

## 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

## DRAFT AGENDA

January 27, 2020

6:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Old Business

### Public Hearings

**Case No. 12398 – James & Mary Beth Parker** seek a special use exception to place an off-premise sign. (Sections 115-83.6, 115-83.7, 115-159.5, & 115-210 of the Sussex County Zoning Code). The property is located on the north side of John J. Williams Hwy. (Rt. 24) approximately 0.26 miles northeast of Gravel Hill Rd. (Rt. 30). 911 Address: 29856 John J. Williams Hwy., Millsboro. Zoning District: C-1. Tax Parcel: 234-32.00-40.01

**Case No. 12402 – Pamela Price** seek variances from the side yard setback requirements for existing structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southeast side of Red Berry Rd. within the Holly Ridge subdivision. 911 Address: 36826 Red Berry Rd., Delmar. Zoning District: AR-1. Tax Parcel: 532-14.00-119.00

**Case No. 12403 – EJF Real Estate, LLC** seek variances from the road frontage requirement for proposed lots (Section 115-83.8 of the Sussex County Zoning Code). The property is located on the west side of Cedar Neck Rd. approximately 475 ft. north of Hickman Rd. 911 Address: 30370 Cedar Neck Rd., Ocean View. Zoning District: CR-1. Tax Parcel: 134-9.00-70.00

**Case No. 12404 – Douglas Bates** seeks a variance from the side yard setback requirements for a proposed structure (Sections 115-42, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Robinhood Loop within the Sherwood Forest North subdivision. 911 Address: 32342 Robinhood Loop, Millsboro. Zoning District: GR. Tax Parcel: 234-23.00-198.00



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

**Case No. 12405 – Jeffrey A. and Portia D. Ammon** seek variances from the front yard setback, side yard setback and rear yard setback requirements for existing structures (Sections 115-25, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the south side of Double Bridges Rd. approximately 0.49 miles east of Porter House Rd. 362. 911 Address: 36902 Double Bridges Rd., Frankford. Zoning District: AR-1. Tax Parcel: 134-19.00-75.05

**Case No. 12406 – Kathy Licciardello** seeks a variance from the distance between buildings requirements for proposed structures (Sections 115-188 of the Sussex County Zoning Code). The property is located on the east side of White Cap Ln. approximately 210 ft. northwest of Shady Rd. in the Somerset Green Development. Address: 33120 Whitecap Lane, Lewes. Zoning District: C-1. Tax Parcel: 334-6.00-687.00

**Case No. 12393 – Furniture & More** seeks a special use exception to place a tent for special events (Sections 115-80 & 115-210 of the Sussex County Zoning Code). The property is located on the west side of Beacon Dr., north of Lighthouse Rd. 911 Address: 38993 Beacon Dr., Fenwick Island. Zoning District: C-1. Tax Parcel: 134-23.00-3.04

**Additional Business**

\*\*\*\*\*

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

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 26, 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.**

####



RECEIVED

NOV 04 2019

SUSSEX COUNTY  
PLANNING & ZONING

### Board of Adjustment Application

### Sussex County, Delaware

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

Case # 201912824  
Hearing Date 1/6/2020,  
12393

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

Variance   
Special Use Exception   
Administrative Variance   
Appeal

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

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

38993 Beacon Dr. Fenwick Island

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

Tax Map #: 1-34-23.00-3.04

Property Zoning: General Business  
Commercial  
C-1

**Applicant Information**

Applicant Name: Furniture + more  
Applicant Address: 38993 Beacon Drive  
City Fenwick Island State DE Zip: \_\_\_\_\_  
Applicant Phone #: 302-538-1100 Applicant e-mail: dmiller15a@gmail.com

**Owner Information**

Owner Name: Norino Properties  
Owner Address: 8100 Harford Road  
City Baltimore State MD Zip: 21234 Purchase Date: \_\_\_\_\_  
Owner Phone #: 410-663-9444 Owner e-mail: norinolk@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: 10/15/19



**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.

*Temporary Tent Twice a year.  
our Tent, items for Sale + Parking are not adjacent to any other property. we have had 2 successful tent sales without problems and see no problems going forward.*

---

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)

*Temporary Tent Twice a year  
10 days surrounding memorial day + Labor Day  
Example memorial day 5/21 - 5/30  
labor day 8/27 - 9/5*

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

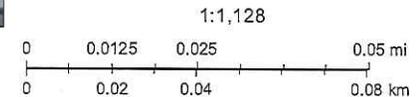
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<b>PIN:</b>	134-23.00-3.04
<b>Owner Name</b>	BALSAMO & NORINO PROPERTIES LLC
<b>Book</b>	4751
<b>Mailing Address</b>	8100 HARFORD RD
<b>City</b>	BALTIMORE
<b>State</b>	MD
<b>Description</b>	N/ LIGHTHOUSE RD
<b>Description 2</b>	RT 54 APPROX
<b>Description 3</b>	1847.33' W/RT 1
<b>Land Code</b>	

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



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

**IN RE: FURNITURE & MORE**

**(Case No. 12169)**

A hearing was held after due notice on July 23, 2018. The Board members present were: Mr. Dale Callaway, Ms. Ellen Magee, Mr. Bruce Mears, Mr. John Mills, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for a special use exception to place a tent for special events.

Findings of Fact

The Board found that the Applicant is requesting a special use exception to use a tent for special events. This application pertains to certain real property located on the west side of Beacon Drive, north of Lighthouse Road (911 Address: 38993 Beacon Drive, Fenwick Island); said property being identified as Sussex County Tax Map Parcel Number 1-34-23.00-3.04. After a hearing, the Board made the following findings of fact:

1. The Board was given copies of the Application, a drawing of the Property, a site plan dated March 29, 2000, an aerial photograph of the Property, and a portion of the tax map of the area.
2. The Board found that the Office of Planning and Zoning received no correspondence in support of the Application and seven (7) letters in opposition to the Application.
3. The Board found that Derek Millman was sworn in to testify about the Application. Mr. Millman is the manager of Furniture & More.
4. The Board found that Mr. Millman testified that the Applicant had a tent sale 2 times in 2017 and the Applicant traditionally holds tent sales on Memorial Day and Labor Day weekends. The Applicant seeks permission to conduct tent sales twice a year for a ten (10) days each time as that time frame will allow the Applicant time to set up the tent, conduct the sale, and tear down the tent.
5. The Board found that Mr. Millman testified that a tent costs \$2,500 to rent and it takes 2 days to set up a tent sale. The first weekend pays for the tent and the second weekend is where the Applicant makes its profit off the tent. Memorial Day and Labor Day weekends are important times of year for their sales.
6. The Board found that Mr. Millman testified that many businesses in the area close down in the off-season and the Applicant uses the profits from the tent sales to pay for the business to remain open the rest of the year.
7. The Board found that Mr. Millman testified that there is a community adjacent to the Property.
8. The Board found that Mr. Millman testified that the tent will be positioned 40 feet away from building, the entrance, and the community to the rear of the property. The tent will take up 7 parking spaces on the east side of the Property and additional space not reserved for parking. The Applicant is willing to move the tent closer to the building as well and there is room to do so. He believes that moving the tent would alleviate parking concerns expressed by neighbors.
9. The Board found that Mr. Millman testified that the tent will be set back farther from Route 54 than the existing building.
10. The Board found that Mr. Millman testified that the Applicant shares an entrance onto Route 54 with the adjacent community and other businesses on the site but the tent will not impede traffic coming to and from the neighboring property or impact neighbors' ability to access their property.

11. The Board found that Mr. Millman testified that this special use exception will not substantially affect adversely the uses of adjacent neighboring properties.
12. The Board found that Mr. Millman testified that the Applicant does not use all of its parking spaces even with the tent in place.
13. The Board found that Mr. Millman testified that there are no safety issues with the tent as the tent recently withstood winds of 50 miles per hour.
14. The Board found that Mr. Millman testified that there were some complaints about the placement of the tent and that it created a visibility issue the first time they used it but there were no complaints the following 2 times the tent was put up.
15. The Board found that Mr. Millman testified that store hours are as follows: Sunday 11am – 6 pm, Monday through Thursday 10 am – 6 pm, and Friday and Saturday 10 am – 7 pm.
16. The Board found that Mr. Millman testified that the nearby restaurant (High Stakes) has a lot of business and cars park all over the site when the restaurant is busy. High Stakes receives deliveries from tractor trailers.
17. The Board found that Mr. Millman testified that there is a right-of-way around the building and a car can navigate around the building.
18. The Board found that Mr. Millman testified that parking is always an issue and that High Stakes is a busy location and uses the majority of parking. High Stakes pay for 30% and Furniture & More pay for 70% of the parking lot but High Stakes uses the Applicant's parking spaces.
19. The Board found that Mr. Millman testified that, during the day, the Applicant will pull out some furniture outside the tent. At night, the Applicant shuts down the tent and retains a security guard to secure the premises overnight.
20. The Board found that Mr. Millman testified that the cars in the picture presented by the opposition were parked in the right-of-way to the development in the rear but he could not confirm if they were patrons of the business or if they were family members visiting the development in the rear. He testified that cars park near the gate even when the tent is not erected.
21. The Board found that Mr. Millman testified that the tent measures 40 feet by 60 feet and he believes that includes the stakes and tie-downs.
22. The Board found that Mr. Millman testified that he has not noticed any traffic issues for the neighboring properties related to the tent and that any traffic issues are related to vehicular traffic on Route 54. He does not believe that the tent affects traffic.
23. The Board found that no parties appeared in support of and ten (10) parties appeared in opposition to the Application. Randy Wallenhurst, Linda Bauers, George Bennett, and Sandra Simkins were sworn in to give testimony in opposition to the Application. Mr. Wallenhurst, Ms. Simkins, and Ms. Bauers submitted pictures to the record.
24. The Board found that Mr. Wallenhurst testified that he is a part-time resident at the community across from Furniture & More on Route 54 and. He bought his property for the view of the bay but his view is impeded by the tent and he is concerned about the effect of the tent on property values. He noted that Route 54 is a mess with many accidents.
25. The Board found that Ms. Bauers testified that she is a resident at Lighthouse View Condominiums which is the building at the rear of the applicant's property and is accessed through the Applicant's parking lot. She noted that her community is filled during Memorial Day and Labor Day weekends.
26. The Board found that Ms. Bauers testified that tent stays up 2 weeks when it is erected.
27. The Board found that Ms. Bauers testified that furniture extends beyond the tent and that customers mill around the parking lot. She also noted that furniture is placed on the sidewalk thereby limiting use of the sidewalk. She believes that the tent creates a safety issue.

28. The Board found that Ms. Bauers testified that cars have been parked in the right-of-way to her development blocking both a fire hydrant and the key pad entrance to her community.
29. The Board found that Ms. Bauers testified that there is not enough parking and the tent makes it worse as visibility is blocked by the tent and it is difficult to see around the tent.
30. The Board found that Ms. Bauers testified that the tent substantially affects adversely the uses of neighboring and adjacent properties.
31. The Board found that Ms. Bauers testified that 2 cars cannot pass each other when the tent is erected and that moving the tent closer to the building will not help the situation because cars will not be able to navigate around the building.
32. The Board found that Ms. Simkins testified that there is a parking problem even when the tent is not present but the tent amplifies the issue because a car cannot enter the development when cars are parked in the easement.
33. The Board found that Ms. Simkins testified that, even if the tent was moved, it would still be a safety issue.
34. The Board found that Ms. Simkins testified that the tent poses a safety issue and that large vehicles have difficulty accessing the community when the tent is erected.
35. The Board found that Mr. Bennett testified that the tent in place affects sixty (60) homeowners, their family, and friends and the tent creates a safety issue which magnifies the parking problem. He believes that placing the tent elsewhere on the Property still substantially affects adversely the use of the neighboring property.
36. The Board tabled its discussion and vote on the Application until August 6, 2018, at which time the Board discussed and voted on the Application.
37. Based on the findings above and the testimony and evidence presented at the public hearing and the public record, which the Board weighed and considered the Board determined that the application met the standards for granting a special use exception because the proposed outdoor display or promotional activity will not substantially affect adversely the uses of neighboring and adjacent properties. The findings below further support the Board's decision to approve the Application.
  - a. The Applicant owns a furniture retail store and wishes to hold tent sales during Memorial Day and Labor Day weekends. The Applicant has held such sales on the Property previously and the Applicant intends to erect the tent before and after each of those holiday weekends on an annual basis.
  - b. The Property is a commercial site used for a furniture store and a restaurant. A majority of the parking spaces are to be used for the furniture store and the Applicant presented credible testimony that the customers of the store do not use all of the Applicant's designated parking spaces.
  - c. The opposition presented concerns about the blocking of the drive aisle accessing their community. The Board, however, was not convinced that the blocking of the drive aisle was due to the tent or even due to the Applicant's business. The opposition noted that the neighboring community is often "filled" during these holiday weekends and that the restaurant has a steady business as well. The Board notes that the site plan and tax map demonstrate that only a small portion of the drive aisle is actually located on the Property and that much of the lane is located off the Property.
  - d. The opposition expressed concerns about traffic but both sides acknowledged that traffic along the adjacent Route 54 is often hectic during summer months. It was clear to the Board that cars using the drive aisle may have to wait to turn onto Route 54 at times. The Board was not convinced that the existence of the tent somehow contributed to traffic concerns along Route 54.

