Agency: Yes

Sale Type: Standard

Listing Term Begins: 02/16/2019

Listing Entry Date: 02/16/2019

Possession: Settlement

Acceptable Financing: Cash, Conventional

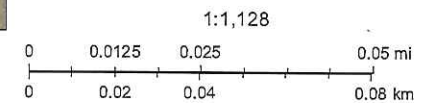
Federal Flood Zone: No

Disclosures: Buried Fuel Tanks, Lead Based Paint -
Federal, Prop Disclosure, Radon



PIN:	234-11.00-56.01
Owner Name	DICKSON MARY LOU
Book	2236
Mailing Address	22467 JOHN J WILLIAMS HWY
City	LEWES
State	DE
Description	E/RT 24
Description 2	1162'SE/RT 277
Description 3	N/A
Land Code	

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



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

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

Case # 12391
Hearing Date 12/16/19
2019 12 6 56

Type of Application: (please check all applicable)

Variance ☒

Special Use Exception ☒

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☐

Code Reference (office use only)

115-80 115-82 115-162
115-182 115-210

Site Address of Variance/Special Use Exception:

19841 Central Avenue, Rehoboth Beach, DE 19971

Variance/Special Use Exception/Appeal Requested:

(1) Variance from parking requirements of Code §115-162 and §115-165; (2) .3 foot variance if front yard setback is determined to be 30 feet, or in the alternative, a 30.3 foot variance from the 60 foot front yard setback as per §115-82(B); and (3) Special Use Exception § 115-80 to allow for "Tents for special purposes for a period exceeding three days."

Tax Map #: 334-13.20-24.00

Property Zoning: C-1

Applicant Information

Applicant Name: Beachfire Brewing Company, LLC t/a Revelation Craft Brewing Company

Applicant Address: 19841 Central Avenue

City Rehoboth Beach **State** DE **Zip:** 19971

Applicant Phone #: (302) 540-9254 **Applicant e-mail:** bnelson@revbeer.com; harry@revbeer.com

Owner Information

Owner Name: EKC Brewery LLC

Owner Address: 35846 Black Marlin Drive

City Lewes **State** DE **Zip:** 19958 **Purchase Date:** _____

Owner Phone #: (302) 381-0471 **Owner e-mail:** cleanbeaches@icloud.com

Agent/Attorney Information

Agent/Attorney Name: Taylor E. Trapp, Esq.

Agent/Attorney Address: 323E Rehoboth Avenue

City Rehoboth Beach **State** DE **Zip:** 19971

Agent/Attorney Phone #: (302) 227-1314 **Agent/Attorney e-mail:** taylor@tunnellraysor.com; mackenzie@tunnellraysor.com

Signature of Owner/Agent/Attorney

Taylor E. Trapp

Date: 10/31/19



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

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

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

1. Uniqueness of property:

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

See Attached.

2. Cannot otherwise be developed:

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

See Attached.

3. Not created by the applicant:

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

See Attached.

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

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

See Attached.

5. Minimum variance:

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

See Attached.

Re: Revelation Craft Brewery – Variance Application for Front Yard and Parking Variances
The Applicant seeks a front yard set back variance and parking variance for the installation of a 15' x 30' (450S.F.) Tent in connection with Applicant's application for a Special Use Exception to install the tent.

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.

Front Yard Setback Variance: This lot is narrow at 50 feet wide and shallow at 100 feet wide with an existing Warehouse/Pole Building occupying most of the lot's surface area. The Applicant seeks a front yard variance of .3 feet if it is determined that the average front yard setback is 30 feet for this lot, or in the alternative, a front yard variance of 30.3 feet if it is determined that the front yard setback is 60 feet for this lot.

Parking Variance: Code § 115-162 requires one (1) parking space for each 50 square feet assigned for patron use, plus 1 per 2 employees on the largest shift. The shallowness and narrowness of the lot with the existing Warehouse/Pole Barn does not allow for the Code's required number of onsite parking spaces. The required number of spaces for this Application is nine (9) spaces plus one parking space per two employees on the largest shift. The Applicant proposes to provide ample parking on nearby lots, as shown in Exhibit C.

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.

Front Yard Setback Variance: The Applicant does not seek to develop the existing property. The Applicant seeks this front yard variance to install a tent to allow for additional patron space for the Microbrewery.

Parking Variance: The Applicant seeks a variance from the parking requirements of: (1) § 115-162 that requires one (1) parking space for each 50 square feet assigned for patron use, plus 1 per 2 employees on the largest shift; and (2) § 115-165 that requires parking spaces to be located on the same lot with the building or use served. The shallowness and narrowness of the lot with the existing Warehouse/Pole Barn does not allow for the Code's required onsite parking. The Applicant will provide ample parking on adjacent lots, as shown in Exhibit C.

3. Not created by the applicant:

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

Front Yard Setback Variance: The property's shape and narrowness existed prior to the Applicant's leasing of the property and owner's purchase of the property.

Parking Variance: The property's shape and narrowness existed prior to the Applicant's leasing of the property and owner's purchase of the property.

Re: Revelation Craft Brewery – Variance Application for Front Yard and Parking Variances

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.

Front Yard Setback Variance: The property is zoned C-1 General Commercial and the surrounding lots are also zoned C-1 General Commercial in a region where there are like-kind C-1 businesses. The property has operated as a Microbrewery since 2016 and will continue to embrace rather than harm the essential character of the neighborhood. The tent is also temporary, as the Applicant is relocating its business to another lot in 2020 subject to Applicant acquiring necessary approvals.

Parking Variance: The property is zoned C-1 General Commercial and the surrounding lots are also zoned C-1 General Commercial in a region where there are like-kind C-1 businesses. The property has operated as a Microbrewery since 2016 and will continue to embrace rather than harm the essential character of the neighborhood. The tent is also temporary, as the Applicant is relocating its business to another lot in 2020 subject to Applicant acquiring necessary approvals. Off-site parking will not harm the essential character of the neighborhood, as there are other commercial businesses with similar parking arrangements.

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.

Front Yard Setback Variance: The Applicant proposes to locate a small, 15' x 30' tent parallel to the existing Warehouse/Pole Building on the lot, as shown in Exhibit B, rather than a larger tent that runs perpendicular to the Warehouse/Pole Building. The variance request, if approved, is also limited in time, as the Applicant is relocating its business to another lot in 2020 subject to the necessary approvals.

Parking Variance: The Applicant propose to locate a small, 15' x 30' tent parallel to the existing Warehouse/Pole Building on the lot, as shown in Exhibit B, rather than a larger tent that runs perpendicular to the Warehouse/Pole Building. The variance request, if approved, is also minimal in time, as the Applicant is relocating its business to another lot in 2020 subject to the necessary approvals.

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 placement of a small, 15' x 30' tent will not substantially or adversely affect the uses of the adjacent and neighboring properties. The lot is zoned C-1 and the placement of this small, 15' x 30' tent will not alter the character of the district. The tent is proposed to provide more patron space for the growing Revelation Brewing Company business. The Applicants desire to have the tent to provide rain coverage and warmth for their patrons being served by the Microbrewery. See Exhibit B.

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

The Applicant will provide for ample parking on nearby lots.

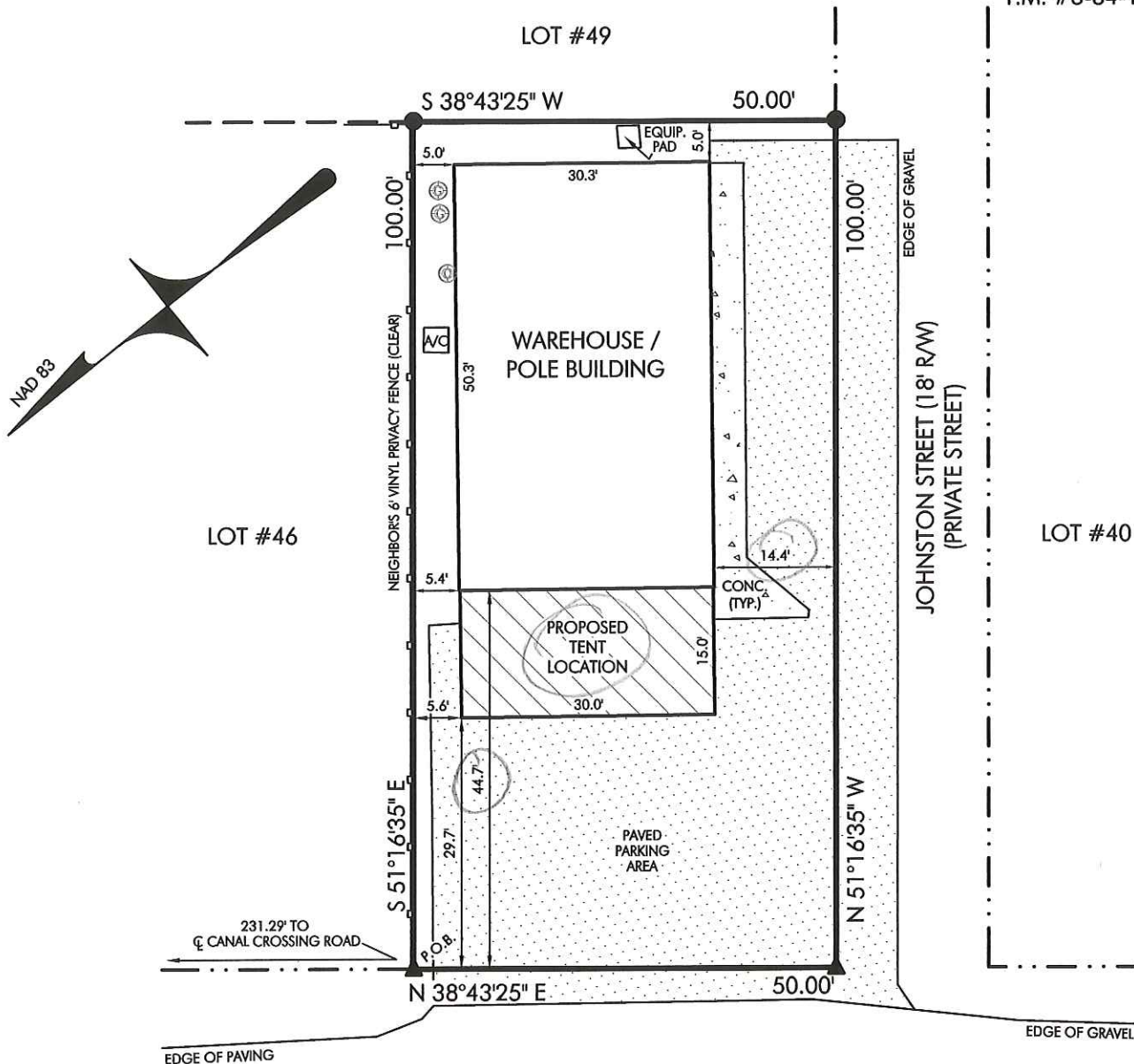
The tent is temporary, as the Applicants plan to relocate to another lot to operate their business in 2020 pending necessary and required approvals.

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

Survey

LAW OFFICES

TTUNNELL
&**R**AYSOR, P.A.



CENTRAL AVENUE (25' R/W - PRIVATE STREET)

LEGEND:

- IRON PIPE (FOUND)
- ▲ IRON ROD (SET)
- ⊙ ABOVE GROUND PROPANE
- ⊙ CO2 TANK

NOTES:

*REVISED 10/22/2019 TO SHOW PROPOSED CONDITIONS.

ALL RESTRICTIONS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR, AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY TO VERIFY (302-855-7720).

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

PROPOSED CONDITIONS BOUNDARY SURVEY PLAN FOR REVELATION CRAFT BREWING CO.

TOTAL AREA: 5,000 SQ. FT.

DEED REFERENCE: BOOK 3776 PAGE 295

19841 CENTRAL AVENUE, REHOBOTH BEACH

LOT #45 BLOCK 4 OF "GEORGE E. SHOCKLEY" SUBDIVISION

LEWES & REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

SEPTEMBER 9, 2019* SCALE: 1" = 20'

Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

302 226 2229 phone

302 226 2239 fax

2103A Coastal Highway

Dewey Beach, DE 19971

EXHIBIT A

Relevant and Applicable

Sussex County Code Sections

LAW OFFICES

TUNNELL
& **R**AYSOR, P.A.

tracks, any type, including horses, stock cars or drag strip

recreation facilities, privately or commercially operated, such as a fishing or boating lake, picnic grounds or dude ranch, and accessory facilities, including sale of food, beverages, bait, incidentals, supplies and equipment

Residential, business, commercial or industrial uses when the purposes of this chapter are more fully met by issuing a conditional use permit

Special events such as circuses or carnival grounds, amusement parks or midways, festivals, concerts, race/walks or any other special event or gathering being held outdoors or within a temporary structure or at a site and for a purpose different from the designated use and usual occupancy of the premises and located on unincorporated lands within Sussex County, permanently or for a temporary time period exceeding three days. Special events not approved by the Director as a permitted use under § 115-79 shall require a conditional use permit. All special events, regardless of duration, shall be subject to the requirements of the Sussex County Special Event Policy.

[Amended 5-1-1990 by Ord. No. 680; 11-10-1992 by Ord. No. 863; 8-20-2013 by Ord. No. 2316; 9-18-2018 by Ord. No. 2599]

Sports arenas or stadiums, commercial athletic fields or baseball parks

Swimming or tennis clubs, private, nonprofit or commercially operated

§ 115-80 Special use exceptions.

Special use exceptions may be permitted by the Board of Adjustment and in accordance with the provisions of Article XXVII of this chapter and may include:

A. Temporary and conditional permits for a period not to exceed five years, such period to be determined by the Board for the following uses:

Archery ranges

Asphalt batching plants or concrete batching plants

Commercial dog kennels

Driving ranges^[1]

Outdoor display or promotional activities at shopping centers or elsewhere

Pony rings

Raising for sale of birds, bees, rabbits and other small animals, fish and other creatures

Riding academies, public stables or private stables

Rifle or pistol ranges, trap or skeet shooting

Sawmills for cutting timber grown on the premises

Temporary buildings for use as a sales or rental office for an approved real estate development or subdivision

Tents for special purposes for a period exceeding three days. The Director may, without requiring an application for a special use exception, grant approval for a tent for a special purpose (revival, reception, tent sale as an accessory to a business or commercial use, or other similar activities). If approved by the Director, a tent for special purposes may be utilized on a parcel no more than three times in a calendar year.