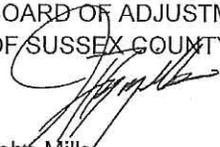
- e. To the extent the tent has an impact on the drive aisle, the Board does not find that the impact is a substantial adverse impact. To reduce whatever impact may exist, however, the Board, as part of its approval, conditions that the tent must be placed adjacent to the Furniture & More building away from the drive aisle.
- f. The location of the tent should provide neighbors of the nearby community with an opportunity to shop for additional furniture without having to traverse onto Route 54 and this opportunity would benefit neighboring and adjacent properties.
- g. The tent will be used only on a temporary basis during limited times of the year.
- h. The approval is conditioned on the following:
  - i. The tent shall be no larger than 40 feet by 60 feet as proposed by the Applicant.
  - ii. The tent shall be placed on the east side of the Furniture & More building on the Property as shown on the site plan submitted by the Applicant. The tent must be adjacent to the building and away from the entrance to Route 54.
  - iii. The tent is allowed to be used two (2) times per year for a total of sixteen (16) days per year. The sixteen (16) days are to be divided equally between the Memorial Day and Labor Day holiday weekends. The Applicant is permitted two (2) days at the beginning of each tent sale to set up the tent and two (2) days at the end of each tent sale to disassemble and remove the tent. The times for erection and disassembly of the tent shall be included as part of the sixteen (16) days allotted for the tent sale to occur.
  - iv. The approval is valid for a period of one (1) year.

The Board granted the special use exception application for a period of one (1) year with conditions finding that it met the standards for granting a special use exception.

Decision of the Board

Upon motion duly made and seconded, the special use exception application was approved with conditions for a period of one (1) year. The Board Members in favor were Mr. Dale Callaway, Mr. John Mills, and Mr. Brent Workman. Ms. Ellen Magee and Mr. Bruce Mears voted against the Motion to approve the special use exception application with conditions.

BOARD OF ADJUSTMENT  
OF SUSSEX COUNTY



John Mills  
Chairman

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

Date October 2, 2018

**BILLBOARD NOTES:**

HEIGHT OF SIGN: 25.00' (FROM GRADE)

HEIGHT TO BOTTOM OF SIGN: 15.00' (FROM GRADE)

AREA OF COVERAGE: 250 SQ. FT. (10.00' H x 25.00' W)

EXISTING BILLBOARD EAST IS 642' FROM PROPOSED SIGN  
(PER OWNER, NOT FIELD VERIFIED)

EXISTING BILLBOARD WEST IS 814' FROM PROPOSED SIGN  
(PER OWNER, NOT FIELD VERIFIED)

ILLUSTRATION BRIGHTNESS: LED TECHNOLOGY

ENVIRONMENTAL CONTROL: HAS ABILITY TO USE  
PHOTOCELL AND/OR TIMER

**NOTES:**

ZONING: C-1 (GENERAL COMMERCIAL)

ALL SETBACKS MUST BE VERIFIED BY THE OWNER,  
GENERAL CONTRACTOR AND/OR THE DESIGNER.  
PLEASE CONTACT SUSSEX COUNTY (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

**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 # 12378  
Hearing Date 11/6/2020  
201913322

Type of Application: (please check all applicable)

Variance

Special Use Exception

Administrative Variance

Appeal

Existing Condition

Proposed

Code Reference (office use only)

115-83.6 115-83  
115-159.5 115-210

Site Address of Variance/Special Use Exception:

29856 John J. Williams Highway Millsboro De

Variance/Special Use Exception/Appeal Requested:

To place a billboard

Tax Map #: 234 - 32.00 - 40.01

Property Zoning: Commercial

**Applicant Information**

Applicant Name: JAMES D. & Mary Beth Parker

Applicant Address: 28933 Lakeview Rd.

City Millsboro State De Zip: 19966

Applicant Phone #: 302-934-6400 Applicant e-mail: info@jim Parker builders, com

**Owner Information**

Owner Name: Same AS Above

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

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

Owner Phone #: \_\_\_\_\_ Owner e-mail: \_\_\_\_\_

**Agent/Attorney Information**

Agent/Attorney Name: Same AS Above

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

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

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

**Signature of Owner/Agent/Attorney**

James D. Parker

Date: 9/18/19



**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 property is already zoned commercial and the approval of this would fit well into existing area, that already has existing Bill Boards.

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.

Rt #24 is heavily traffic and there are existing Bill boards on both sides of this commercial property.

5. Minimum variance:

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

do to the size of property there is no problem to meet the current setback regulations: Front 40' sides 50'

**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.

#1 property is ZONED commercial

#2 There are Already Billboards installed to the EAST & WEST OF this property.

#3 The use OF the Bill board will Allow our mini-storage to gain more Access for Advertizing.

---

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

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

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State of Delaware

*Department of Transportation*

23697 DuPont Boulevard

Georgetown, DE 19947

Jennifer Cohan

Secretary

November 5, 2019

James D. Parker & Mary Beth Parker  
28933 Lakeview Road  
Millsboro, DE 19966

Dear Mr. Parker:

The Roadside Control Section of the Department of Transportation is charged with the responsibility of enforcing statutory regulations pertaining to Outdoor Advertising as set forth under Title 17, Chapter 11, of the Delaware Code.

The Department has received your outdoor advertising application for a new off premise sign to be situated on the property belonging to a Mr. James D. Parker with a (tax parcel #: 234-32.00-40.01) located on SCR 024 / Rt.24 (John J. Williams Highway) in Sussex County.

I have reviewed the proposed site plan that was submitted as well as the application. As long as the sign is constructed per the specifications submitted and the required building permits are obtained by the local land use authority, the Department has no objection to the proposed sign application. It is the responsibility of the sign owner to seek approval from the local authority before installation of the sign.

This letter serves as a letter of no objection to assist with your application to the Board of Adjustment. This letter **does not** grant permission to construct the sign. Should the Board of Adjustment approval be granted for this sign structure, you must notify the Department in writing and provide all necessary documentation, including the Board of Adjustment findings and any revisions to the sign structure that may have occurred. Once the Department has received all necessary documentation and verified that conditions for approval have been met, a Notice to Proceed letter will be issued to allow for the construction of the sign.

James D. Parker & Mary Beth Parker

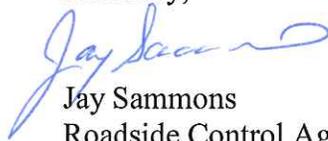
Page 2

November 5, 2019

This letter of no objection is provided to you as a courtesy to assist you in securing approval from the appropriate entities prior to construction of the sign structure. **This letter is not a permit.**

Should you have any questions or concerns, or to schedule your pre-construction or final inspection, please contact me at (302) 853-1327.

Sincerely,



Jay Sammons  
Roadside Control Agent

JS/JWS:

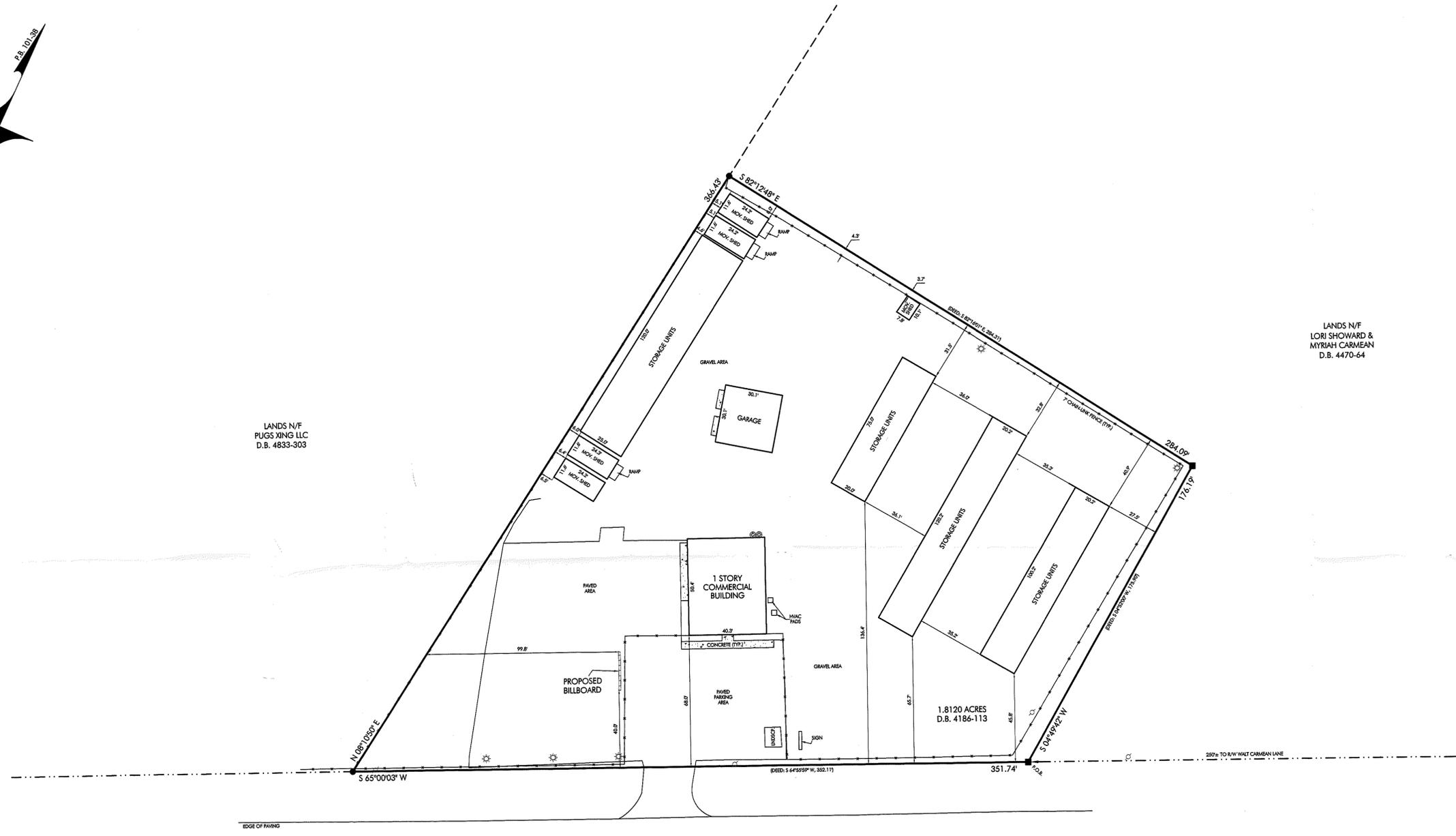
cc: Chris King, DelDOT State wide Roadside Control Manager





LANDS N/F  
PUGS XING LLC  
D.B. 4833-303

LANDS N/F  
LORI SHOWARD &  
MYRIAH CARMEAN  
D.B. 4470-64



JOHN J. WILLIAMS HIGHWAY - DE RT. #24 (100' R/W)

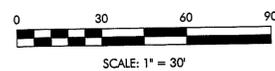
PROPOSED CONDITIONS  
BOUNDARY SURVEY PLAN FOR  
**JAMES D. PARKER & MARY BETH PARKER**

29856 JOHN J. WILLIAMS HIGHWAY, MILLSBORO

**BILLBOARD NOTES:**  
HEIGHT OF SIGN: 25.00' (FROM GRADE)  
HEIGHT TO BOTTOM OF SIGN: 15.00' (FROM GRADE)  
AREA OF COVERAGE: 250 SQ. FT. (10.00' H x 25.00' W)  
EXISTING BILLBOARD EAST IS 64.2' FROM PROPOSED SIGN (PER OWNER, NOT FIELD VERIFIED)  
EXISTING BILLBOARD WEST IS 81.4' FROM PROPOSED SIGN (PER OWNER, NOT FIELD VERIFIED)  
ILLUSTRATION BRIGHTNESS: LED TECHNOLOGY  
ENVIRONMENTAL CONTROL: HAS ABILITY TO USE PHOTOCELL AND/OR TIMER

- LEGEND:**
- CONCRETE MONUMENT (FOUND)
  - IRON PIPE W/ CAP (FOUND)
  - UTILITY POLE
  - ⊙ LAMP POST
  - ⊗ PROPANE TANK

**NOTES:**  
ZONING: C-1 (GENERAL COMMERCIAL)  
ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (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



DATE	REVISION
10/2/2019	ADD PROPOSED BILLBOARD & NOTES

HUNDRED: INDIAN RIVER	COUNTY: SUSSEX	MARCH 26, 2018
STATE: DELAWARE	DRAWN BY: J.A.P.	
REF.: D.B. 4186-113	DWG. NO.: 234-32.00-40.01	
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

Case # 12402  
Hearing Date 11/27/19  
201913696

## 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: \_\_\_\_\_  
36826 Red Berry Rd

Variance/Special Use Exception/Appeal Requested: \_\_\_\_\_  
2.4' from 15' side for existing overhang  
1.6' from 15' side for existing shed - was CO

Tax Map #: 532-14.00-119.00 Property Zoning: AR-1

**Applicant Information**

Applicant Name: Pamela Price  
Applicant Address: 38104 Dogwood Lane  
City, State, Zip: Laurel DE 19956  
Applicant Phone #: 3022492546 Applicant e-mail: pamprice@remax.net

**Owner Information**

Owner Name: Same  
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**

Pamela Price

Date: 11/26/19



**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 lot is a pie shape which causes less room in the front and causes septic to take up the back yard.

2. Cannot otherwise be developed:

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

The septic & drainfield take up the rest of the back yard.

3. Not created by the applicant:

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

The owner is deceased and I am purchasing from the bank.

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

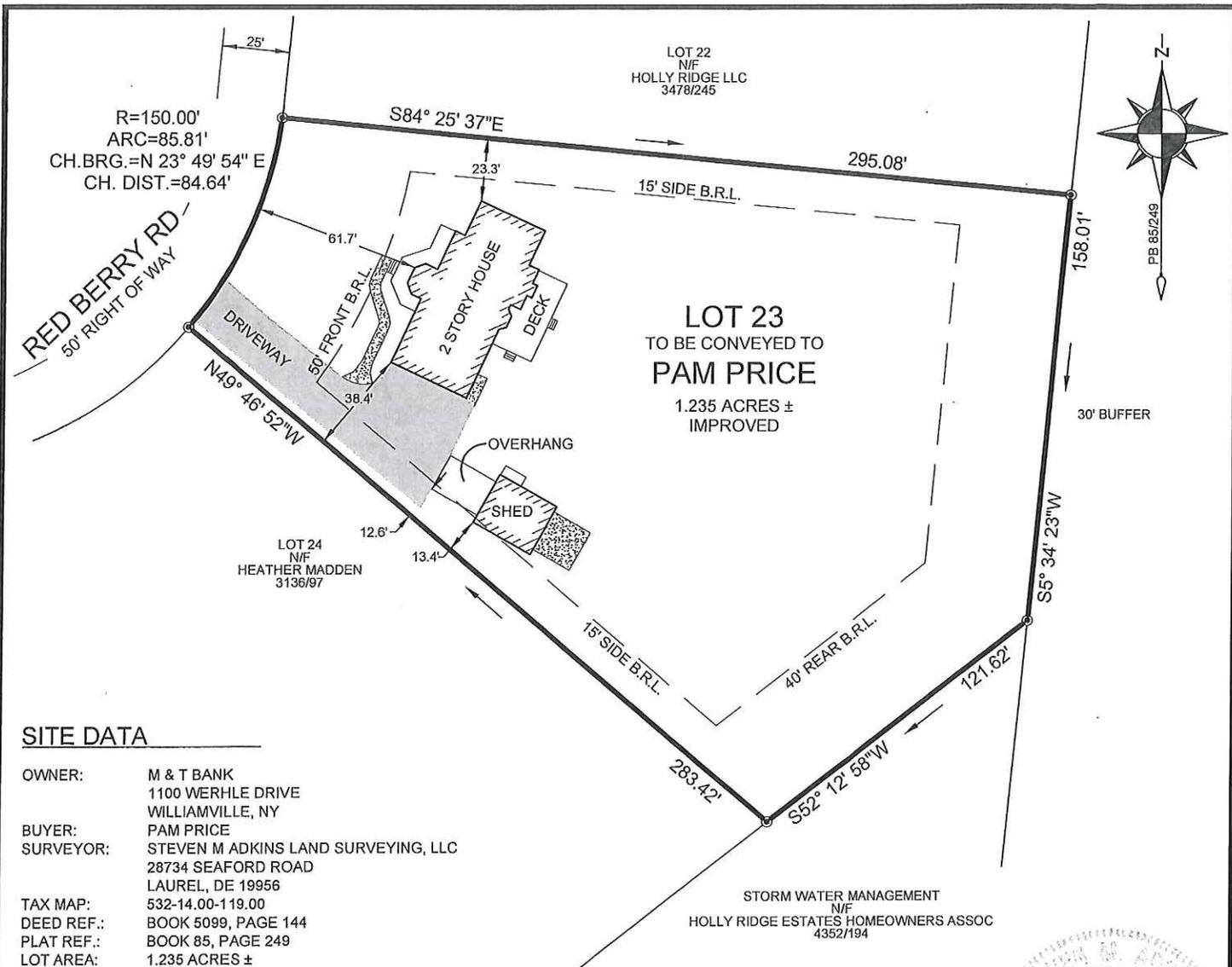
That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

All the houses in the neighborhood have large sheds, garages or some kind of outbuilding.

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.

Leaving it like it is will make it look complete and finished and an asset to surrounding properties.



**SITE DATA**

OWNER: M & T BANK  
1100 WERHLE DRIVE  
WILLIAMVILLE, NY

BUYER: PAM PRICE

SURVEYOR: STEVEN M ADKINS LAND SURVEYING, LLC  
28734 SEAFORD ROAD  
LAUREL, DE 19956

TAX MAP: 532-14.00-119.00

DEED REF.: BOOK 5099, PAGE 144

PLAT REF.: BOOK 85, PAGE 249

LOT AREA: 1.235 ACRES ±

ZONING: AR-1

BLD SET BACKS: 50' FRONT (PER PLAT)  
15' SIDE (PER PLAT)  
40' REAR (PER PLAT)

**NOTES:**

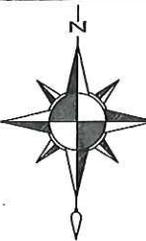
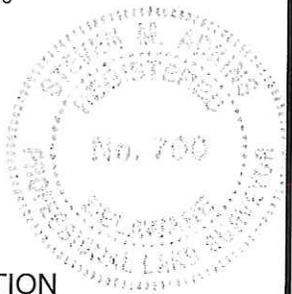
- BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM A SUBDIVISION PLAT PREPARED BY WALTER TODD ENTITLED " PLOT OF THE LANDS OF SAMUEL PAYNTER JOHNSON" ALONG WITH THE LAND RECORDS OF SUSSEX COUNTY, DE AND WAS SUPPORTED BY BOUNDARY MONUMENTS FOUND/LOCATED DURING OUR FIELD RUN LAND SURVEY.
- A TITLE SEARCH WAS NEITHER REQUESTED NOR PREPARED FOR THE SUBJECT PARCEL, THEREFORE, THIS PLAN DOES NOT REFLECT ANY EASEMENTS AND/OR RIGHTS OF WAY WHICH MAY AFFECT THIS PARCEL.
- THE IMPROVEMENTS SHOWN HEREON REFLECT THE ACTUAL SITE CONDITIONS AT THE TIME OF THIS SURVEY.
- THE INTENT OF THIS SURVEY IS TO RELATE THE SITE IMPROVEMENTS SHOWN HEREON TO THE SUBJECT PARCEL'S BOUNDARY.

**SURVEYOR'S CERTIFICATION**

I, STEVEN M. ADKINS, HEREBY ATTEST THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND ADHERES TO THE LAND SURVEYING STANDARDS ESTABLISHED BY THE STATE OF DELAWARE

*(Signature)*  
STEVEN M. ADKINS LS-700

11/21/19  
DATE



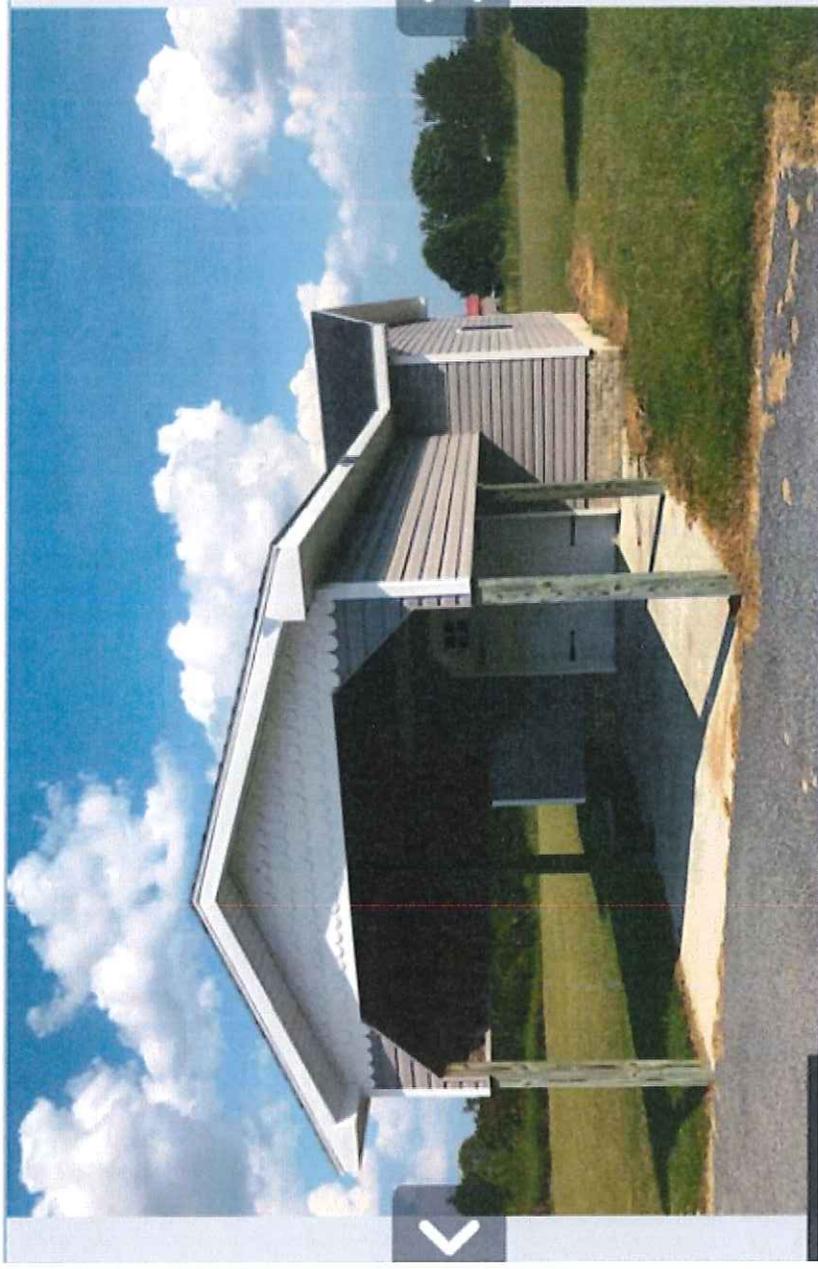
**STEVEN M. ADKINS**  
Land Surveying, LLC

28734 Seaford Road  
Laurel, DE 19956  
(302) 875-3555 - Office

LOT 23 - HOLLY RIDGE SUBDIVISION  
TO BE CONVEYED TO  
PAM PRICE  
36826 RED BERRY ROAD  
LITTLE CREEK HUNDRED  
SUSSEX COUNTY, DELAWARE

PROJECT #: 2019080.00	DATE: 11/21/19
SCALE: 1" = 60'	DRAWN BY: S.M.A.
FINAL LOCATION SURVEY DRAWING NUMBER	
<b>23</b>	

**36826 Red Berry Rd, Delmar, DE 19940**



**36826 Red Berry Rd, Delmar, DE 19940**



11/26/19 09:36:06

PR010D

DIST: 532 MAP: 14 . 00

SUSSEX COUNTY COUNCIL  
Name/Map# Reference-Permits

PARCEL: 0119 . 00 UNIT: \_\_\_\_\_

PZWKS14#A

RUSTY

HOLLY RIDGE

LOT 23

MURPHY  
PATRICK W & SANDRA S

ACTIVE

36826 RED BERRY RD

DELMAR

DE 19940 2347

AR1 Zoning Dist

Fire: 74 00 00 DITCH

Permit Num Type(s) Case#1

BP 265266 DW

BP 280344 AS

BP 285043 AS

RS Land Class

Town 000 Traffic

Enumeration Dist

Issued

12/26/07

3/30/10

11/18/10

NR CODE

BC/Occup

8/07/08

11/18/10

0/00/00

PZ/Compli

08/19/08

11/29/10

1.24

3,100

60,200

63,300

Acres

Land 2 Caps

Improvement

Total

Value

123,737

2,880

6,432



BA CU CZ VIOLATION

F3=EXIT F13=NEW MAP#

F24=MORE KEYS F12=RETURN

F1=HELP

POP UPS

F4=SALES

F9=911

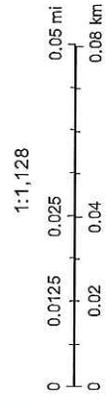


# Sussex County



<b>PIN:</b>	532-14.00-119.00
<b>Owner Name</b>	M&T BANK
<b>Book</b>	5099
<b>Mailing Address</b>	1100 WERHLE DR
<b>City</b>	WILLIAMSVILLE
<b>State</b>	NY
<b>Description</b>	HOLLY RIDGE
<b>Description 2</b>	LOT 23
<b>Description 3</b>	N/A
<b>Land Code</b>	