[Added 11-10-1992 by Ord. No. 863]

Use of a manufactured home as a single-family dwelling in any district to meet an emergency or hardship situation, such permit not to exceed two years. The Director may, without requiring an application for a special use exception, grant an extension for an emergency or hardship situation previously approved by the County Board of Adjustment upon receipt of an affidavit from a doctor stating that the emergency or hardship situation still exists. Such extension may be granted annually as long as the emergency or hardship still exists.

[Amended 10-12-1999 by Ord. No. 1346; 10-12-2010 by Ord. No. 2152]

Use of a manufactured-home-type structure for any business, commercial or industrial use

[Amended 10-12-2010 by Ord. No. 2152]

Article XXI, § 115-159.5, for signs permitted in the C-1 District and other regulations relating to signs.

§ 115-82 Height, area and bulk requirements.

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

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

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

[Added 11-7-1989 by Ord. No. 632; amended 7-20-1999 by Ord. No. 1328]

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

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

B. Minimum yard requirements. Minimum yard requirements shall be as follows, except that, in addition, the requirements relating to minimum buffers and setbacks contained in § 115-194.1E of this Code shall apply to all uses other than single-family dwellings and multifamily structures:

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

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

**NOTE: See also § 115-194.1.

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

[Amended 10-31-1995 by Ord. No. 1062]

Use	Feet
Single-family dwelling	42
Other	42

§ 115-83 Reference to additional regulations.

A. The regulations contained in this article are supplemented or modified by regulations contained in other articles of this chapter, especially the following:

Article I, § 115-4, Definitions and word usage

Article XXI, Signs

Article XXII, Off-Street Parking

Article XXIII, Off-Street Loading

Article XXIV, Conditional Uses

Article XXV, Supplementary Regulations

§ 115-182 Front yards.

- A. On through lots, the required front yard shall be provided on each street.
- B. There shall be a front yard of at least 15 feet on the side street of a corner lot in any district.
- C. On a street or road with existing buildings having a front yard setback that is less than that required in the district, any building may have a front yard setback that is equal to the average setback of those existing buildings located on the same side of the street or road and being with 300 feet of the building. Any vacant lot shall be calculated as having the required setback for the district. No front yard setback reduced pursuant to this subsection shall be reduced to less than five feet. The provision of this subsection shall not apply to any lot in a cluster subdivision, Coastal Area cluster subdivision or residential planned community.
[Amended 3-20-2018 by Ord. No. 2557; 5-21-2019 by Ord. No. 2656]
- D. Open unenclosed decks, porches, platforms or steps not covered by a roof or canopy and which do not extend above the level of the first floor of the building may extend or project into the front yard not more than five feet. This provision does not apply to manufactured home parks or campgrounds.
[Added 11-29-1989 by Ord. No. 639; amended 2-1-2005 by Ord. No. 1748; 10-12-2010 by Ord. No. 2152]

§ 115-183 Side and rear yards.

- A. Where a building in a commercial district is subject to the height, area and bulk requirements applicable to residential development under § 115-178 of this article, the side yard requirements for residential development shall be applied only to the lowest floor (and all floors above it) which contains more than 25% of its area used for dwelling. All floors shall be subject to side yards required by these regulations for commercial buildings adjacent to residential districts.
- B. For the purpose of the side yard regulations, a group of business or industrial buildings separated by common or party walls shall be considered as one building occupying one lot.
- C. Open unenclosed decks, porches, platforms or steps not covered by a roof or canopy and which do not extend above the first floor of the building may be constructed in a side or rear yard no closer than five feet from a side lot line and five feet from a rear lot line. This provision does not apply to manufactured home parks or campgrounds.
[Amended 11-28-1989 by Ord. No. 639; 2-1-2005 by Ord. No. 1748; 10-12-2010 by Ord. No. 2152; 3-20-2018 by Ord. No. 2562]
- D. For any existing approved lot that is less than 10,000 square feet in size, the side yard setbacks shall be reduced to five feet and the rear yard setback shall be reduced by five feet. For any lot with side or rear setbacks reduced by operation of this § 115-183D, no structures shall extend or project closer than five feet from the lot line. The provision of this subsection shall not apply to any lot in a cluster subdivision, Coastal Area cluster subdivision or residential planned community.
[Added 3-20-2018 by Ord. No. 2557; amended 5-21-2019 by Ord. No. 2656]

§ 115-184 Corner visibility.

No sign, fence or wall extending to a height in excess of three feet above the established street grade shall be erected or maintained with the area of a corner lot that is included between the lines of the intersecting streets and a straight line connecting them at points 25 feet distant from the intersection of the street lines.

§ 115-185 Accessory buildings and structures.

- A. Except as herein provided, no accessory building shall project beyond a required yard line along any street.
- B.

Sussex County, DE
Tuesday, September 24, 2019

Chapter 115. Zoning

Article XXII. Off-Street Parking

Tent: 15' x 30' = 450 S.F.
~ 9 spaces

§ 115-162. Requirements.

- A. When any building or structure is hereafter erected or structurally altered or any building or structure is converted for any use listed below, accessory off-street parking spaces shall be provided as follows:

Use	Parking Spaces Required
Single-family dwellings, single-family manufactured homes and apartments [Amended 3-25-1997 by Ord. No. 1131; 2-2-1999 by Ord. No. 1286; 5-2-2000 by Ord. No. 1371; 10-12-2010 by Ord. No. 2152]	2 per family unit
Multifamily dwellings and townhouses [Amended 3-25-1997 by Ord. No. 1131; 2-2-1999 by Ord. No. 1286; 8-15-2006 by Ord. No. 1869]	See Subsection B.
Rooming, boarding- or tourist houses	1 per rental room, plus 2 for the resident owner or manager
Hotels, motels or lodging inns	1 1/2 per rental room or suite, plus 1 per 3 employees. If a restaurant open to the public is operated in connection with such use, additional off-street parking space meeting the minimum requirements for a restaurant must be provided
Eating places, taverns, bars and nightclubs	1 for each 50 square feet assigned for patron use, plus 1 per 2 employees on the largest shift
Indoor commercial recreation	1 per 150 square feet of floor area or 1 per 4 seats for patron use, whichever is applicable to the particular use
Offices, office buildings, banks or other financial offices	1 per 200 square feet of floor area, exclusive of basement, if not used for office or customer service purposes
Retail stores or supermarkets	1 per 200 square feet of floor area used for sales or display of merchandise purposes, plus 1 for each 2 employees on the largest shift
Beauty and barber shops or other personal services	1 per 200 square feet of floor area
Shopping centers	5 per 1,000 square feet of gross leasable area
Furniture and appliance stores	1 per 400 square feet of floor area devoted to sales and display purposes

- I. Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise to create a need under the requirements of this Article for an increase in parking spaces of 10% or more than those required before the change or enlargement, such additional space shall be provided on the basis of the change or enlargement. No additional spaces shall be required for the first change or enlargement which would result in an increase of spaces of less than 10% of those required before the change or enlargement, but this exception shall not apply to a series of changes or enlargements which together result in a need for an increase in parking space of 10% or more.
- J. The parking requirement, if any, for a home occupation or home office shall be determined by the Director, subject to review by the Board of Adjustment. In any event, the front yard shall not be used for the required parking spaces, and parking spaces shall not be less than five feet from any property line.

§ 115-164. Modification of requirements.

Where, in the judgment of the Planning and Zoning Commission, the parking requirements listed in § 115-162 are clearly excessive and unreasonable, the Commission may modify the requirements.

§ 115-165. Joint use and off-site facilities.

~~A.~~ All parking spaces required herein shall be located on the same lot with the building or use served.

~~B.~~ Shared parking. The Planning and Zoning Commission may authorize a reduction in the number of required parking spaces for multiple use developments or for uses that are located near one another with a maximum distance from the farthest parking space (or in the case of a parking garage, the pedestrian entrance to the garage) of 600 feet to the public entrances or a lighted, semi-weather-proofed covered walkway leading to the public entrances for commercial uses and with a maximum distance of 600 feet (or in the case of a parking garage, the pedestrian entrance to the garage) to the residential entrances that are being considered in the shared uses and, which have different peak parking demands and operating hours. Shared parking shall be subject to the following standards:

[Amended 2-14-2006 by Ord. No. 1826^[1]]

- (1) Location. All uses that participate in a single shared parking plan shall be located on the same lot or on lots that share a common boundary. The shared parking lot shall be developed and used as though the uses on the lots were a single unit.
- (2) Shared parking study. A shared parking study signed and sealed by a Delaware licensed professional engineer in a form acceptable to the Planning Director shall be submitted which clearly establishes those uses that will utilize the shared spaces at different times of the day, week, month and year, including seasonal or mode adjustment factors. The study shall:
 - (a) Be based on the most current Urban Land Institute's shared parking study methodology or other generally accepted methodology;
 - (b) Address the size and type of activities, the composition of occupants, the rate of turnover for proposed shared spaces and the anticipated peak parking and traffic loads;
 - (c) Provide for a reduction by not more than 50% of the combined parking required for each use;
 - (d) Provide for no reduction in the number of spaces reserved for persons with disabilities;
 - (e) Provide a plan to convert the reserved area to parking area if it is ever required; and

- (f) Be reviewed and approved by the Planning Director and the Planning and Zoning Commission.
- (3) Agreement for shared parking plan. A shared parking plan shall be enforced through written agreement. An attested copy of the agreement between the owners of record shall be submitted to the Planning Director who shall forward a copy to the County Attorney for review and approval. Proof of recordation of the agreement shall be presented to the Planning Director prior to issuance of a certificate of occupancy. The agreement shall:
- (a) List the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
 - (b) Provide a legal description of the land;
 - (c) Include a site plan showing the area of the parking parcel and the open space reserved area which would provide for future parking and any required stormwater management facilities;
 - (d) Describe the area of the parking parcel and designate and reserve it for shared parking unencumbered by any conditions which would interfere with its use;
 - (e) Agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
 - (f) Assure the continued availability of the spaces for joint use and provide assurance that all spaces will be usable without charge to all participating uses;
 - (g) Describe the obligations of each party, including the maintenance responsibility to retain and develop reserved open space for additional parking spaces if the need arises;
 - (h) Incorporate the shared parking study by reference; and
 - (i) Describe the method by which the covenant shall, if necessary, be revised.
- (4) Change in use. Should any of the shared parking uses be changed, or should the Planning Director find that any of the conditions described in the approved shared parking study or agreement no longer exist or if the Planning Director and Planning and Zoning Commission determine that insufficient parking is an issue, the owner shall have the option of submitting a revised shared parking study and an amended shared parking agreement in accordance with the standards of this subsection or of providing the number of spaces required for each use as if computed separately. If the Planning Director determines that the revised shared parking study or agreement does not satisfy the off-street parking needs of the proposed uses, the shared parking request shall be denied, and no certificates of occupancy shall be issued until the full number of off-street parking spaces are provided.
- (5) Revocation of permits. Failure to comply with the shared parking provisions of this subsection shall constitute a violation of this Code and shall specifically be cause for revocation of a certificate of occupancy.

[1] *Editor's Note: This ordinance also repealed former Subsection C, which immediately followed and provided for the establishment of shared parking spaces by covenant or agreement.*

§ 115-166. Design standards.

- A. Minimum area.
[Amended 3-14-2006 by Ord. No. 1831]

EXHIBIT B

LAW OFFICES

TUNNELL
& **R**AYSOR, P.A.