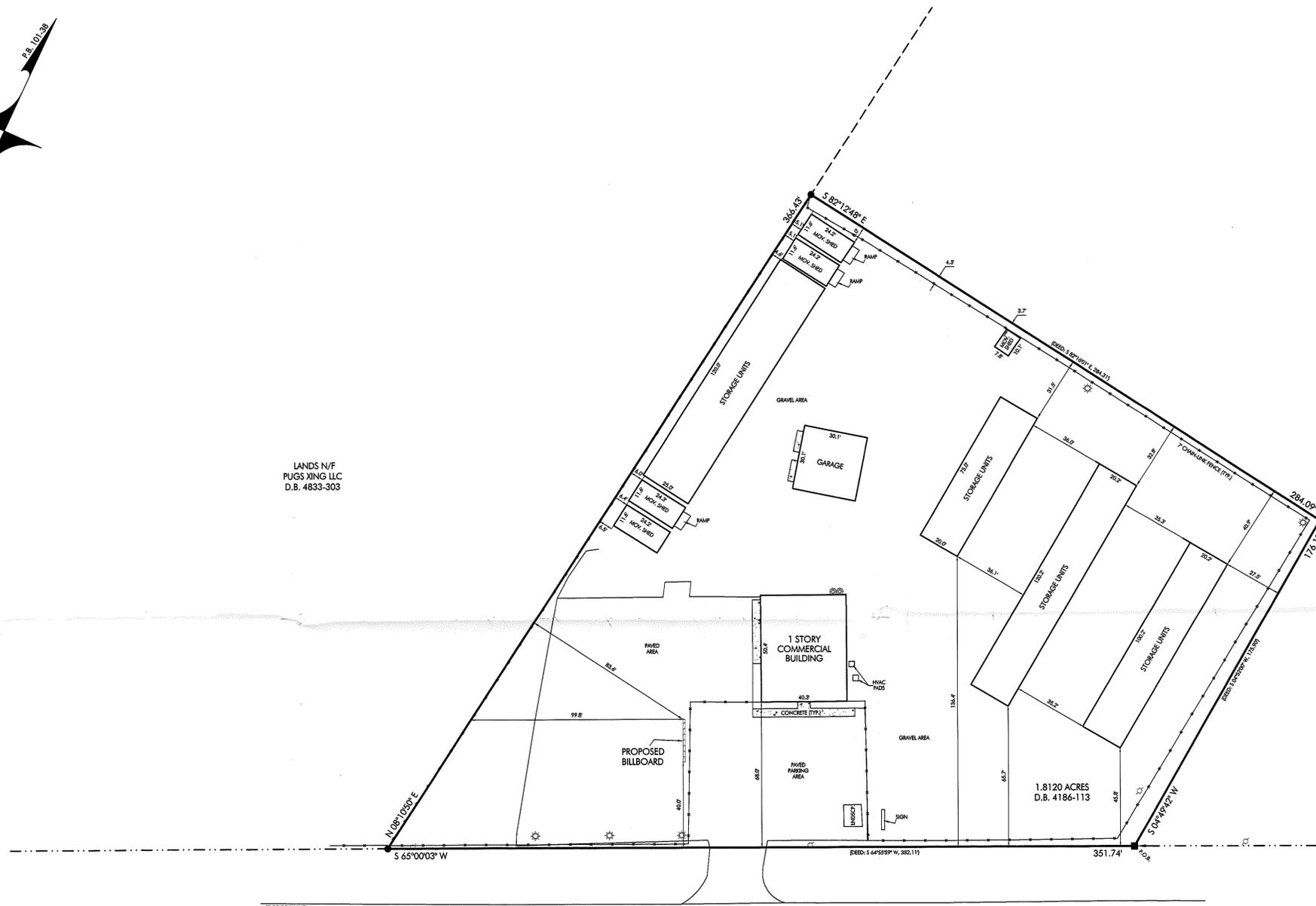
- polygonLayer**
  - Override 1
- polygonLayer**
  - Override 1
- Tax Parcels**
- 911 Address**
- Streets**
- County Boundaries**





LANDS N/F  
PUGS XING LLC  
D.B. 4833-303

LANDS N/F  
LORI SHOWARD &  
MYRAH CARMEAN  
D.B. 4470-64



EDGE OF PAVING

JOHN J. WILLIAMS HIGHWAY - DE RT. #24 (100' R/W)

**BILLBOARD NOTES:**  
PROPOSED BILLBOARD WILL MEET ALL REQUIREMENTS FOR SUSSEX COUNTY CODE 115-159.5 AND WILL NOT BE WITHIN 150' FROM ANY DWELLING.  
HEIGHT OF SIGN: 25.00' (FROM GRADE)  
HEIGHT TO BOTTOM OF SIGN: 15.00' (FROM GRADE)  
AREA OF COVERAGE: 250 SQ. FT. (10.00' H x 25.00' W)  
EXISTING BILLBOARD EAST IS 642' FROM PROPOSED SIGN (PER OWNER, NOT FIELD VERIFIED)  
EXISTING BILLBOARD WEST IS 814' FROM PROPOSED SIGN (PER OWNER, NOT FIELD VERIFIED)  
ILLUSTRATION BRIGHTNESS: LED TECHNOLOGY  
ENVIRONMENTAL CONTROL: HAS ABILITY TO USE PHOTOCELL AND/OR TIMER

- LEGEND:**
- CONCRETE MONUMENT (FOUND)
  - IRON PIPE W/ CAP (FOUND)
  - UTILITY POLE
  - ⊙ LAMP POST
  - ⊗ PROPANE TANK

**NOTES:**  
ZONING: C-1 (GENERAL COMMERCIAL)  
ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (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  
JAMES D. PARKER & MARY BETH PARKER**

29856 JOHN J. WILLIAMS HIGHWAY, MILLSBORO



DATE	REVISION
10/2/2019	ADD PROPOSED BILLBOARD & NOTES
12/27/2019	REVISED PROPOSED BILLBOARD NOTES PER SUSSEX COUNTY COMMENTS

HUNDRED: INDIAN RIVER	COUNTY: SUSSEX	MARCH 26, 2018
STATE: DELAWARE	DRAWN BY: J.A.P.	
REF.: D.B. 4186-113	DWG. NO.: 234-32.00-40.01	

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

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 # 12403  
201913656  
Jan 27

RECEIVED

NOV 22 2019

SUSSEX COUNTY  
PLANNING & ZONING

115-838

Type of Application: (please check all applicable)

- Variance
- Special Use Exception
- Administrative Variance
- Appeal

Site Address of Variance/Special Use Exception:

30370 Cedar Neck Road, Ocean View, DE 19970

Variance/Special Use Exception/Appeal Requested:

Applicant requests a 100' variance and a 26.2' variance from the minimum road frontage requirement of 150' for purposes of subdividing the Property into two (2) lots.

Tax Map #: 134-9.00-70.00

Property Zoning: CR-1

Applicant Information

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

Owner Information

Owner Name: Shirley A. Price, Bonnie L. Cooper, Charles H. Murray & Ellen M. Magee, Trustees  
Owner Address: c/o Sergovic Carmean Weidman McCartney & Owens, P.A., P.O. Box 751  
City Georgetown State DE Zip: 19947 Purchase Date: 10/5/16  
Owner Phone #: (302) 855-1260 Owner e-mail: shannonb@sussexattorney.com

Agent/Attorney Information

Agent/Attorney Name: Shannon Carmean Burton  
Agent/Attorney Address: P.O. Box 751  
City Georgetown State DE Zip: 19947  
Agent/Attorney Phone #: (302) 855-1260 Agent/Attorney e-mail: shannonb@sussexattorney.com

Signature of Owner/Agent/Attorney

Shannon  
Carmean Burton

Digitally signed by Shannon  
Carmean Burton  
Date: 2019.11.04 09:14:46 -0500

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



## Exhibit "1"

### WRITTEN SUBMISSION ON BEHALF OF APPLICANT, EJF REAL ESTATE LLC BOARD OF ADJUSTMENT OF SUSSEX COUNTY VARIANCE APPLICATION

1. **Uniqueness of the Property:** This application pertains to certain real property located at 30370 Cedar Neck Road, Ocean View, Delaware, and identified by Sussex County Tax Mapping as Parcel 134-9.00-70.00 (hereinafter referred to as the "Property"). The Property is located in a CR-1 (Commercial Residential) District and is currently improved with an existing dwelling and shed. The Property has historically been used for both residential and commercial purposes.

The Property is unique in that it is a large, irregular shaped lot which consists of approximately 3.42+/- acres of land, even though the minimum lot in a CR-1 district is 10,000 square feet. Despite the size of the Property, it only has road frontage of 173.8' rather than the minimum 300' needed to subdivide the parcel into two (2) lots. The exceptional practical difficulty is due to such uniqueness 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:** As a result 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. The Property was previously owned by Theresa Elizabeth Murray who resided in the dwelling and used the remainder of the Property for boat storage pursuant to Conditional Use No. 478. Prior to Ms. Murray's death in 2017, the Property was transferred to her irrevocable trust and rezoned from GR (General Residential) to CR-1 (Commercial Residential).

In connection with the administration of Ms. Murray's estate, the Trustees of the Theresa Elizabeth Murray Irrevocable Trust Dated September 24, 2015 entered into a contract with the Applicant for the purchase and sale of a portion of the Property consisting of approximately 3.08 acres of land used for boat storage purposes. The portion of the Property that is the subject of the contract between the Applicant and the Trustees is identified as "Parcel 70 Residual Lands" on the Minor Subdivision Plan prepared by True North Land Surveying dated October 18, 2019. The contract is contingent upon the Board's approval of the variances from the minimum road frontage requirement in order to subdivide the Property into two

(2) lots and to separate the commercial storage use from the residential use. The authorization of a variance is therefore necessary to enable the reasonable subdivision of the Property and to convey a portion of the Property to the Applicant.

**3. Not created by the applicant:** The exceptional practical difficulty has not been created by the Applicant or the Trustees. The Applicant entered into a contract with the Trustees for the purchase of a portion of the Property that has historically been used for commercial storage. Neither the Applicant nor the Trustees created the lot, constructed the improvements on the Property, or had control over the size of the Property. The Property's narrow width limits the Applicant's ability to subdivide the Property even though it is a large parcel that would otherwise meet the subdivision requirements.

**4. Will not alter the essential character of the neighborhood:** The variances, if authorized, will not alter the essential character of the neighborhood or district in which the Property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

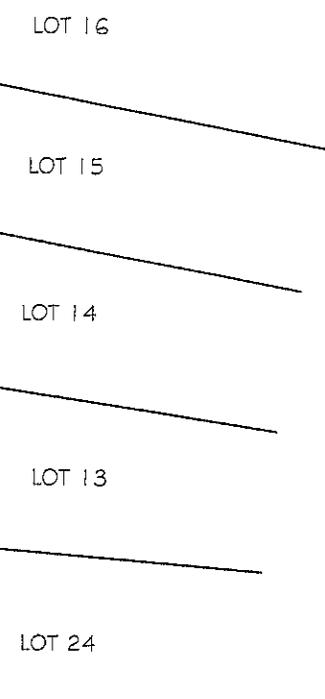
The Property will be subdivided into two (2) lots, which subdivision will separate the existing commercial and residential uses. Although the Applicant has proposed to create two (2) lots that will have less than 150' of road frontage, there are other lots in close proximity that do not meet the minimum lot width and another lot that is only 50' in width. Despite the reduction in road frontage, each lot will be larger in size than the minimum lot size permitted in the CR-1 District and the existing improvements will continue to comply with the setback requirements. The Applicant and the Trustees are unaware of any complaints as a result of the proposed subdivision of the Property.

**5. Minimum variance:** The variances, if authorized, represent the minimum variances that will afford relief and represent the least modifications possible of the regulations in issue. The variances will allow the reasonable subdivision of the Property into two (2) lots thereby enabling the Trustees to sell a portion of the Property to the Applicant in accordance with the terms of the contract.