EXHIBIT B

15' x 30' West Coast Frame Tent

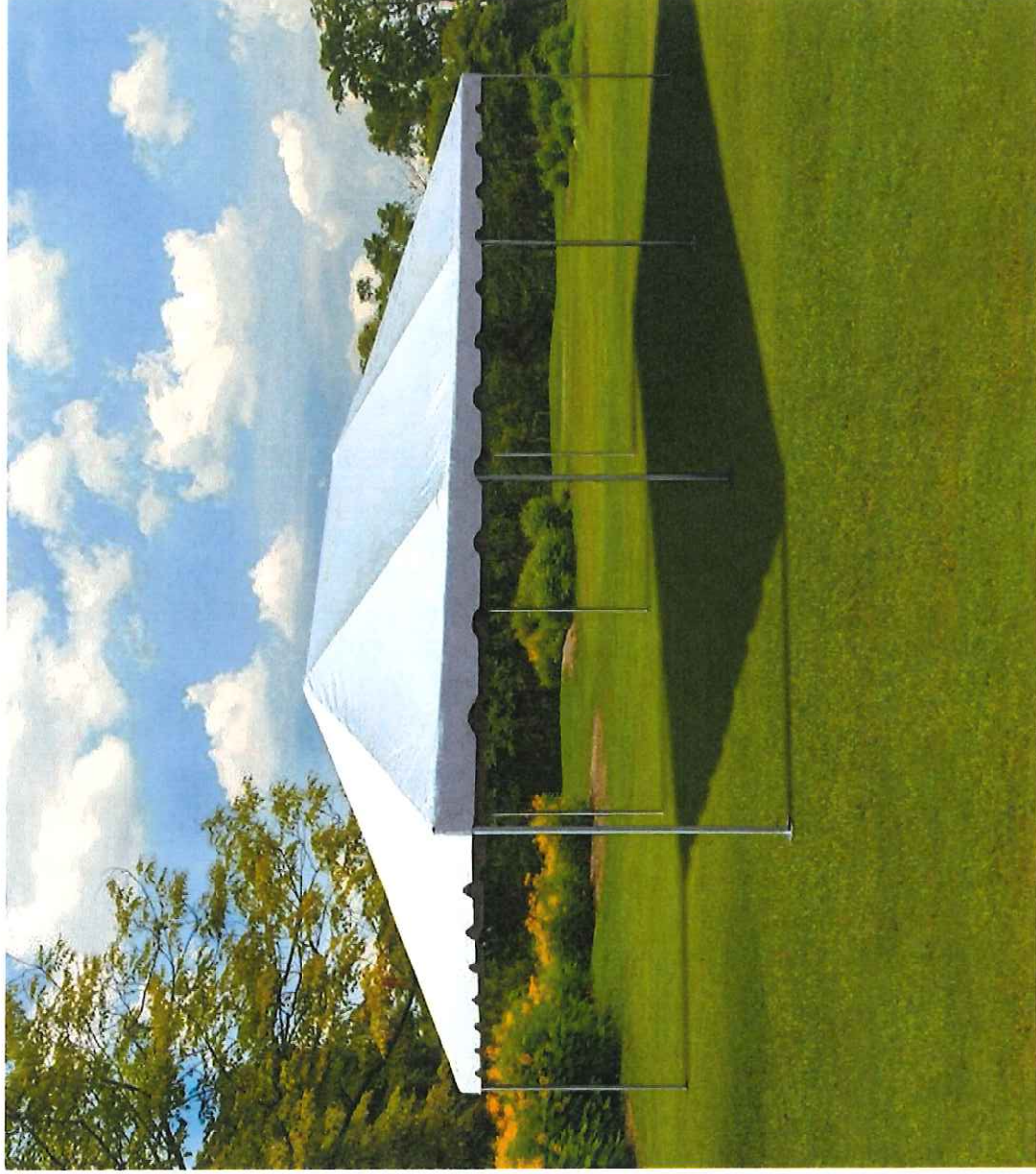
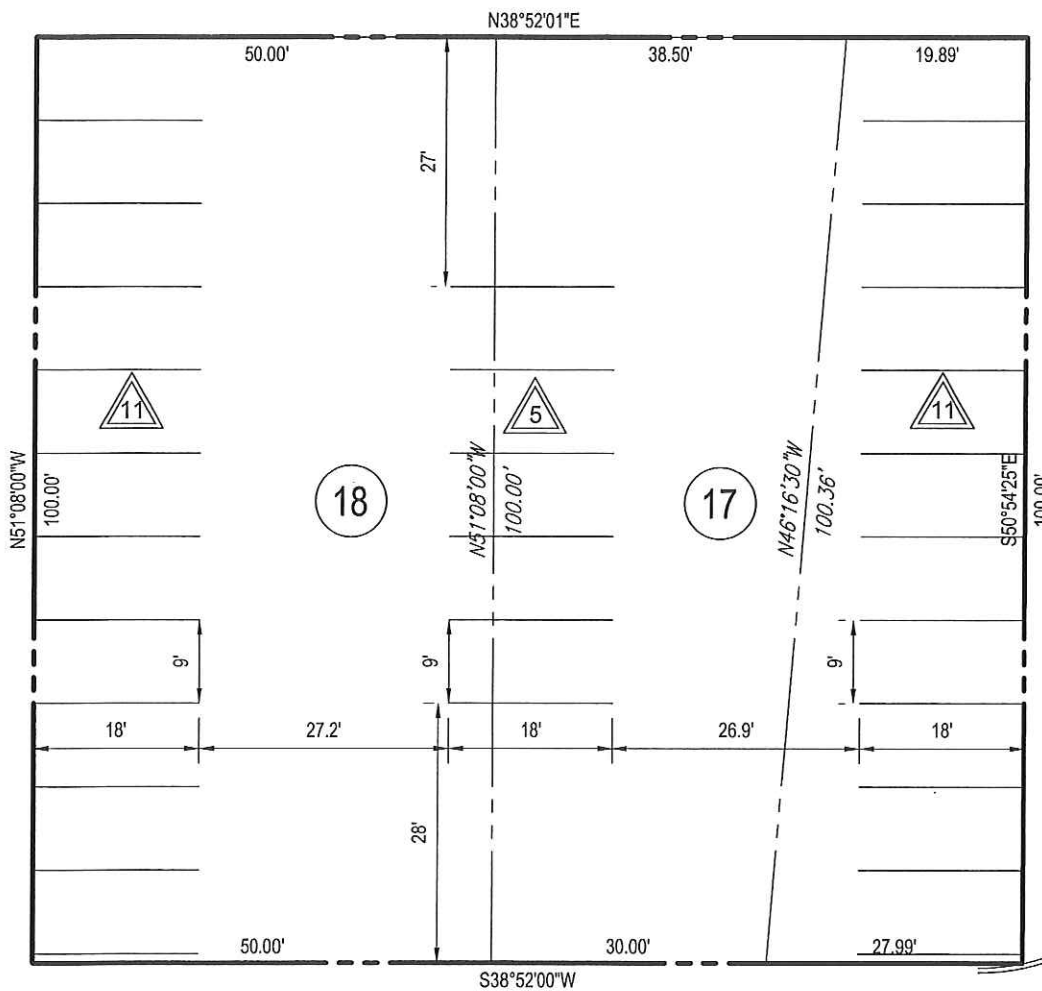


EXHIBIT C

LAW OFFICES

TUNNELL
& **R**AYSOR, P.A.

C:\USERS\JWITTERS\APPDATA\LOCALTEMP\ACAD\PLANS\1154\CHACONAS PARKING OPTION 2 - LAYOUT CONCEPT



CENTRAL AVENUE

APPROX. LOCATION OF EX. CURB

CANAL STREET

CHACONAS LOT NOS. 17&18

OVERFLOW PARKING SKETCH PLAN

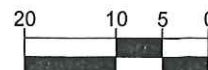


BOHLER
ENGINEERING

16958 COASTAL HIGHWAY SUITE D, REHOBOTH BEACH, DE 19971
PHONE: (302) 644-1155 FAX: (302) 703-3173

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE
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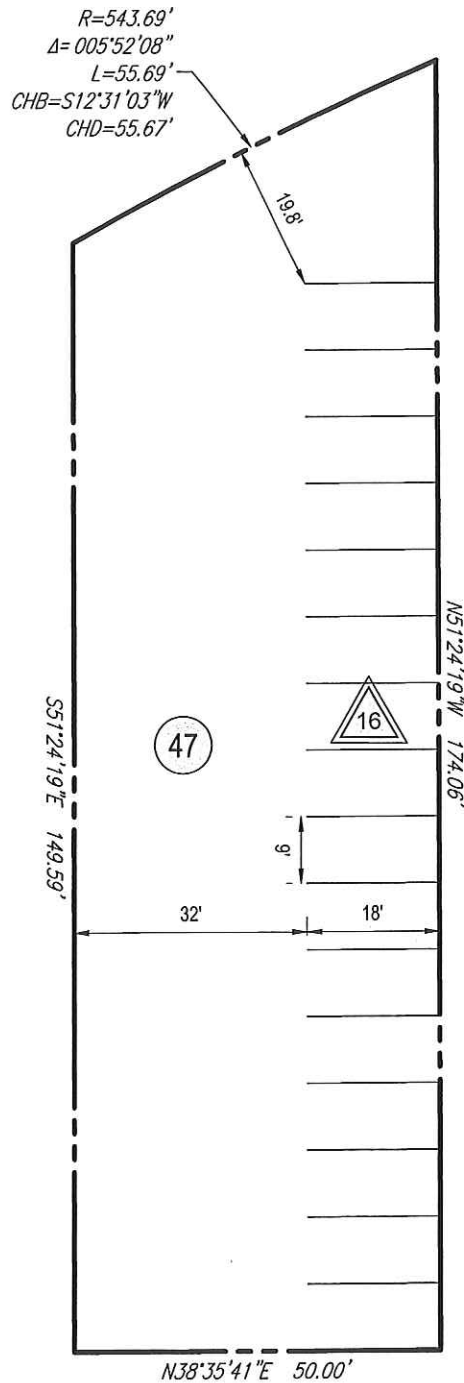
SUSSEX COUNTY, DE
TM# 334-13.20-21.00



1" = 20'

9/19/19 | JSW | REV 1

H:\1918\191855\DRAWINGS\EXHIBITS\191855-EX-4-1-LAYOUT-CONCEPT



CENTRAL AVENUE

09/26/19 | TAB | REV 0

HAROLD E. DUKES JR. & ANTHONY CRIVELLA

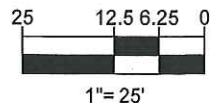
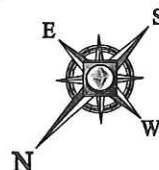


BOHLER
ENGINEERING
18958 COASTAL HIGHWAY SUITE D, REHOBOTH BEACH, DE 19971
PHONE: (302) 644-1155 FAX: (302) 703-3173

**OVERFLOW PARKING
SKETCH PLAN**

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SUSSEX COUNTY, DE
TM# 334-13.20-21.00



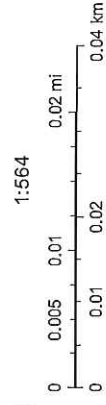


Sussex County

PIN:	334-13.20-24.00
Owner Name	EKC BREWERY LLC
Book	4714
Mailing Address	35846 BLACK MARLIN DR
City	LEWES
State	DE
Description	SHOCKLEY SUB DIV
Description 2	BLK 4 LOT 45
Description 3	N/A
Land Code	



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



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

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

Case # 12394
Hearing Date Dec. 16, 2019
201912902

RECEIVED

NOV 05 2019

Type of Application: (please check all applicable)

Variance ☒
Special Use Exception ☐
Administrative Variance ☐
Appeal ☐

Existing Condition ☒
Proposed ☐
Code Reference (office use only)
115-42 115-181
115-183

SUSSEX COUNTY
PLANNING & ZONING

Site Address of Variance/Special Use Exception:

37057 Pintail Drive, Selbyville DE 19975

Variance/Special Use Exception/Appeal Requested:

Variance requested on the 5 foot setback from property line. We have side steps, propane tanks and HVAC unit that is 2 foot into the 5 foot setback on one side of the newly constructed home.

Tax Map #: 533-12.16-32.00

Property Zoning: GR

Applicant Information

Applicant Name: William J Smith Jr
Applicant Address: 939 Lombardee Circle
City Glen Burnie State MD Zip: 21060
Applicant Phone #: (410) 371-6308 Applicant e-mail: 213bsmith@gmail.com

Owner Information

Owner Name: William and Karen Smith
Owner Address: 939 Lombardee Circle
City Glen Burnie State MD Zip: 21060 Purchase Date: _____
Owner Phone #: (410) 371-6308 Owner e-mail: 213bsmith@gmail.com

Agent/Attorney Information

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

Signature of Owner/Agent/Attorney

William J Smith Jr

Date: 10/31/19



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

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

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

1. Uniqueness of property:

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

Property is a pie shape lot and surrounded by water on 2 sides

2. Cannot otherwise be developed:

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

Due to the limited space of the lot and the placement of the home from all sides a variance is necessary to enable a reasonable use of the property

3. Not created by the applicant:

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

With the odd shape of the lot and the community turn around imposing on the available space to build the placement of the home was difficult

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.

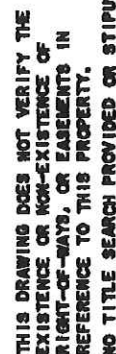
Definitely will not alter the character of the neighborhood in fact almost every home including the home adjacent to this property has some level of encroachment into the setback criteria (see photos)

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.

All that is required is a 2 foot encroachment into the 5 foot setback and will not impede on the adjacent property

Unmarked Point N 25°30'00"E 53.14' Unmarked Point

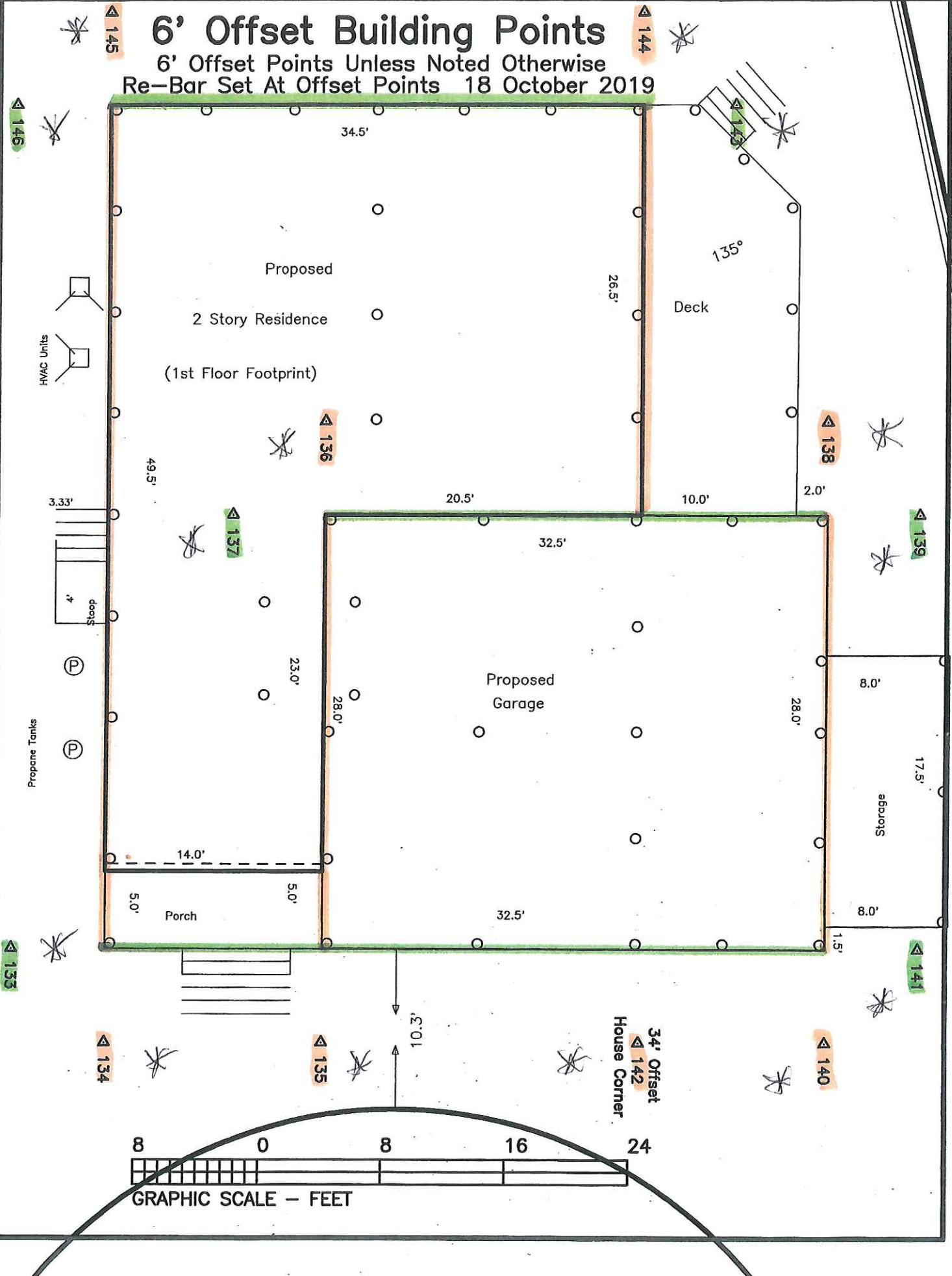


I, Lawrence R. Long, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes 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.

Land Surveying Services
DELAWARE / MARYLAND

6' Offset Building Points

6' Offset Points Unless Noted Otherwise
Re-Bar Set At Offset Points 18 October 2019



The following pictures are support for the Variance at

37057 Pintail Drive Selbyville DE 19975

All pictures below are from the same street, Pintail Drive, and all are adjacent to or within a few homes of the subject home. The below examples are just a few of the several hundred homes in the Swan Keys neighborhood with the same variance. Many more can be provided if needed

Home right next door to subject property.... neighbor first:



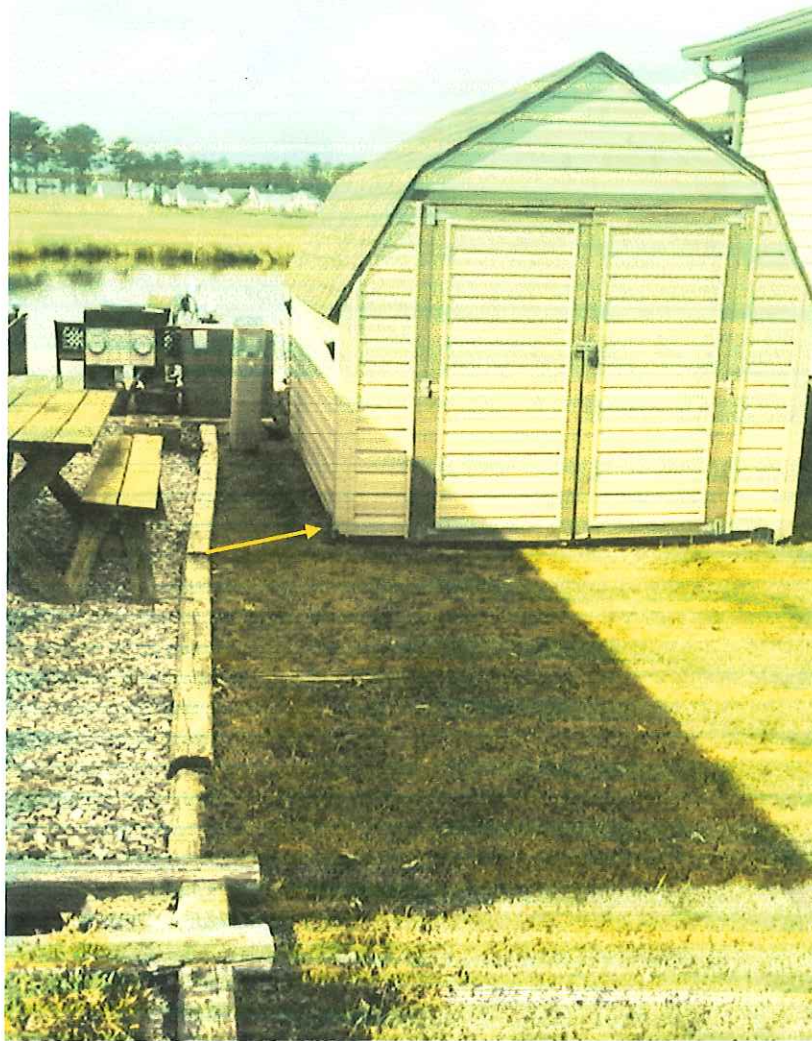
37053 Pintail Drive



The following pictures are support for the Variance at
37057 Pintail Drive Selbyville DE 19975

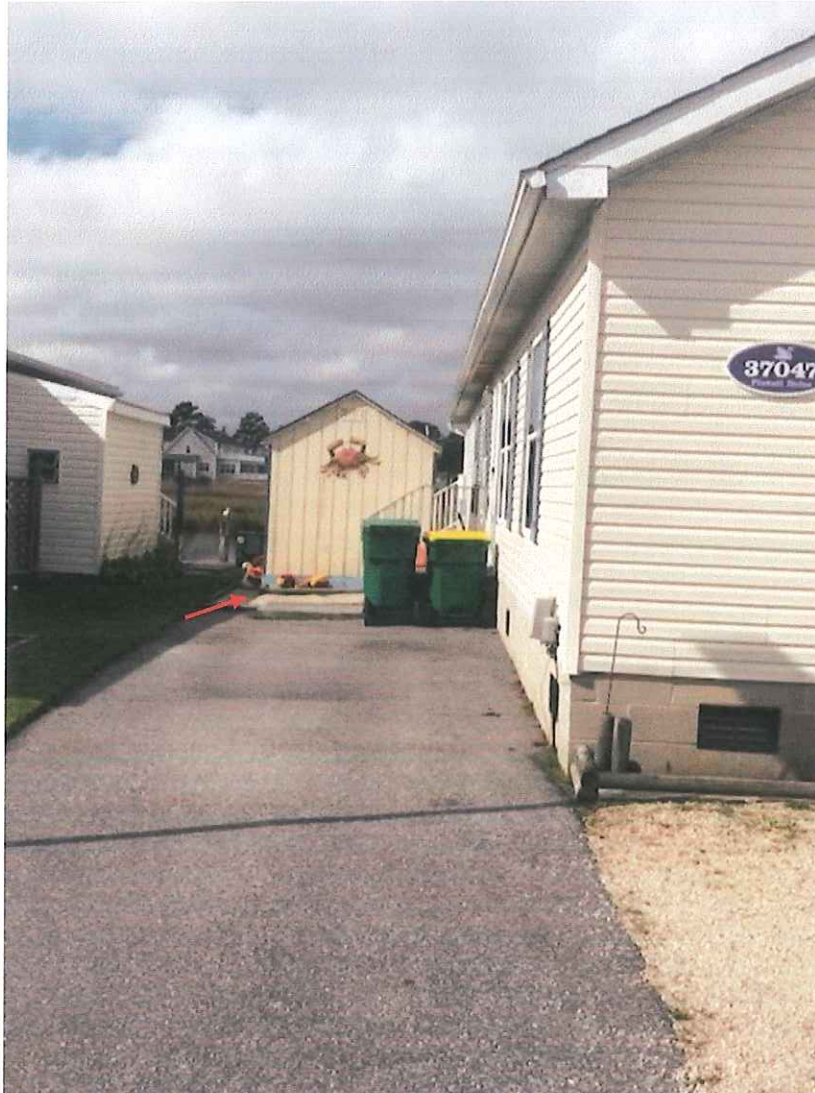
All pictures below are from the same street, Pintail Drive, and all are adjacent to or within a few homes of the subject home. The below examples are just a few of the several hundred homes in the Swan Keys neighborhood with the same variance. Many more can be provided if needed

Home right next door to subject property.... neighbor first:



37053 Pintail Drive





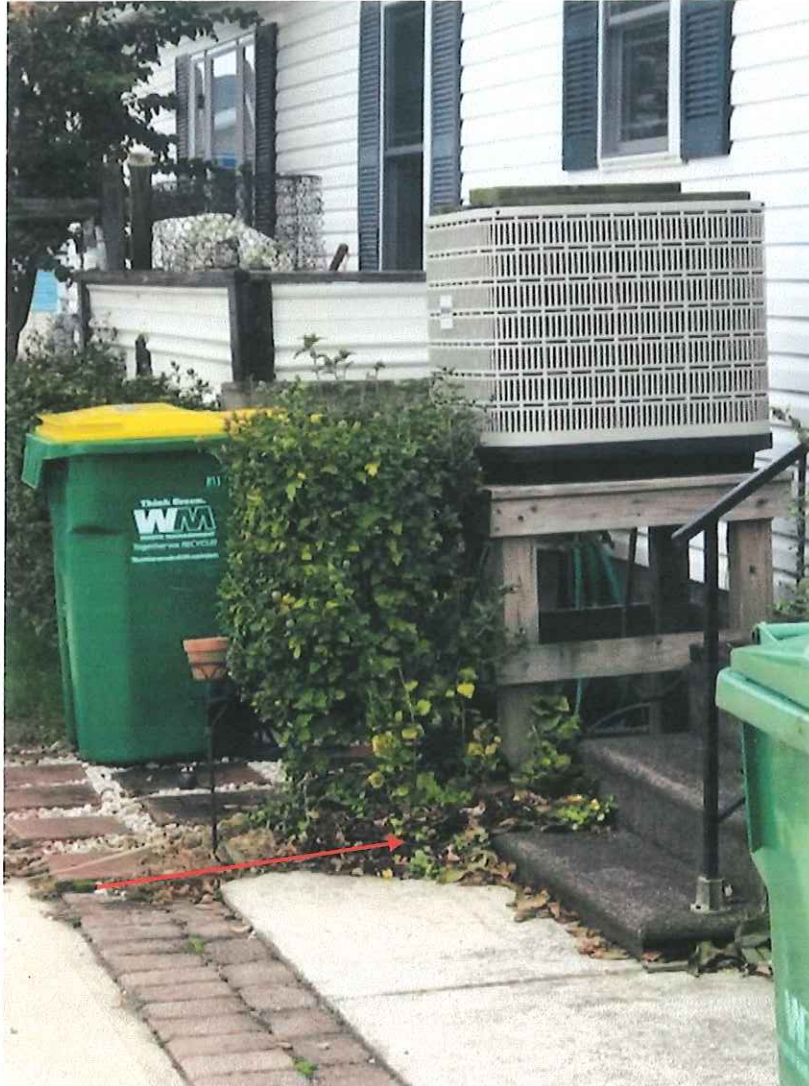
37047 Pintail Drive



37007 Pintail... this is a brand-new garage that was just built in the last 5 months on Pintail that received a building permit and variance



37031 Pintail Drive

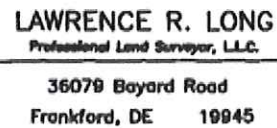


37040 Pintail Drive





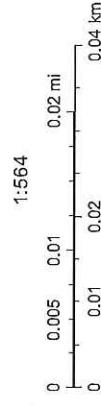
To: **Karen** klsmith7554@gmail.com, **Billy Smith**
bsmith@nbis.com





PIN:	533-12.16-32.00
Owner Name	SMITH JOSEPH
	WILLIAM
Book	4911
Mailing Address	939 LOMBARDEE CIR
City	GLEN BURNIE
State	MD
Description	SWANN KEYS
Description 2	LOT 36 BLK. I
Description 3	PINTAIL DR.
Land Code	

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



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

Case # 12392
Hearing Date 12-16-19

201912813

Type of Application: (please check all applicable)

Variance ☒
Special Use Exception ☐
Administrative Variance ☐
Appeal ☐

Existing Condition ☐
Proposed ☒
Code Reference (office use only)
115-25 & 115-183

Site Address of Variance/Special Use Exception:

19974 Dodd Ave. Rehoboth Del. 19971 Lot H-15

Variance/Special Use Exception/Appeal Requested:

Respectfully request a 3'ft variance from the 5'ft variance that is now permitted, allowing me to build a 30'2"x 8'7" enclosed porch that will be attached to my home in the rear of the dwelling.

Tax Map #: 334-13.00-310.00.54140

Property Zoning: AR1

Applicant Information

Applicant Name: John M. Cosgrove
Applicant Address: 19974 Dodd Ave
City Rehoboth State Del Zip: 19971
Applicant Phone #: 410-599-1513 Applicant e-mail: John.cosgrove301@gmail.com

Owner Information

Owner Name: John M. Cosgrove
Owner Address: 19974 Dodd Ave - Lot H-15
City Rehoboth State Del Zip: 19971 Purchase Date: 2010
Owner Phone #: 410-599-1513 Owner e-mail: John.cosgrove301@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

John M. Cosgrove

Date: Nov. 4, 2019




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 angle of the property line at the rear of the house prevents building a true triangle shape addition. Without the variance approval, the screened porch would be smaller and pie shaped. 

2. Cannot otherwise be developed:

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

Due to the shape of the property lot, there are no other options that would allow this screened in porch without a variance at the rear of the dwelling.

3. Not created by the applicant:

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

The owner (applicant) did not create the shape of the lot or place the home on the lot.

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

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

The variance would not alter the character of the neighborhood or impede the operations of any emergency responding vehicles.

5. Minimum variance:

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

The variance requested represents the minimum variance to afford relief due to the uniqueness of the property

To whom it may concern:

10-9-2019

The names and addresses listed below are the neighbors of John + Martina Cosgrove of 19974 Dodd Ave. in Sea Air Village and we have no objections to the proposed addition of said property.

1. Name: HAROLD SHAW

Address: 19988 DODD AVE / RB 19971

2. Name: DAVID E SPITTLE

Address: 19979 DODD AVE / RB 19971

3. Name: IVAN Bolyard Jr

Address: 20000 Dodd Ave 19971

4. Name: Frankie Johnson

Address: 19991 Dodd Ave 19971

5. Name: Wilby Blane 19971

Address: 19963 DODD AVE REHOBOTH BEACH

6. Name: Dan R

Address: 19957 DODD AVE

7. Name:

Address:

October 10, 2019

TO WHOM IT MAY CONCERN

I GEORGE W. McALEER JR. LIVING AT 19984 DODD AVE,
IS THE IMMEDIATE NEIGHBOR OF JOHN M. COSGROVE AND
SHARING THE SAME PROPERTY LINE. I HAVE NO OBJECTIONS TO
THE PROPOSED REAR ADDITION IN THE REAR OF 19974 DODD AVE,
(OWNER) JOHN M. COSGROVE.

A handwritten signature in cursive script, reading "George W. McAleer Jr.", with a large, stylized flourish at the end.

EXTERIOR IMPROVEMENT REQUEST

John M. Cosgrove
RESIDENT NAME
19974 Dodd Ave. H-15
ADDRESS
410-971-6265 / 410-599-1513
TELEPHONE NUMBER

Sea Air Village.
COMMUNITY NAME
July 19, 2019
DATE OF REQUEST
August 30, 2019
PROPOSED COMPLETION DATE

The above named Resident requests approval to build, add-on, or otherwise alter his/her manufactured home, its associated structures, or site. Approval by the Community Management does not waive Resident's responsibility to secure any and all permits required by the governing municipality whose name and telephone number is: _____

Description of Alteration: See Attached

☒ Upon review of the above request, we find it is within our guidelines.
Resident will obtain any and all permits necessary to construct improvement.
If Resident hires an independent contractor, it is recommended that they be licensed and insured.