N/F  
COLLEEN F. & KEVIN W. SAGERS  
TM: 1-34-9.00-59.00  
DB: 3248 / 317

**PARCEL 70  
RESIDUAL LANDS**  
EXISTING 3.42 ACRES ±  
PROPOSED 3.08 ACRES ±



P/O LOT 12

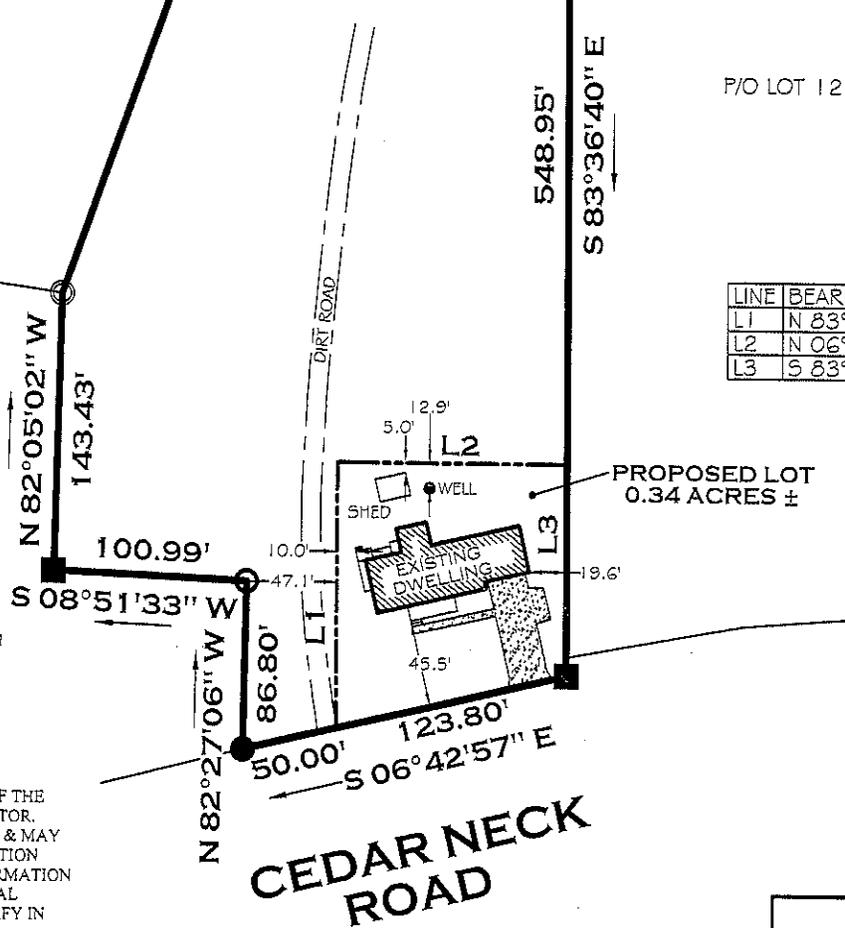
LINE	BEARING	DISTANCE
L1	N 83°28'41" W	136.82'
L2	N 06°23'20" E	120.26'
L3	S 83°36'40" E	108.75'

N/F  
MICHAEL A. & PENELOPE L. ORNDORFF  
TM: 1-34-9.00-69.00

- NOTES**
1. CLASSIFICATION OF SURVEY: SUBURBAN
  2. ZONE: CR-1
  3. BUILDING SETBACK LINES (BSL)
    - FRONT 60'
    - 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.



**CEDAR NECK ROAD**

**LEGEND**

- IRON PIPE FOUND
- ◉ IRON PIPE W/ CAP FOUND
- IRON ROD W/ CAP FOUND
- CONCRETE MONUMENT FOUND

TAX MAP	1-34 - 9.00 - 70.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	3.42 ACRES ±
DEED REF.	4455 / 182
PLAT REF.	---
DRAWN BY	JJZ / MCS
DATE	10/18/19
SCALE	1" = 100'
SURVEY #	DE - 04320

**MINOR SUBDIVISION PLAN**

FOR  
**BONNIE L. COOPER, SHIRLEY A. PRICE,  
CHARLES H. MURRAY & ELLEN M. MAGEE**

30370 CEDAR NECK ROAD, OCEAN VIEW, DE 19970

**TRUE NORTH**

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



# Sussex County

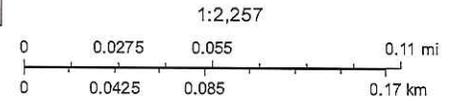


<b>PIN:</b>	134-9.00-70.00	
<b>Owner Name</b>	COOPER SHIRLEY CHARLES	BONNIE PRICE
<b>Book</b>	4455	
<b>Mailing Address</b>	N/A	
<b>City</b>	OCEAN VIEW	
<b>State</b>	DE	
<b>Description</b>	RD OCEAN VIEW TO	
<b>Description 2</b>	QUILLENS POINT	
<b>Description 3</b>	N/A	
<b>Land Code</b>		

- polygonLayer**

Override 1
- polygonLayer**

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



Case # 1240-B  
Hearing Date 11/27

201914397

### Board of Adjustment Application Sussex County, Delaware

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

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

Variance  Existing Condition \_\_\_\_\_  
Special Use Exception \_\_\_\_\_ Proposed \_\_\_\_\_  
Administrative Variance \_\_\_\_\_ Code Reference (office use only)  
Appeal \_\_\_\_\_ 115-188

3120

Site Address of Variance/Special Use Exception: WHITECAP LANE LEWES 19958

Variance/Special Use Exception/Appeal Requested:  
ALLOW A DECK GROUND LEVEL IN THE BACK OF HOUSE.  
SPACE IS NOW 40' WE ARE ASKING A 15' VARIANCE TO CONSTRUCT  
A DECK SIMILAR TO THE PAVER PATIOS THAT ALREADY EXIST ON  
HOUSES IN THE SAME AREA.

Tax Map #: 334-6.00-687.00 Property Zoning: C-1

**Applicant Information**

Applicant Name: CECILIA MESSICK  
Applicant Address: 653 MILICRO HARRINGTON HWY  
City, State, Zip: MILICRO DE 19963  
Applicant Phone #: 302-569-4667 Applicant e-mail: MESSICKC61@GMAIL.COM

**Owner Information**

Owner Name: KATHY LICCIARDELLO  
Owner Address: WHITECAP LANE  
City, State, Zip: LEWES DE 19958 Purchase Date: \_\_\_\_\_  
Owner Phone #: 301-996-6636 Owner e-mail: c3angels4us@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**

Celia

Date: 11-20-19



**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.

Somerset Green's lot sizes are narrow and short, with only 40' in between rows of houses. All homes also have various bumpouts.

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 Somerset Green's rows are so close, it is impossible to conform to Code.

3. Not created by the applicant:

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

The builder of Somerset Green squeezed their row houses so close together that units 29-47 are unable to LEGALLY build on the rear of their units, without a variance.

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.

Most homes in Somerset Green have 6<sup>ft</sup>-8<sup>ft</sup> tall privacy fences, as well as paver patios extended to their set backs. The deck I'm planning to build would not alter the character of the neighborhood, impair neighbors use of their yard, nor be detrimental 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.

The variance required to complete the project is 15'. The deck is only 12' off of the unit. 15' gives us plenty of room to construct the deck. This would leave 25' to the adjacent property until completion, after we're done there'd be 28' to the adjacent property.





Case # 12404  
Hearing Date 1/27/20  
201914004

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

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

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

Variance  Existing Condition \_\_\_\_\_  
Special Use Exception \_\_\_\_\_ Proposed   
Administrative Variance \_\_\_\_\_ Code Reference (office use only)  
Appeal \_\_\_\_\_ 115-42 115-182  
115-183 115-185

Site Address of Variance/Special Use Exception: 32342 Robinhood Loop  
Millsboro DE 19966

Variance/Special Use Exception/Appeal Requested: \_\_\_\_\_  
Build new Garage closer to property boundaries and  
new to size of property.

14.0' from 10' req side for proposed garage  
Tax Map #: 234 230-23.00-198.00 Property Zoning: GR

**Applicant Information**

Applicant Name: Douglas Bates  
Applicant Address: 1680 Greenbrier Road  
City, State, Zip: York PA 17404  
Applicant Phone #: 217 586 1268 Applicant e-mail: dredshop2@aol.com

**Owner Information**

Owner Name: Douglas Bates  
Owner Address: Same  
City, State, Zip: \_\_\_\_\_ Purchase Date: 2016  
Owner Phone #: \_\_\_\_\_ Owner e-mail: \_\_\_\_\_

**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**

Douglas E Bates Date: 12-1-19



## Criteria for a Variance

### 1. Uniqueness of property:

The property is small in size with quite a lot of trees. Some of the trees will have to be removed leaving the roots as an area of problems. The area of construction is more of a clear area.

Constructing the building to the zoning code would be too close to the existing building and in the middle of the back yard. This itself would look odd.

### 2. Cannot otherwise be developed:

Having the building constructed to zoning code would possibly interfere with septic drain field.

Also tree stump and root removal would be expensive and deem the project too costly.

### 3. Not created by the applicant:

Due to the particulars of the zoned location there would be no other place to construct.

### 4. Will not alter the essential characters of the neighborhood:

Building the garage in the variance location will make it even with the other structure and fit in nicely.

The other building in the boarding properties are also at the same or close to the said location as to be built.

The garage behind our property is a 2 story building and would be the same characteristics.

### 5. Minimum variance:

Due to the surroundings in the area the variance would not be noticeable by most. Also spoke to the neighbors next to my property and none had any concerns.





## Board member for adjustments

Board Members,

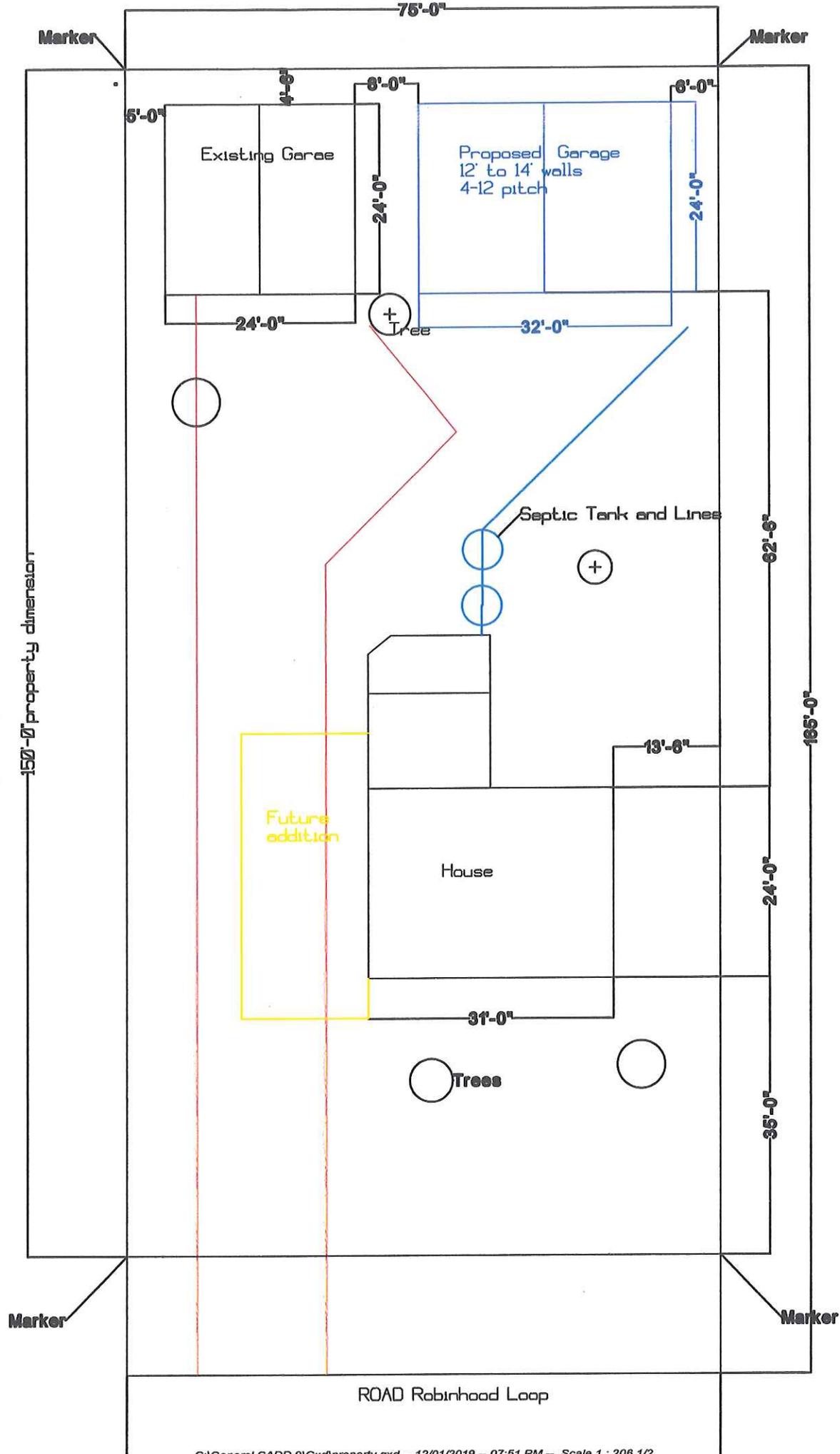
In the up coming mounths We have plans to relocate to our Delaware home for a perminate resident.