☐ Upon review of the above request, we find it is not within our guidelines.

Kayla Buch
DISTRICT MANAGER/COMMUNITY MANAGER

07/19/19
DATE

USE SPACE BELOW TO SKETCH THE ALTERATIONS AND LOCATION ON YOUR HOME SITE.
(ATTACH SEPARATE SHEET IF NECESSARY)

FOLLOW-UP INSPECTION

Management reserves the right to inspect the alterations described above upon completion.

DISTRICT MANAGER/COMMUNITY MANAGER

DATE

19974 Dodd Ave
Sea Air Village
Rehoboth, Del. 19971

Concrete
Driveway

Existing
Dwelling
24'x63'

★
Proposed
Screen
Porch
30'x9'

30'

9'0"

Proposed by:
John & Martina
Cosgrove

"All Zoning and
Variances will be
complied with"

109'11"

Fence
Property
Line

Dodd Ave
(Road Way)

119'22"

Property Line

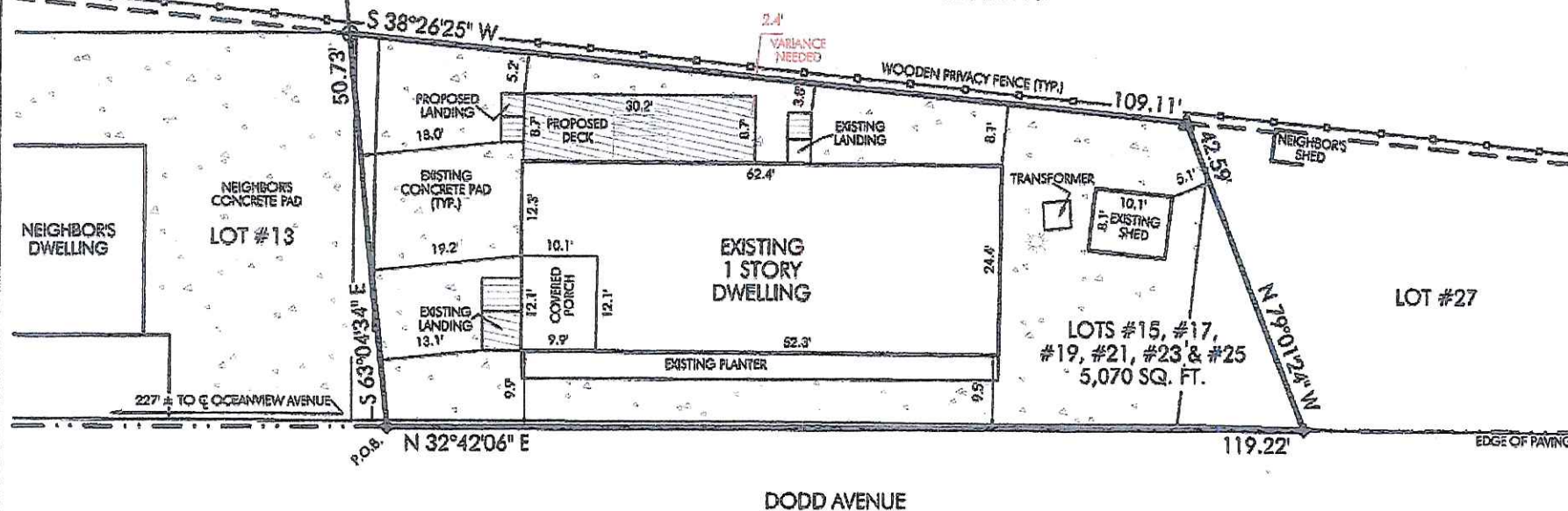
Concrete
Driveway

Lot #15, #17, #19
#21, #23, #25

LANDS N/F
COROC/REHOBOTH II L.L.C.
D.B. 2931-195

T.M. #3-34-13.00-310.00 (PART)

"KINGS CREEK COUNTRY CLUB"
SECTION SIX



LEGEND:

- ◆ MAG NAIL (FOUND)
- ▲ IRON ROD (SET)
- POINT IN CONCRETE PAD

NOTES:

ALL SETBACKS MUST BE VERIFIED BY THE OWNER AND/OR GENERAL CONTRACTOR. 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.

PROPOSED CONDITIONS
LOCATION PLAN FOR
OTTINGER SERVICES

19974 DODD AVENUE, REHOBOTH BEACH
LOT #15, #17, #19, #21, #23 & #25 BLOCK H, OF
"SEA AIR VILLAGE" PARK
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY
STATE OF DELAWARE

SEPTEMBER 6, 2019 SCALE: 1" = 20'

Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

302 226 2229 phone

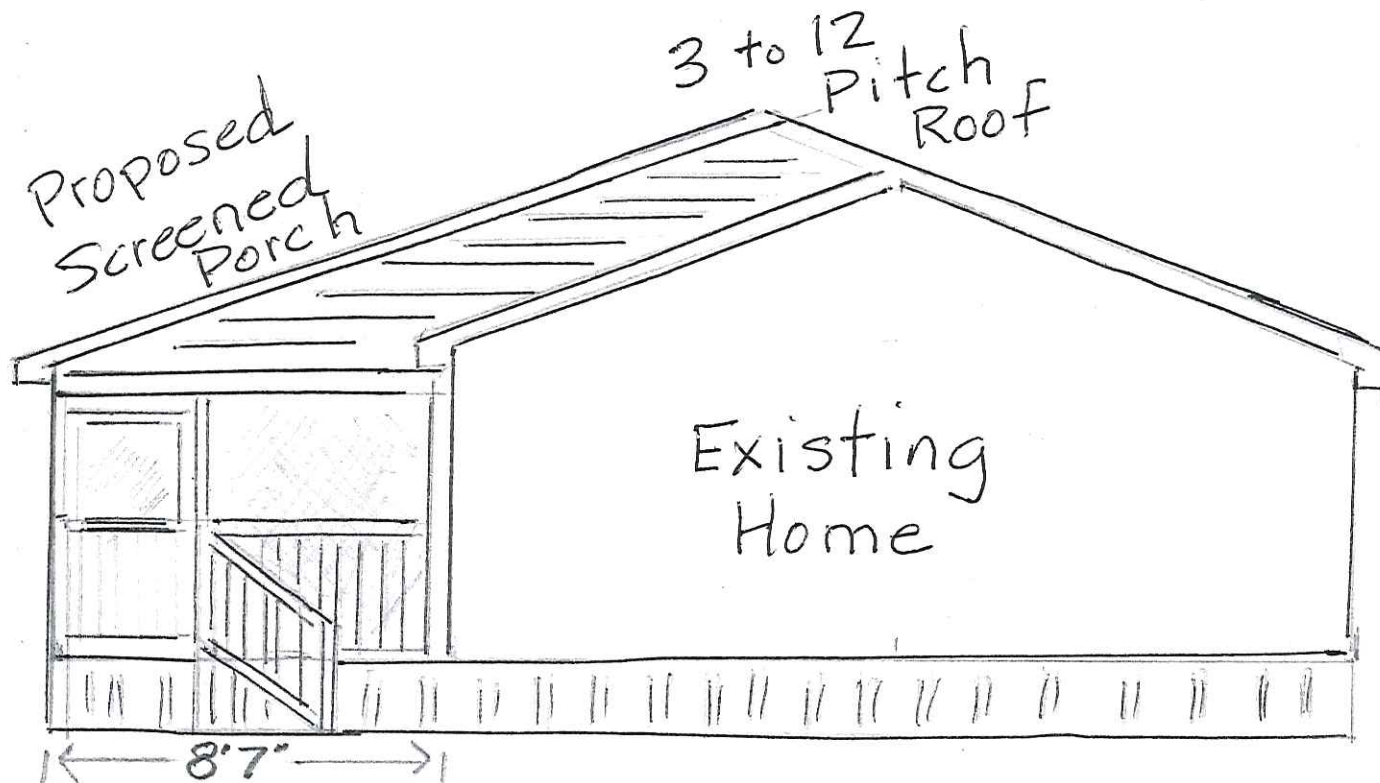
302 226 2239 fax

2103A Coastal Highway

Dewey Beach, DE 19971

Cosgrove
19974 Dadd Ave.
Rehoboth, Del. 19971

Front View

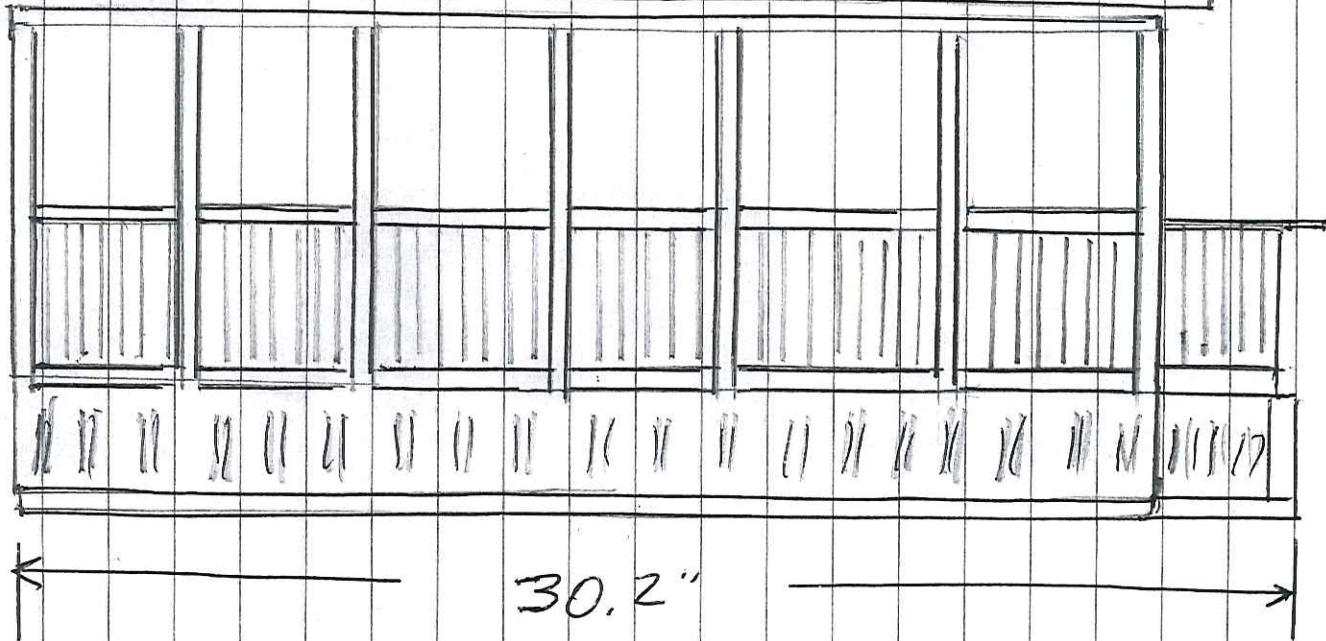


Cosgrove
19974 Dodd Ave
Rehoboth, Del. 19971

(Side View)

Existing
Home

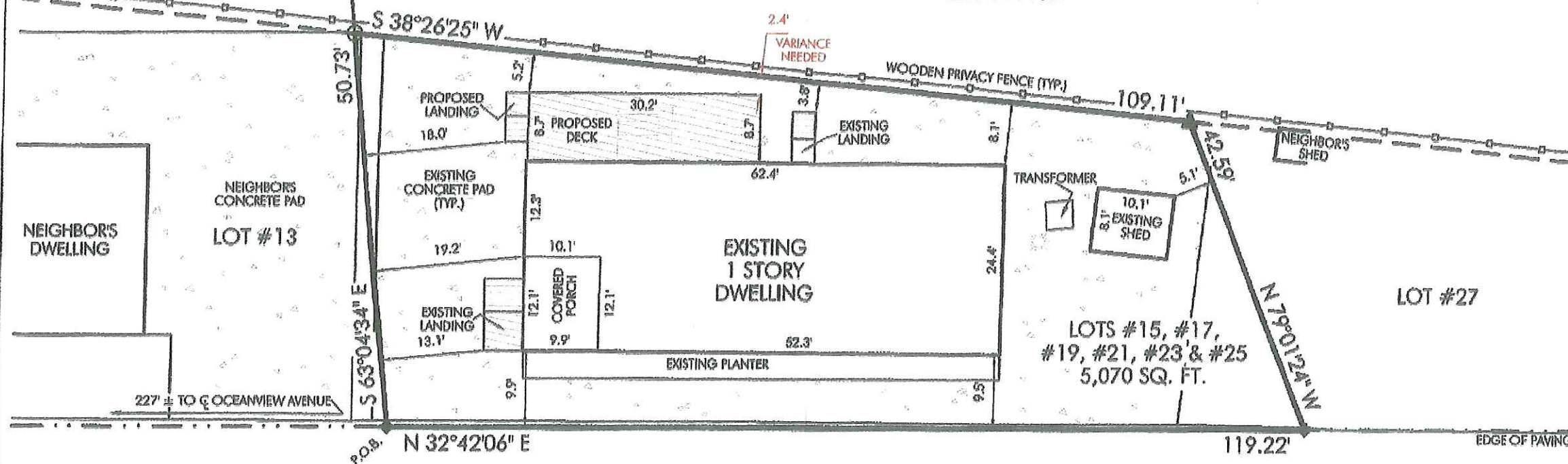
Proposed
Screen Porch



LANDS N/F
COROC/REHOBOTH II L.L.C.
D.B. 2931-195

T.M. #3-34-13.00-310.00 (PART)

"KINGS CREEK COUNTRY CLUB"
SECTION SIX



DODD AVENUE

LEGEND:

- ◆ MAG NAIL (FOUND)
- ▲ IRON ROD (SET)
- POINT IN CONCRETE PAD

NOTES:

ALL SETBACKS MUST BE VERIFIED BY THE
OWNER AND/OR GENERAL CONTRACTOR.
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.

PROPOSED CONDITIONS
LOCATION PLAN FOR
OTTINGER SERVICES

19974 DODD AVENUE, REHOBOTH BEACH
LOT #15, #17, #19, #21, #23 & #25 BLOCK H, OF
"SEA AIR VILLAGE" PARK
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY
STATE OF DELAWARE

SEPTEMBER 6, 2019 SCALE: 1" = 20'

Prepared by:

FORESIGHT Services

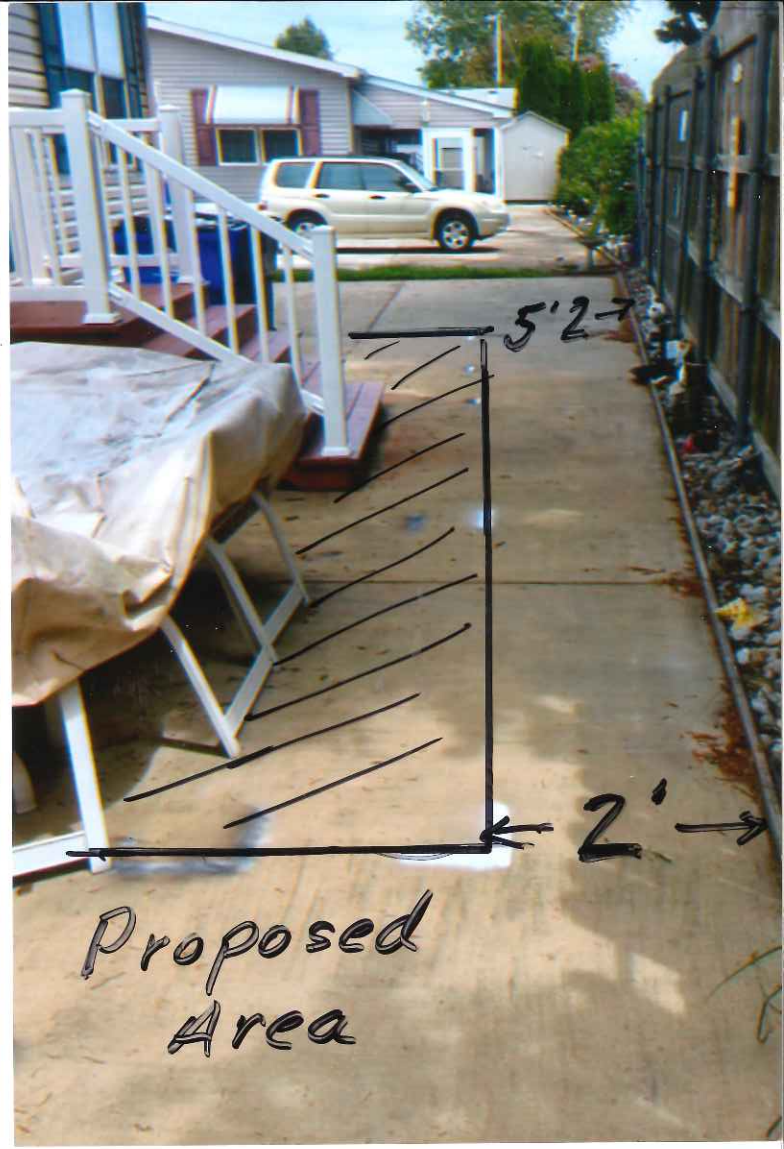
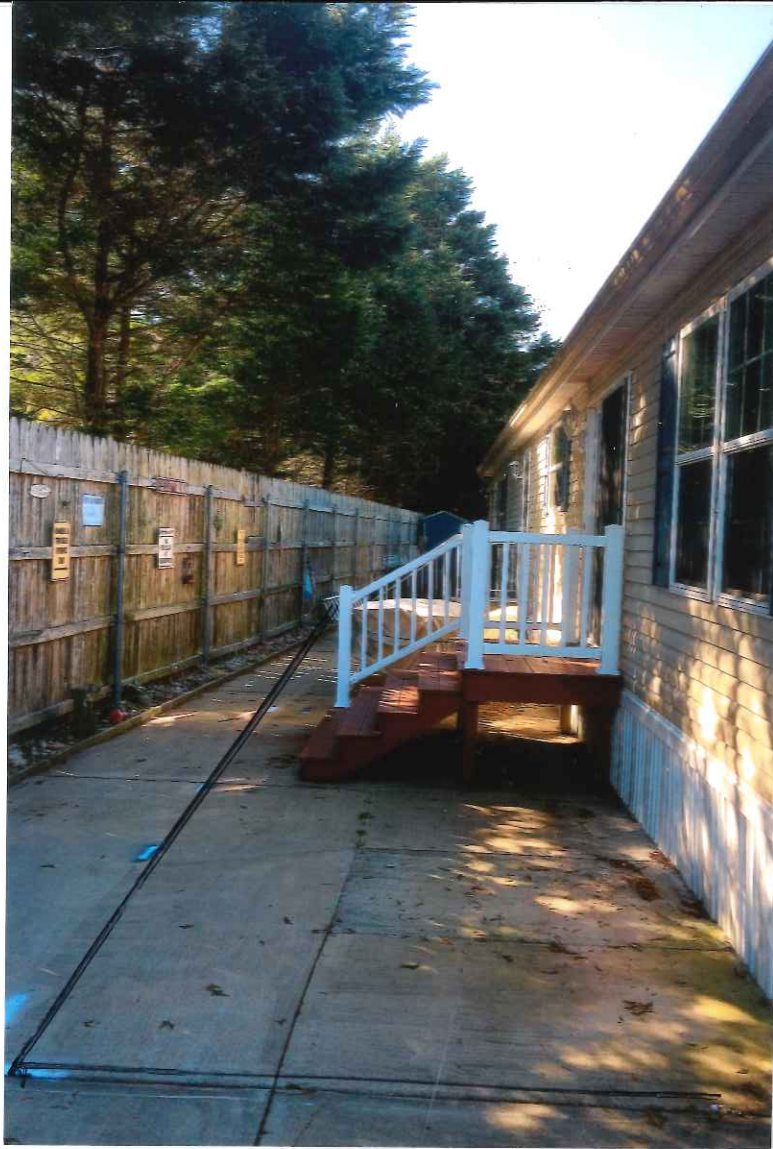
Surveying & Precision Measurement

302 226 2229 phone

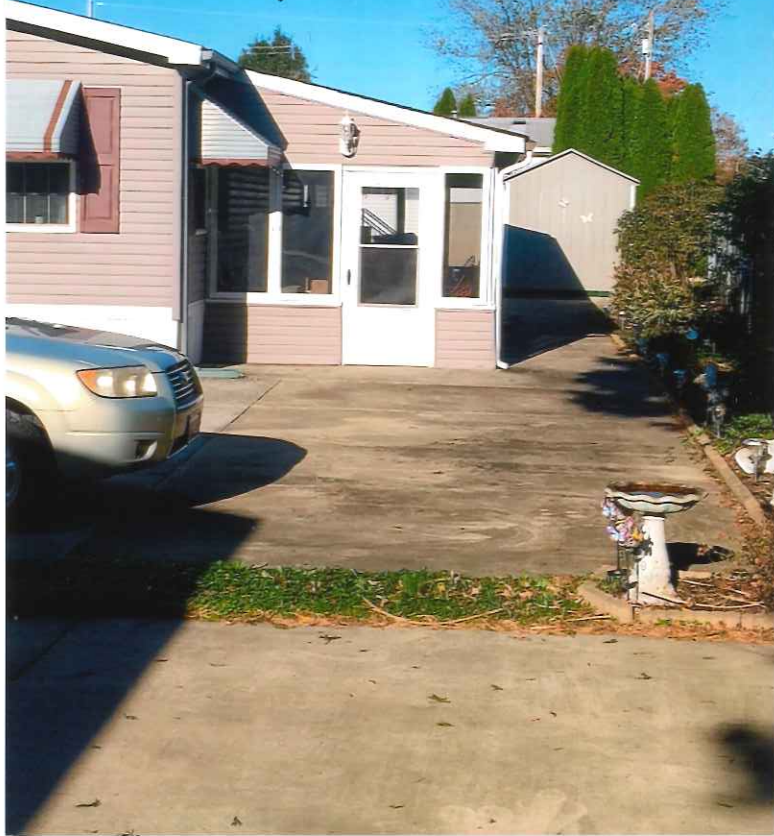
302 226 2239 fax

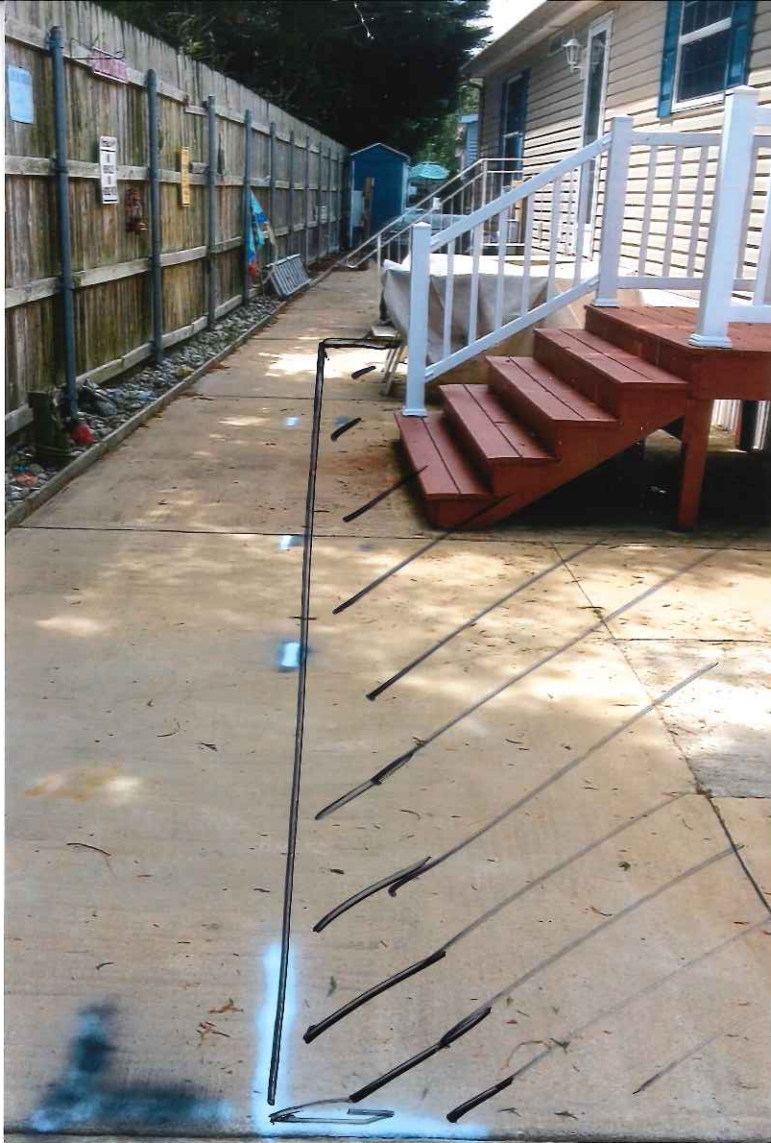
2103A Coastal Highway

Dover Beach, DE 19971



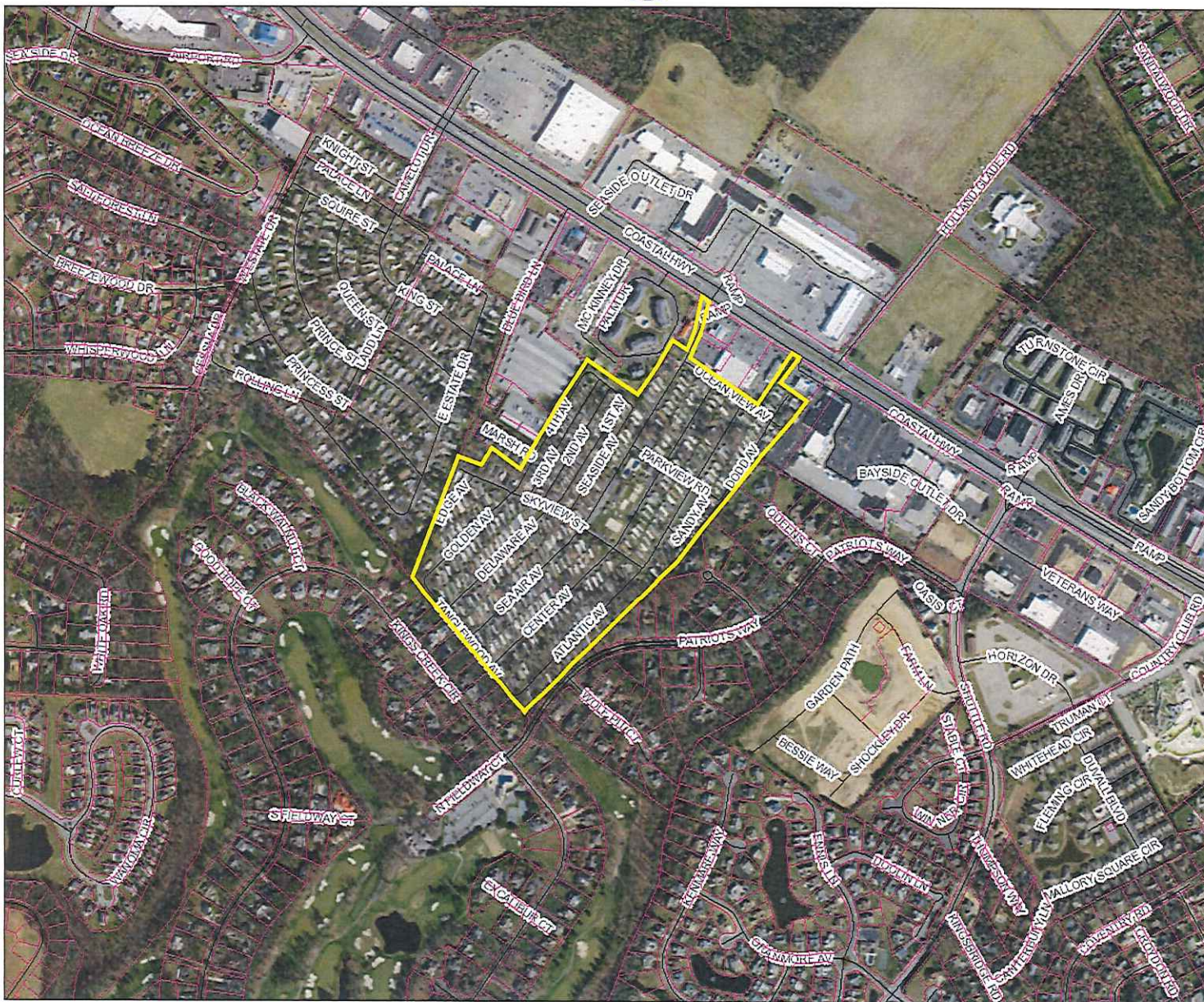
Next door house
Proposed similar
Screen porch.