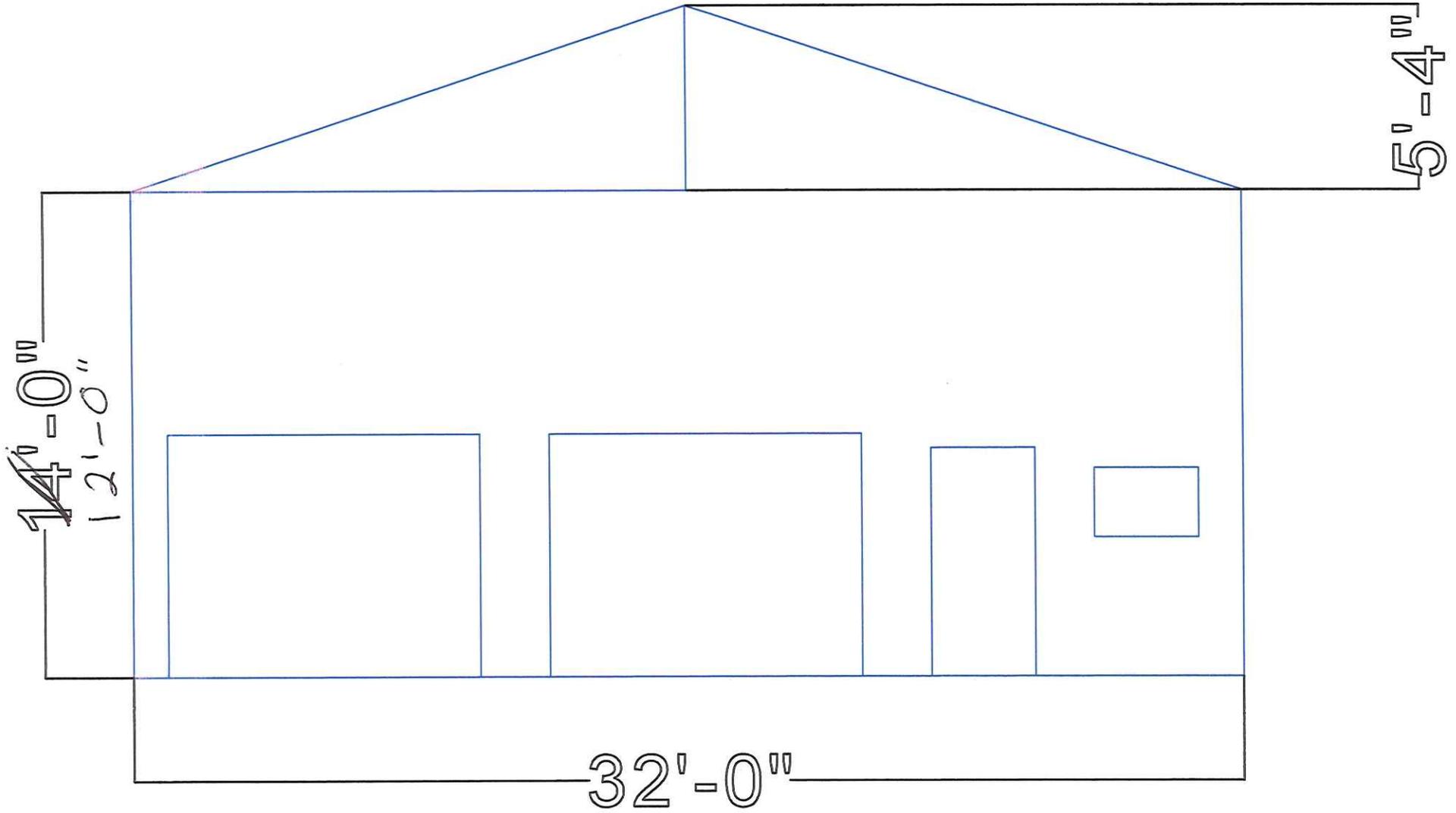
We like the neighborhood and area that we are in and do not really want to leave but the home is small and space for storage of our belongings is minimal. I have a collection of cars that need to be stored and wood and metal working machines that I use as a hobbyist.

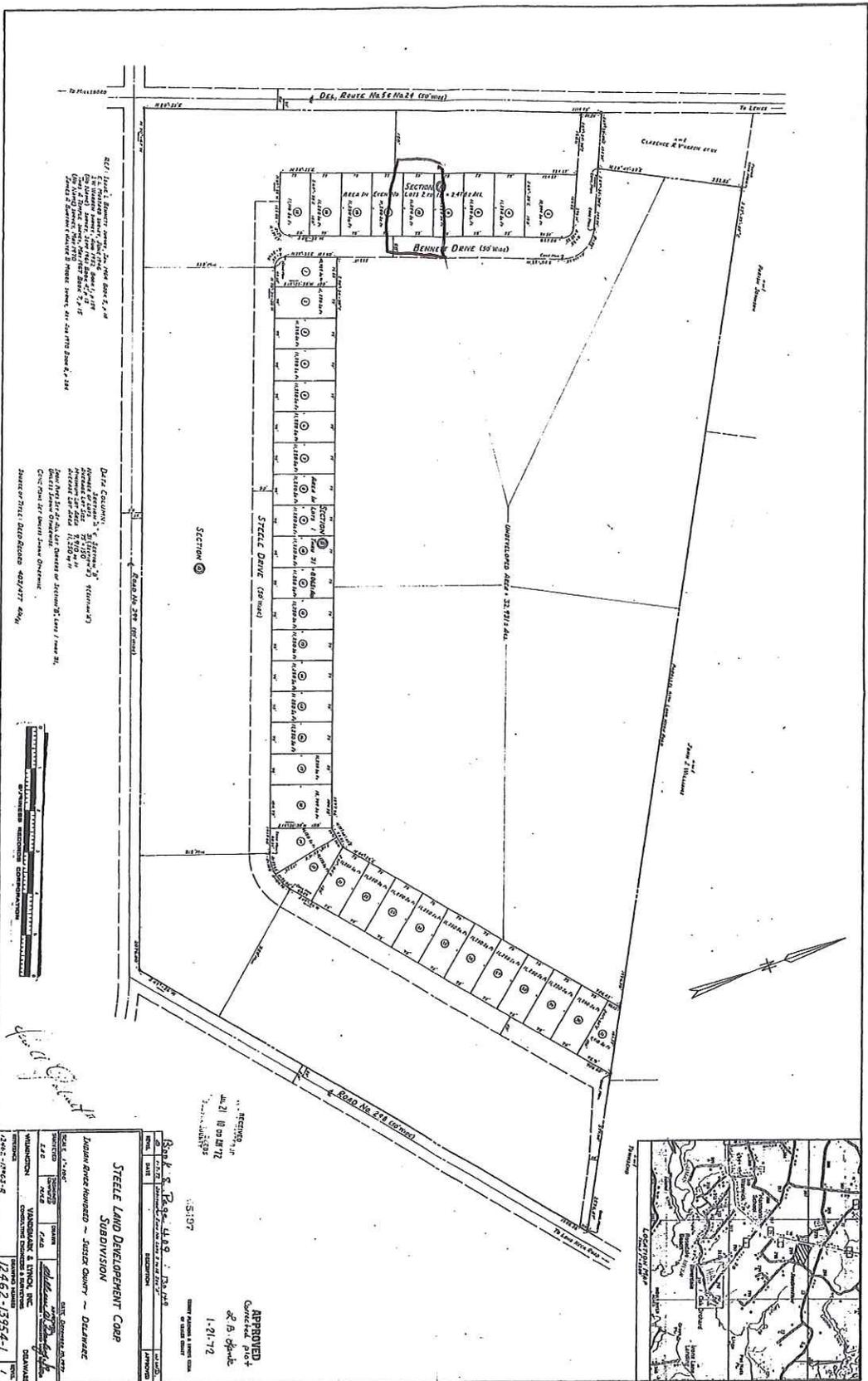
Our home is also small and have plans to add to it to make it more adequate. Again do to the size of the property we may have a zoning issue to make things fit and look appealing. That will be another time and possibly not be needed. My inclosed drawing has a area of the future structure to the house also. If this draws any flags, it would greatly be appreiated if you could share them with me.

Enclosed you will find picture of the surroundings and mentioned trees. I have had Merestone Consultants survey for corner staking to insure proper measurements of the existing location and future.

Thank you for your help.







227' Lot 1, Block 1, Subdivision 1, Des Moines, Iowa, 1912  
 227' Lot 2, Block 1, Subdivision 1, Des Moines, Iowa, 1912  
 227' Lot 3, Block 1, Subdivision 1, Des Moines, Iowa, 1912  
 227' Lot 4, Block 1, Subdivision 1, Des Moines, Iowa, 1912  
 227' Lot 5, Block 1, Subdivision 1, Des Moines, Iowa, 1912  
 227' Lot 6, Block 1, Subdivision 1, Des Moines, Iowa, 1912  
 227' Lot 7, Block 1, Subdivision 1, Des Moines, Iowa, 1912  
 227' Lot 8, Block 1, Subdivision 1, Des Moines, Iowa, 1912  
 227' Lot 9, Block 1, Subdivision 1, Des Moines, Iowa, 1912  
 227' Lot 10, Block 1, Subdivision 1, Des Moines, Iowa, 1912

DEEDS CONTAINING:  
 Section 1, 2, 3, 4, 5, 6, 7, 8, 9, 10  
 Section 11, 12, 13, 14, 15, 16, 17, 18, 19, 20  
 Section 21, 22, 23, 24, 25, 26, 27, 28, 29, 30  
 Section 31, 32, 33, 34, 35, 36, 37, 38, 39, 40  
 Section 41, 42, 43, 44, 45, 46, 47, 48, 49, 50  
 Section 51, 52, 53, 54, 55, 56, 57, 58, 59, 60  
 Section 61, 62, 63, 64, 65, 66, 67, 68, 69, 70  
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 Section 981, 982, 983, 984, 985, 986, 987, 988, 989, 990  
 Section 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**STEEL LAND DEVELOPMENT CORP**  
 SUBDIVISION  
 DeLeon River Highway - Lucas County - Des Moines

DATE: 1-21-72  
 DRAWN: [Signature]  
 CHECKED: [Signature]  
 APPROVED: [Signature]

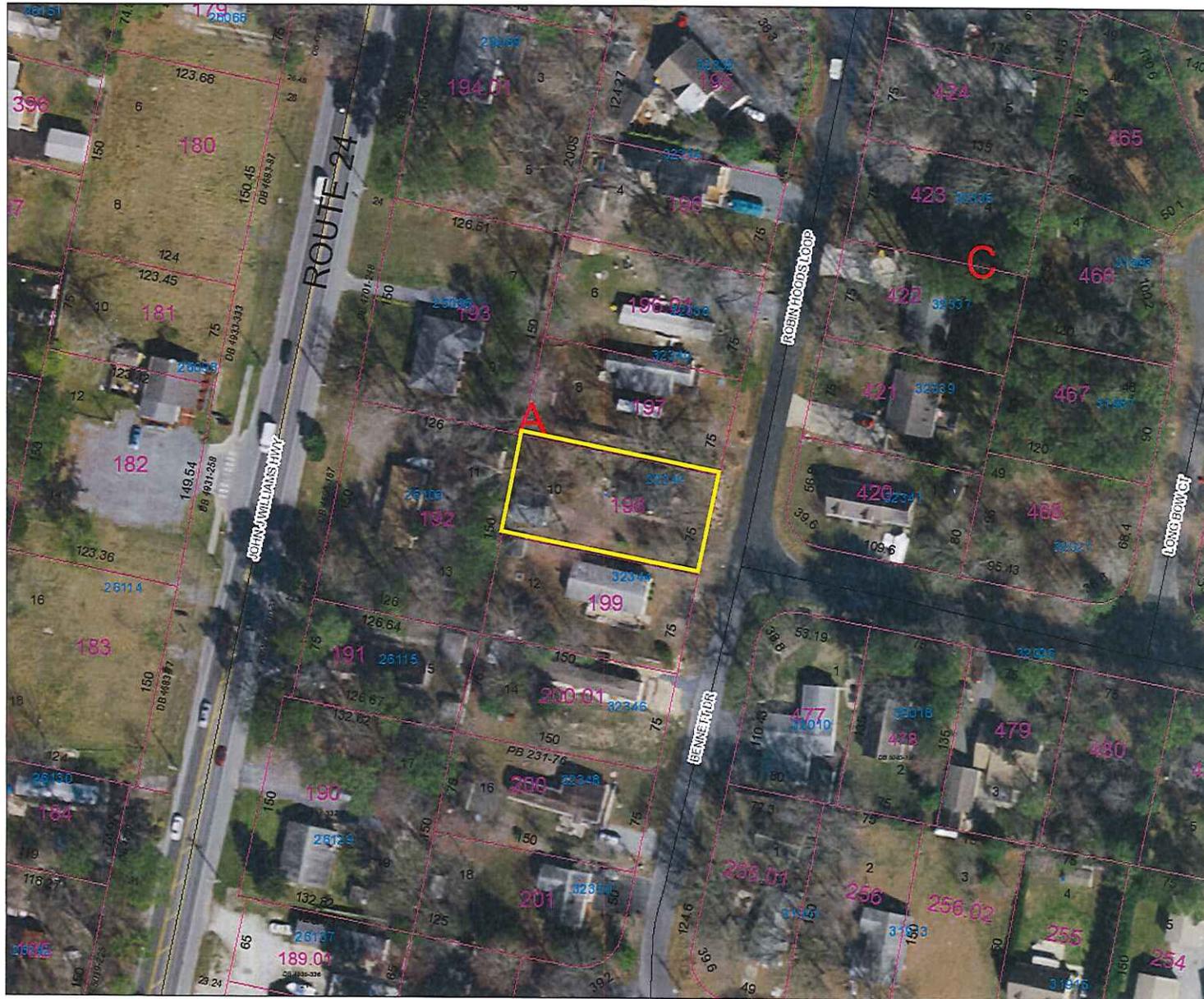
WARRANTY: [Signature]  
 CONTRACTOR: [Signature]  
 ENGINEER: [Signature]

12262-13954-L-1

APPROVED  
 Checked by  
 1-21-72

12262-13954-L-1





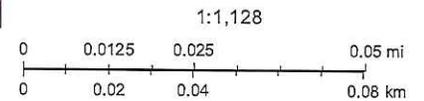
<b>PIN:</b>	234-23.00-198.00
<b>Owner Name</b>	BATES DOUGLAS
<b>Book</b>	4504
<b>Mailing Address</b>	1680 GREEN BRIAR RD
<b>City</b>	YORK
<b>State</b>	PA
<b>Description</b>	SHERWOOD FOREST
<b>Description 2</b>	LOT 10 BLK A
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

Override 1
- polygonLayer**

Override 1

  - Tax Parcels
  - 110 911 Address
  - Streets
  - County Boundaries



Case # 12405  
201914144

# 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

115-25 115-182  
115-183 115-185

RECEIVED  
DEC 10 2019  
SUSSEX COUNTY  
PLANNING & ZONING

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

36902 Double Bridges Road, Frankford, DE 19945

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

4.4 foot variance to allow an existing Building to remain 35.6 feet from the front property line  
5.3 foot variance to allow an existing Deck to remain 34.7 feet from the front property line  
12.2 foot variance to allow an existing "Lean-to" to remain 7.8 feet from the rear property line.  
1.0 foot variance to allow an existing shed and "Lean-to" to remain 4.0 feet from the side yard property line.

Tax Map #: 134-19.00-75.05 Property Zoning: AR1

### Applicant Information

Applicant Name: Jeffrey B. Ammon and Portia D. Ammon  
Applicant Address: 36902 Double Bridges Road  
City Frankford State DE Zip: 19945  
Applicant Phone #: Applicant e-mail: pjammon@icloud.com

### Owner Information

Owner Name: Jeffrey B. Ammon and Portia D. Ammon  
Owner Address: 36902 Double Bridges Road  
City Frankford State DE Zip: 19945 Purchase Date: 12/22/93  
Owner Phone #: Owner e-mail: pjammon@icloud.com

### Agent/Attorney Information

Agent/Attorney Name: Raymond E. Tomasetti, Jr.  
Agent/Attorney Address: 1100 Coastal Highway, Unit 3  
City Fenwick Island State DE Zip: 19944  
Agent/Attorney Phone #: (302) 539-3041 Agent/Attorney e-mail: ray.tomasetti@rtomasetti.com

### Signature of Owner/Agent/Attorney

Date: 12/5/19



**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 LOT HAS AN UNUSUAL SIZE AND SHAPE WHICH ARE UNIQUE. THE EXCEPTIONAL PRACTICAL DIFFICULTY TO DEVELOP AND BUILD ON THIS LOT WERE CREATED BY THE UNUSUAL LOT SIZE AN SHAPE AND WERE NOT DUE TO THE CONDITIONS AND PROVISIONS OF THE ZONING CODE.

2. Cannot otherwise be developed:

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

THERE IS NO POSSIBILITY THAT THE PROPERTY CAN BE DEVELOPED IN STRICT CONFORMITY WITH THE PROVISIONS OF THE ZONING ORDINANCES AND THEREFORE VARIANCES ARE NECESSARY TO ENABLE THE REASONABLE USE OF THE PROPERTY.

3. Not created by the applicant:

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

THE DIFFICULTY HAS NOT BEEN CREATED BY THE APPLICANT.

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 LOCATION OF THE HOME, SHEDS and "LEAN-TO" AND THE GRANTING OF THE VARIANCES WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD AND WILL BE IN CONFORMITY WITH OTHER HOMES IN THIS AREA AND IS NOT 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.

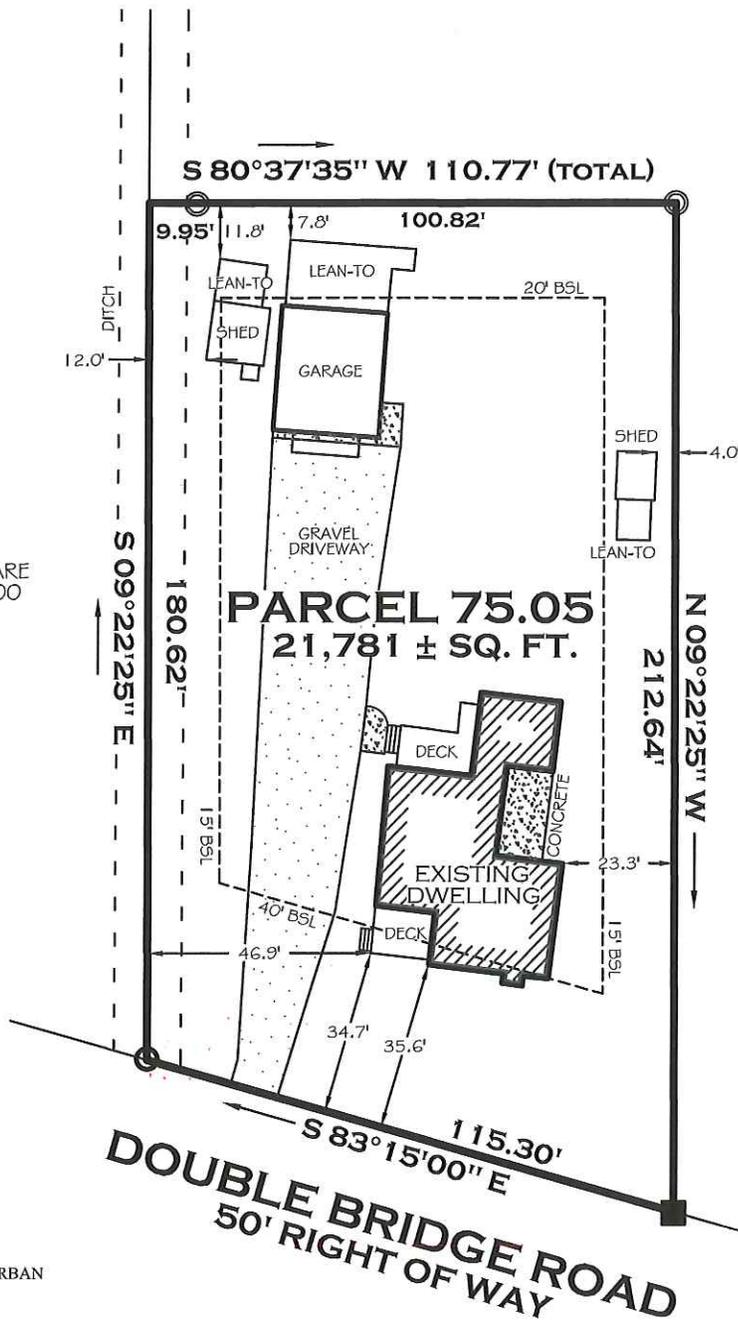
THE VARIANCES GRANTED IN THIS MATTER WILL REPRESENT THE MINIMUM VARIANCES NEEDED AND WILL REPRESENT THE LEAST MODIFICATION POSSIBLE OF THE REGULATIONS IN USE.

# SURVEY



LANDS N/F  
CELIA ANN B. PETERSON  
1-34-19.00-75.04  
222/292

LANDS N/F  
STATE OF DELAWARE  
1-34-19.00-76.00  
2151/86



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*  
BRADLEY A. ABSHER, DE PLS # 735  
DATE 7/30/19

**NOTES**

1. CLASSIFICATION OF SURVEY: SUBURBAN

2. ZONE: ARI

3. BUILDING SETBACK LINES (BSL)

- FRONT 40'
- SIDE 15'
- REAR 20'

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

4. 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.

LEGEND	
	IRON PIPE FOUND
	IRON PIPE W/ CAP FOUND
	CONCRETE MONUMENT FOUND

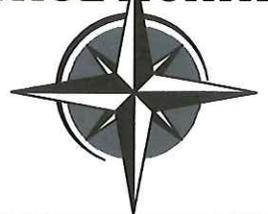
TAX MAP	1-34 - 19.00 - 75.05
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	21,781 ± SQ. FT.
DEED REF.	1953 / 20
PLAT REF.	---
DRAWN BY	MCS
DATE	07 / 30 / 19
SCALE	1" = 40'
SURVEY #	DE - 05813

# BOUNDARY SURVEY PLAN

FOR  
**JEFFREY B. & PORTIA D. AMMON**

36902 DOUBLE BRIDGES ROAD, FRANKFORD, DE 19945

**TRUE NORTH**



**LAND SURVEYING**

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

# GOGGLE EARTH VIEW

Google Maps 36902 Double Bridges Rd



Image capture: Jun 2018 © 2019 Google

Frankford, Delaware

Google

Street View - Jun 2018

Google Maps 36902 Double Bridges Rd

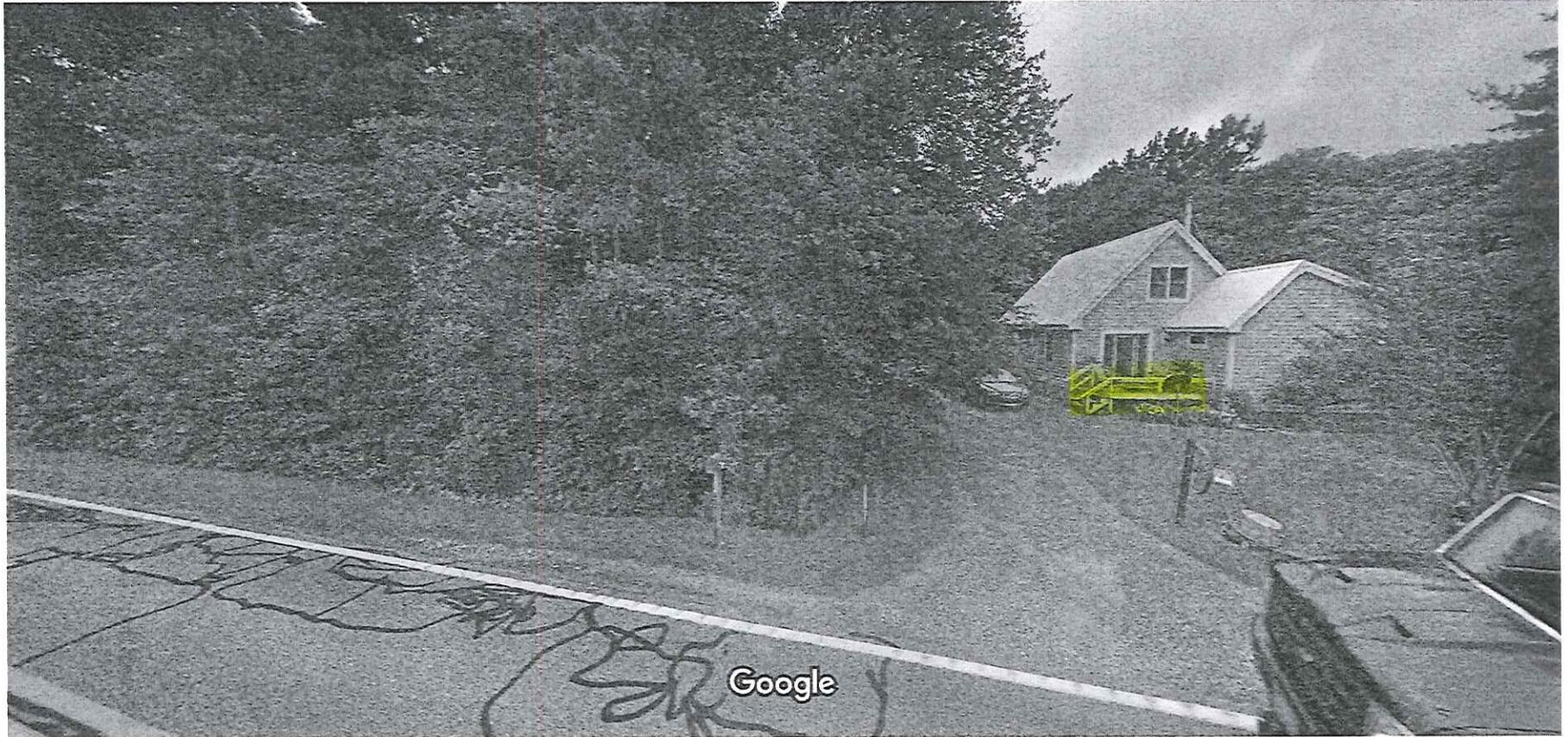


Image capture: Jun 2018 © 2019 Google

Frankford, Delaware

Google

Street View - Jun 2018

DEED TO PROPERTY

29120 801953 2020

TAX MAP #1-34 19.00 75.05  
Prepared By: Tunnell & Raysor  
P.O. Box 151  
Georgetown, DE 19947  
HD7053\lae

THIS DEED, made this 22 day of December year of our Lord one thousand nine hundred and ninety-three between HERBERT J. HIGGINS, JR. AND VIRGINIA HIGGINS of Rt. 2, Box 154J, Frankford, Delaware 19945, parties of the first part.