Proposed
Screen porch Area





PIN:	334-13.00-310.00
Owner Name	SEA BREEZE LP
Book	0
Mailing Address	27777 FRANKLIN RD
City	SOUTHFIELD
State	MI
Description	GIS TIEBACK
Description 2	DUMMY ACCOUNT
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

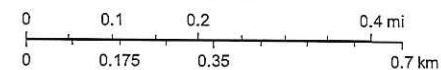
Override 1

Tax Parcels

Streets

County Boundaries

1:9,028



**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 # 201913000

Hearing Date 12-16

123 95

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
115-183

Site Address of Variance/Special Use Exception:

1 Neptune Drive, Frankford, DE 19945

Variance/Special Use Exception/Appeal Requested:

Six foot high fence to be installed two feet from property line along side of house on Double Bridges Road to act as a privacy panel.

Tax Map #: #1-34 17.00 545.00

Property Zoning: MR

Applicant Information

Applicant Name: Milton & Kathleen Roberson

Applicant Address: 3600 Tarkington Lane

City Silver Spring State MD Zip: 20906

Applicant Phone #: (301) 933-8072 Applicant e-mail: milt.roberson@gmail.com

Owner Information

Owner Name: Milton & Kathleen Roberson

Owner Address: 1 Neptune Drive

City Frankford State DE Zip: 19945 Purchase Date: 10/4/04

Owner Phone #: (240) 893-3398 Owner e-mail: milt.roberson@gmail.com

Agent/Attorney Information

Agent/Attorney Name: None

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

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

Signature of Owner/Agent/Attorney

Kathleen L Roberson

Date: 11-6-2019



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

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

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

1. Uniqueness of property:

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

SEE ATTACHED

2. Cannot otherwise be developed:

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

SEE ATTACHED

3. Not created by the applicant:

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

As stated in number one, the traffic safety issue is not the cause of the applicant but due to the enormous increase in home development and heavy use of Double Bridges Road.

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.

A 6 ft fence will provide privacy, safety for the tenants, some noise reduction, and a safer view for motorists moving onto Double Bridges Road. If trees are replanted, they will obstruct the view of oncoming traffic. A fence will alleviate the need to trim trees and aid motorists in an unencumbered view of oncoming traffic. A fence will not adversely affect any neighboring property and will actually contribute to 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.

Placing a 6 foot high fence two feet from our property line will allow motorists to clearly and safely see oncoming traffic before traveling onto Double Bridges Road.

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 asking for approval of a 6 foot high fence between our house and Double Bridges Road on Lot 42 at 1 Neptune Drive, Frankford, DE 19945. Lot 42 was NOT originally planned by Stephens Management Company to be used as a dwelling site; it was designated as a utility lot. As such, **its dimensions are different than other properties in the Ocean Farm community allowing only minimum clearance between the road and the home structure (28 feet). Other homes along Double Bridges Road are set back approximately 92 feet from the road (Picture 1 & 2).** It is our understanding that Stephens Management Company, in the next phase of development, gave Lot 42 to Country Life Homes for development. When we purchased the home, we were not informed that our lot was to be used for all future utility installations, nor were we informed that there would be any restrictions on partitioning from Double Bridges Road.

Originally, Country Life Homes planted three large Leyland Cypress trees directly on our property line which have now outgrown their boundary and encroached on the DelDot easement. Our HOA landscapers have trimmed the trees so that motorists have a safer view of oncoming traffic on Double Bridges Road but **the trees are irreparably damaged (Picture 5).** The trees still provide some partition between the very busy road and our home in the short term, but need to be removed soon. We are proposing a **6 foot fence to provide safety for our grandchildren, privacy, noise reduction and safe exit onto Double Bridges Road. If trees are replanted, we will face the same encroachment issue in the future—motorists will not be able to safely exit the development (Picture 3 & 4).** We are asking for a variance because if we erect a 6 foot high fence 15 feet from our property line (current requirement), it would leave very little side yard and would be aesthetically asymmetrical (**Picture 1**). **We are requesting approval of a 6 foot fence two feet from our property line. This would give us accessibility, safety, privacy and allow motorists to exit safely (Picture 3 & 4).** We are currently working with Sussex Fence and are grateful for their assistance in researching requirements with the Sussex County Planning and Zoning Department. We would like to install the Caroline model of white 7/8" x 6" tongue & groove privacy picket fence (see attachment).

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.

Without a reasonable 6 foot high fence to act as a sound and privacy barrier, and a safety partition, it is doubtful that our property could be sold even for its original purchase price. At settlement, we were informed that there would be minimal development immediately behind us, but we were not told that Double Bridges Road would likely become a main traffic thoroughfare. **Because of the major building explosion in our area, the traffic has become a huge issue (Picture 6) and creates noise, unsafe conditions for family and motorists trying to exit Neptune Drive onto Double Bridges Road.**

2. MAY BE SUBJECT TO HOMEOWNER'S COVENANTS AND RESTRICTIONS.

PER PLAT BOOK 81 PAGE 116

Proposed Fence

LANDS NIF OF
MABEL E. LAYTON

5' ADDITIONAL R.O.W.
RESERVED FOR DELOOT
429 sq. ft. ± 0.01 ac.

COUNTY ROAD 363

LOT
42

LOT
1

NEPTUNE DRIVE

APPROVED

10.1.04

SUSSEX COUNTY
PLANNING & ZONING COMMISSION

LOT 42, OCEAN FARM SUBDIVISION

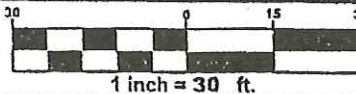
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE



DC GROUP

DESIGN CONSULTANTS GROUP, L.L.C.
18072 Davidson Dr. (302) 684-8030 dcgroup@dol.net
Milton, DE 19968 Fax: 684-3054

SURVEYING • ENGINEERING • LAND PLANNING



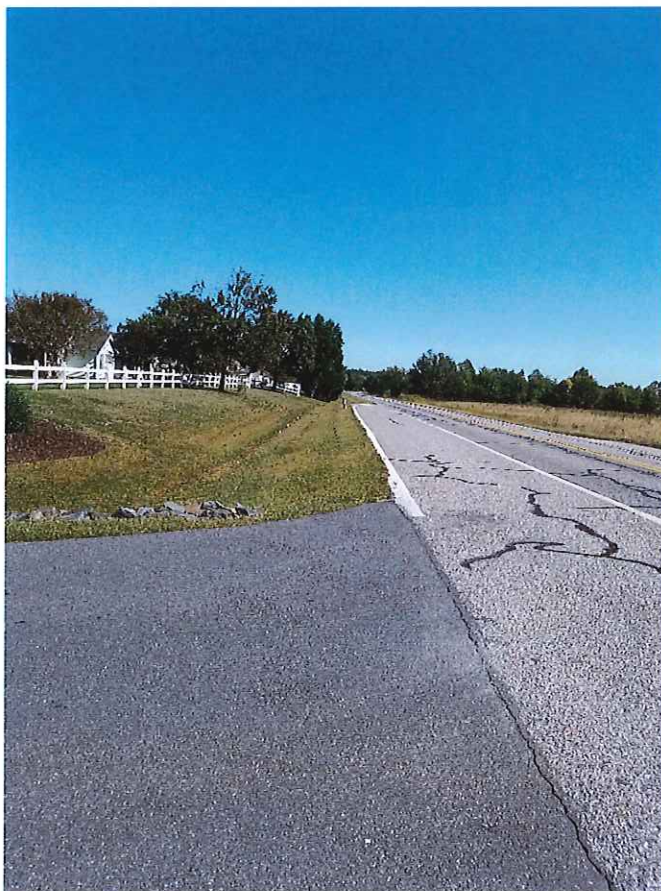
PROJECT: COUNTRY LIFE HOMES

TITLE: SIGN EASEMENT PLAN

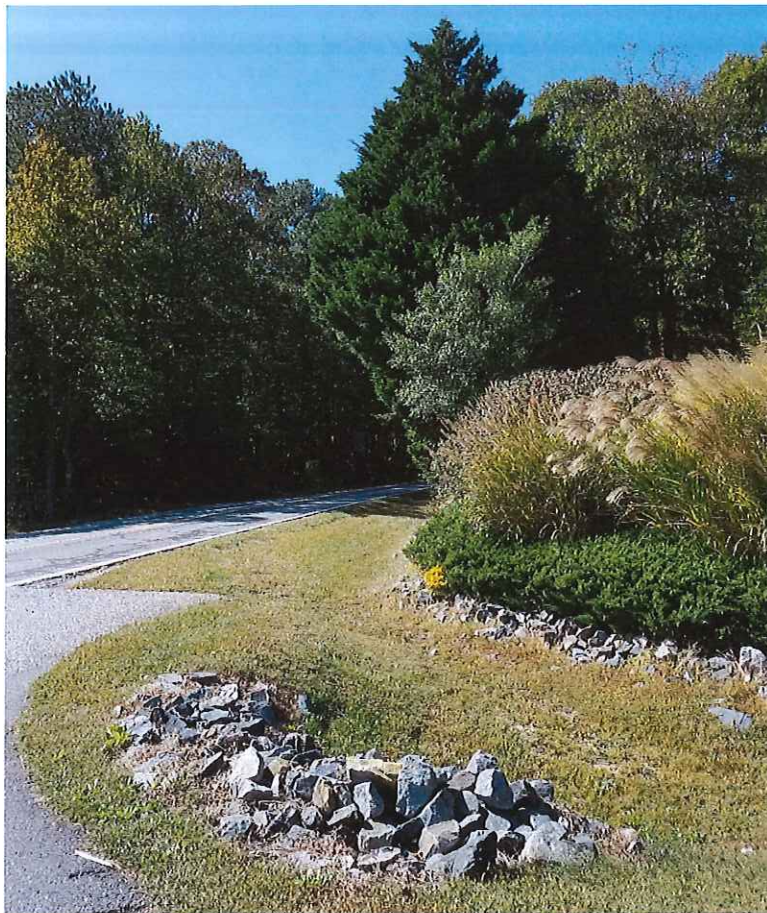
DESIGNED BY: NIA
SURVEYED BY: D.C.GROUP
DRAWN BY: X.M.D/H.F.J.
CHECKED BY: A.S.ABELE
JOB #: 030425
TAX MAP: 1-34-17 PARCEL 545
DATE: APRIL 05, 2004
SHEET NO: 1 OF 1



Picture 1 Side Yard – 28 Feet From Property Line to House



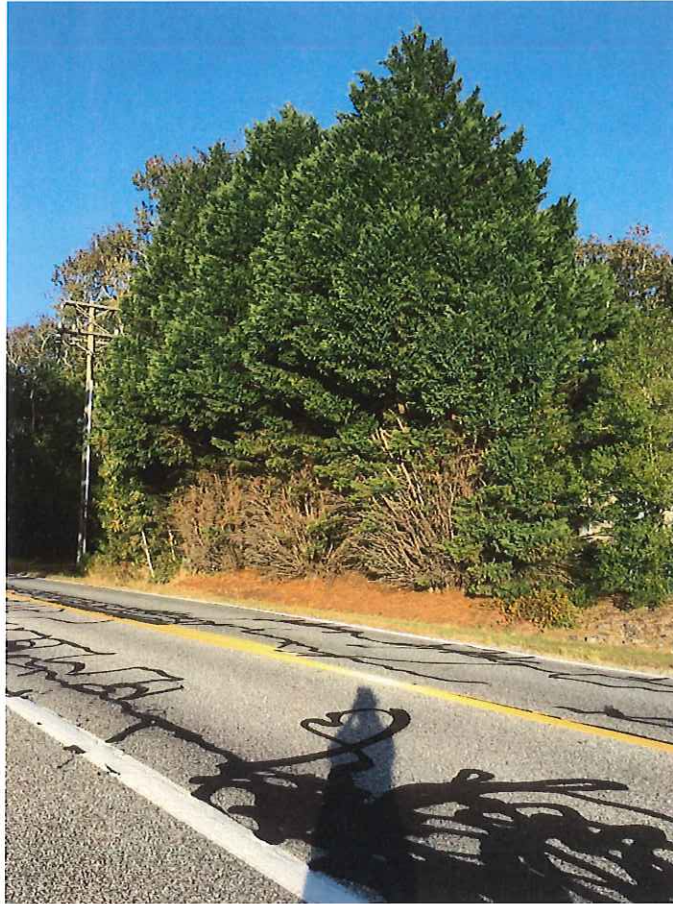
Picture 2 Ocean Farm Community Road Offset (92 feet)



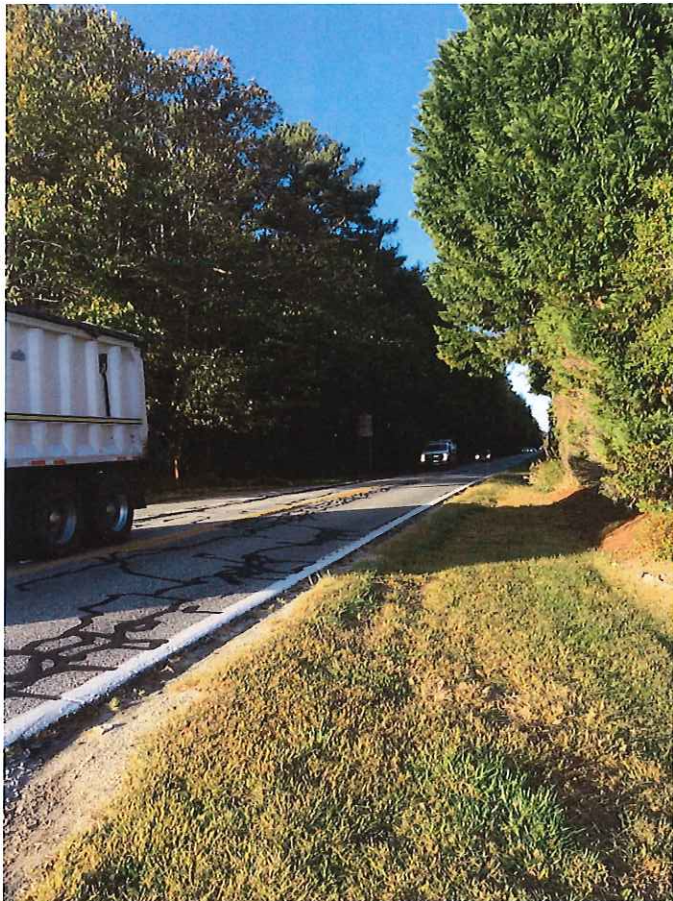
Picture 3 Poor Visibility



Picture 4 Exiting Neptune onto Double Bridges



Picture 5 Leyland Tree Damage



Picture 6 Traffic

SUSSEX
FENCE



SHORELINE
VINYL SYSTEMS, INC.

Irene Haas
302-470-0389

- Made in the U.S.A.
- All Fencing Systems are 100% Vinyl
- Won't rust, rot, crack or peel
- Low maintenance, never needs painting!
- In-design rackability for sloping yards
- Aluminum-Reinforced Bottom Rails OR 2x6 Ribbed Bottom Rails for additional strength
- Formulated with UV inhibitors for added sunblock
- Gates available in Welded Frames and Pocket Style
- Coated with non-chalking, Titanium Dioxide (TiO₂) for a superior finish to retain luster and provide weatherability
- Routed posts are consistent and sized with close tolerances, providing a great fit and quality appearance
- Coextruded technology for strength and durability providing impact resistance to enhance the life of your investment



Tuckahoe

7/8" x 3" picket routed through the rail with 3" spacing



Severn

7/8" x 3" scalloped picket routed through the rail with 3" spacing



Caroline

7/8" x 6" tongue & groove privacy picket



Wicomico

7/8" x 6" tongue & groove privacy picket with traditional lattice accent top

Available Colors



White



Almond



Khaki

NOTE: Actual colors may vary slightly

Quality Products From Our Family To Yours – Shoreline Vinyl Systems, Inc.

Shoreline Vinyl Systems, Inc. is a family owned and operated vinyl fabrication company. We offer a broad selection of products to meet ANY unique fencing project. As a wholesaler, we stand committed to working closely with your authorized retailer to deliver the best quality fencing products in a timely manner for you to enjoy for a lifetime!



St. Claire

7/8" x 3" closed top picket with 3" spacing



Whetstone

7/8" x 1 1/2" closed picket with 3" spacing



Madison

1 1/2" x 1 1/2" picket with 3" spacing and 2" x 6" ribbed bottom rail



Pocomoke

1 1/2" x 1 1/2" scalloped picket with 3" spacing and 2" x 6" ribbed bottom rail



Horse Cap



Traditional New England Cap



7/8" x 3" Dog Ear Cap



7/8" x 3" Sharp Cap



1 1/2" x 1 1/2" Sharp Cap



Gothic Cap

Post Caps available in 4" and 5"



Shoreline's Privacy Fence and Picket Fence Rails



Posts and Aluminum Gate Stiffeners available in 4" and 5"



SHORELINE

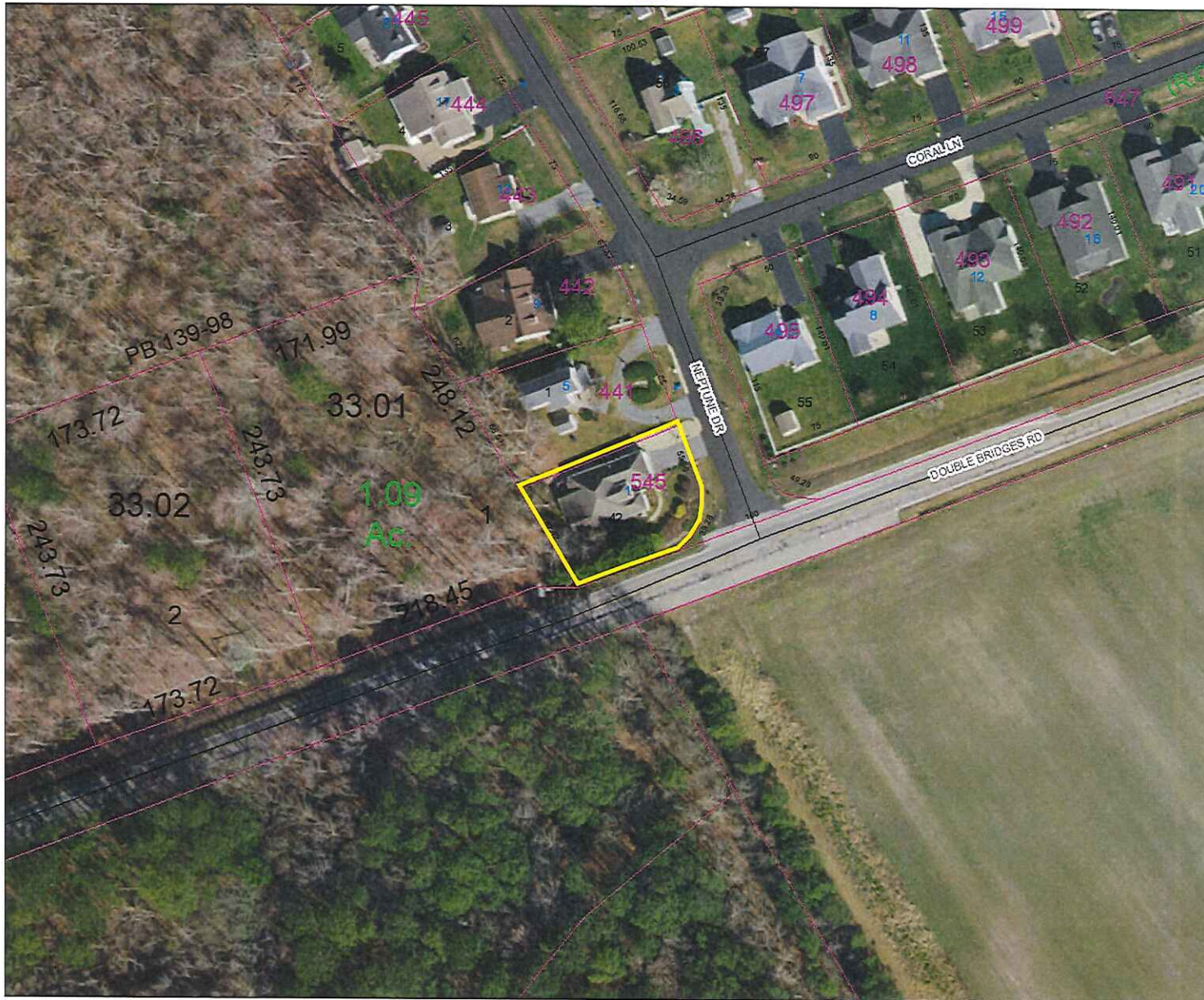
VINYL SYSTEMS, INC.

www.shorelinevinyl.com





Sussex County



PIN:	134-17.00-545.00	
Owner Name	ROBERSON	MILTON H TTEE
Book	4884	
Mailing Address	3600 TARKINGTON LN #75A	
City	SILVER SPRING	
State	MD	
Description	OCEAN FARM	
Description 2	LOT 42	
Description 3	PHASE 1A	
Land Code		

polygonLayer

Override 1

polygonLayer

Override 1

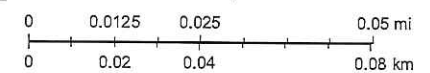
☐ Tax Parcels

911 Address

— Streets

☐ County Boundaries

1:1,128



November 15, 2019

Case # 201913056
Hearing Date 12/16/2019
12396

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)
115-25 115-183
115-185

Site Address of Variance/Special Use Exception: 33005 ANGOLOA ROAD
LEWES DE 19958

Variance/Special Use Exception/Appeal Requested: 3' Fence Additional
10' TOTAL HEIGHT

Tax Map #: 234-12.00-13.00/60 Property Zoning: AR-1

Applicant Information

Applicant Name: SAM TRUSIK
Applicant Address: 33005 ANGOLOA ROAD
City, State, Zip: LEWES DE 19958
Applicant Phone #: 1-215-350-2161 Applicant e-mail: samtrusikscd@gmail.com

Owner Information

Owner Name: SAM TRUSIK
Owner Address: 33005 ANGOLOA ROAD
City, State, Zip: LEWES DE 19958 Purchase Date: _____
Owner Phone #: 1-215-350-2161 Owner e-mail: samtrusikscd@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

[Signature]

Date: 9-25-19



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 rear of property rolls down into a natural swail

2. Cannot otherwise be developed:

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

There is buffer zone and swail - seems unbuildable

3. Not created by the applicant:

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

Existing topography

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.

Fence should not affect adjacent properties as there is existing foliage

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.

Variance requested is 3 feet of height

T.M. #2-34-12.00-13.06

LANDS N/F
BOARDWALK DEVELOPMENT, LLC
D.B. 4181-32

64' LINEAR FEET
OF FENCING AT
TEN (10) FEET HIGH

P.B. 194.37

PARCEL A-2

PARCEL D

PARCEL E
32,769 SQ. FT.
D.B. 4490-327

1 1/2 STORY
FRAME DWELLING

COV. POR.

CONC. (TYPICAL)

EDGE OF PAVING

$R=12645.33'$
 $\Delta=0^{\circ}11'26''$
 $L=42.04'$
 $C=42.04'$
 $BRG=N 87^{\circ}17'04'' W$

ANGOLA ROAD (60' R/W)

FINAL AS-BUILT SURVEY FOR TOBACK BUILDERS

PARCEL E OF "BREAKWATER PARTNERS, LLC" SUBDIVISION
BALTIMORE HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
MARCH 30, 2016 SCALE: 1" = 40'

LEGEND:

- IRON PIPE W/ CAP (FOUND)
- POINT

NOTES:
ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER AND/OR GENERAL CONTRACTOR.
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:

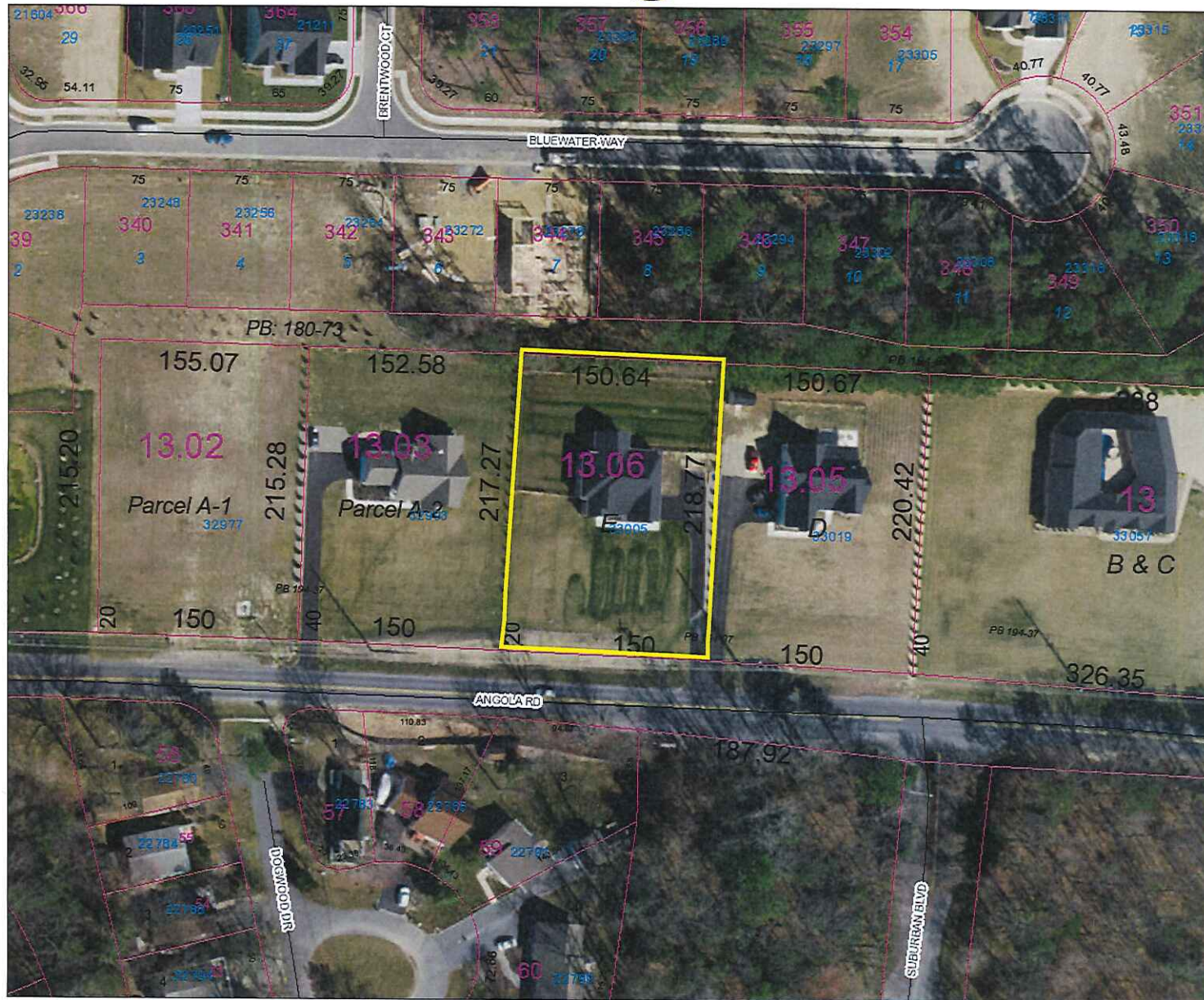
FORESIGHT Services

Surveying & Precision Measurement

302.226.2229 phone 302.226.2239 fax 2103A Coastal Highway Dewey Beach, DE 19971



Sussex County



PIN:	234-12.00-13.06
Owner Name	TRUSIK SAMUEL A
Book	4531
Mailing Address	2808 OAK RIDGE CIRCLE
City	NORRISTOWN
State	PA
Description	PARCEL E
Description 2	N/A
Description 3	N/A
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

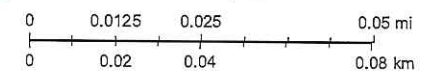
☐ Tax Parcels

911 Address

☐ Streets

☐ County Boundaries

1:1,128



November 18, 2019