-AND-

JEFFREY B. AMMON AND PORTIA D. AMMON, his wife, as tenants by the entirety, of Rt. 2, Box 154J, Frankford, Delaware 19945, parties of the second part.

WITNESSETH, that the said parties of the first part for and in consideration of the sum of SEVENTY FIVE THOUSAND DOLLARS (\$75,000.00) current lawful money of the United States of America and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part their heirs or assigns:

ALL that certain lot, piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, State of Delaware, being located along County Road 363 and being more particularly described as follows, to wit:

BEGINNING at a concrete monument located along the Southerly right of way line of County Road 363, said monument being a corner for this land and Land now or formerly of Evelyn E. Bassols; thence turning and running along County Road 363 South 83 degrees 15 minutes 00 seconds East 115.30 feet to a point located in the centerline of a ditch and line of land now or formerly of Raymond L. Banks, Jr; thence turning and running along the centerline of said ditch South 09 degrees 22 minutes 25 seconds East 180.62 feet to a point; thence turning and running South 80 degrees 37 minutes 35 seconds West 110.77 feet to an iron pipe; thence turning and running along the line of Bassols North 09 degrees 22 minutes 25 seconds West 212.64 feet to a concrete monument, the point and place of beginning. Said to contain 21,780 square feet, more or less, together with the improvements located thereon, as surveyed by Land Tech, Inc., Registered Surveyors, December 15, 1993.

BEING the same land conveyed unto Herbert J. Higgins, Jr. and Virginia Higgins by a Deed of William V. Croal and Mary C. Croal, his wife, dated April 19, 1985 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware in Deed Book 1332, page 151.

LAW OFFICES  
TUNNELL & RAYSOR  
GEORGETOWN, DEL.

6948 333 12/22/93 TR-TX ST 1500.00

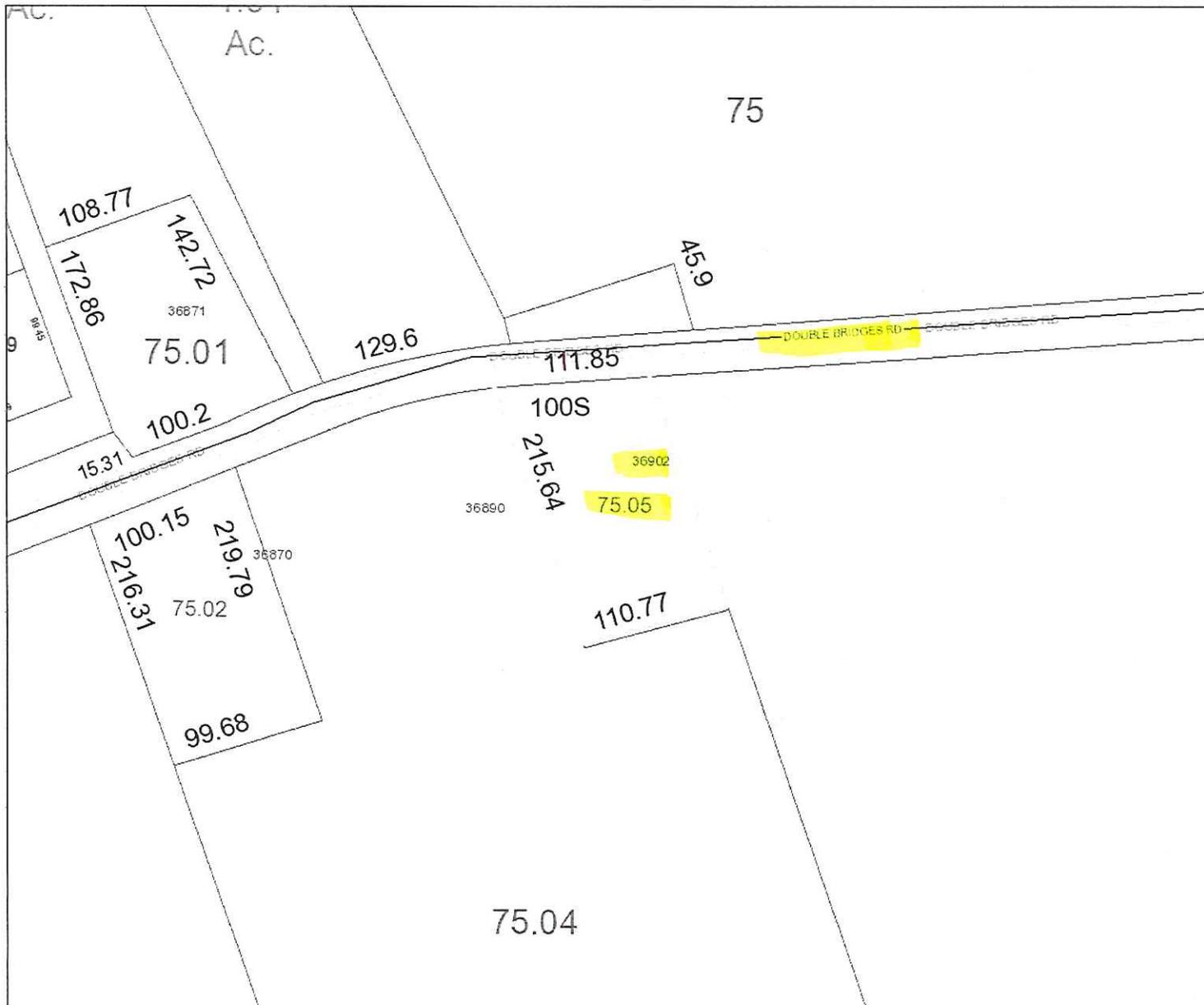
9666 111 12/22/93 TR-TX ST 750.00



# TAX MAP OF PROPERTY

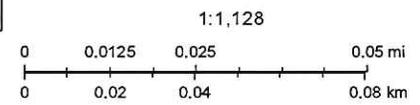


# Sussex County



<b>PIN:</b>	134-19.00-75.05
<b>Owner Name</b>	AMMON JEFFREY B
<b>Book</b>	1953
<b>Mailing Address</b>	36902 DOUBLE BRIDGES R
<b>City</b>	FRANKFORD
<b>State</b>	DE
<b>Description</b>	S/RT 363 2850'
<b>Description 2</b>	E/RT.362
<b>Description 3</b>	N/A
<b>Land Code</b>	

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



# PROPERTY RECORD CARD

PROPERTY RECORD CARD **RESIDENTIAL/TRLR.**

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

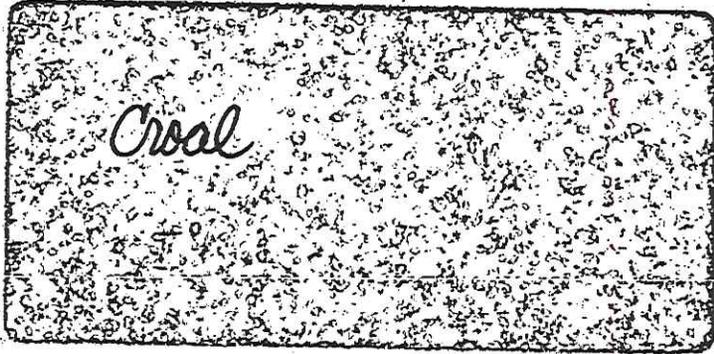
DIST. 1-34 MAP 19 PARCEL 75.5 CONTROL NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_

OWNERSHIP RECORD

LAND IDENTIFICATION

DATE OF TRANSFER GRANTÉE REVENUE STAMPS SALE PRICE



*110's x 212.64' (approx)*

DATE OF TRANSFER	GRANTÉE	REVENUE STAMPS	SALE PRICE

LAND RECORD AND VALUATION SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS		LAND COMPUTATION						DATE	NUMBER	AMOUNT
IMPROVEMENTS	STREET OR ROAD	DIMENSIONS		UNIT VALUE	FACTORS		ADJ UNIT VALUE	VALUE		
CITY WATER	PAVED	FRONT	DEPTH		DEPTH	OTHER				
SEWER	SEMI-IMPROVED									
GAS	UNIMPROVED									
ELECTRICITY	OTHER									
ALL UTILITIES	SIDEWALK									

9-11-86	90835	20,000
9-8-87	96619	renewal

ASSESSMENT RECORD

ASSESSMENT RECORD		SUMMARY OF VALUES	TOTAL LAND
19	19		
			\$ 29,100
			\$ 32,100

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

NOTES

*BP 90835 renewed*  
*BP 116655 broom/strider added 6/28/91 OV 21500 @ B 91*  
*BP 217197 for addn added 6/14/05 OV 27100 @ B 1-05*  
*KT 217147*

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

DIST		MAP		PARCEL		CARD _____ OF _____																	
CONTROL NO						TYPE	OCC	GRADE	DIMENSIONS		AREA	WALLS	STORY HT	1/2 STY	ATTIC	UNIT COST	BASE COST						
<div style="position: absolute; top: 10px; left: 10px; transform: rotate(-45deg); font-weight: bold; font-size: 1.2em;">             see sketch card           </div> <div style="text-align: center; margin-top: 20px;">  <p>H. L. YOH CO. PHILA., PA.</p> </div>						1	C	C	24 x 55		736	4	1	1/2	-	19.99	15.112						
						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
TOTAL GROUND AREA						1283						TOTAL BASE COST \$ 23124											
<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	0	-2																
3-FIXT BATH	2-FIXT BATH	SG FIX	TOTAL FIXT	FIRE PLACE	0																		
NONE-0	1/4-1	1-2	1 1/2-3	2-4	2 1/2-5	3-6	4-7	5-8	PLUMBING	0													
1ST FLOOR	2ND FLOOR	3RD FLOOR	INT FINISH	0																			
NONE	PL	WB	WP	NONE	PL	WB	WP	NONE	PL	WB	WP	WLS-CLG											
DIRT	CONC	HW	SW	HW	SW	HW	SW	FLOORS	0														
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	1															
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	SQ FT	INDICATE QTY	PORCH-OPEN	0																			
AREA	SQ FT	INDICATE QTY	PORCH-GLZD	0																			
NONE-0	CENTRAL-1	AIR-COND	0																				
NONE-0	1 CAR-1	2 CAR-2	SQ FT	ATT GAR/CP	0																		
WOODDECKS 216 HT	SQ FT	UTILITY	0																				
OTHER	0	-8.6																					
OTHER	0	-8.6																					
BASE COST \$	23124	± INDEX %	22.662	± INDEX PTS	23522	X GRADE FACTOR	100	INDEX TOTALS	98%	18.4													
ACTUAL AGE	YRS	EFF AGE	YRS	PHYS. COND	GOOD	FAIR	POOR	PER CENT GOOD	98%	REPLACEMENT COST													
OBsolescence: FUNC	%	OV'RIMP	%	UND RIMP	%	OTHER ECON.	%	NET COND	%	DEPRECIATED BLDG VALUE													
<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								
	Garage/Studio	Wd	B	CC	2	26	22	572			10.78	6166		98	6042								
<b>TRAILERS</b>																							
OCCUPANCY TRAILER	NAME	YEAR	SIZE	COLOR	MODEL NO	SERIAL NO	REPL VAL	PHYS DEPR	SOUND VAL														
										TOTAL TRAILERS VALUE	\$												
INSPECTED BY										CHECKED BY	APPROVED BY	TOTAL ACCESSORY BLDGS VALUE	\$	6042									
												TOTAL BLDGS VALUE	\$	29093									

MAP 19

DIST. 1-34

BLOCK

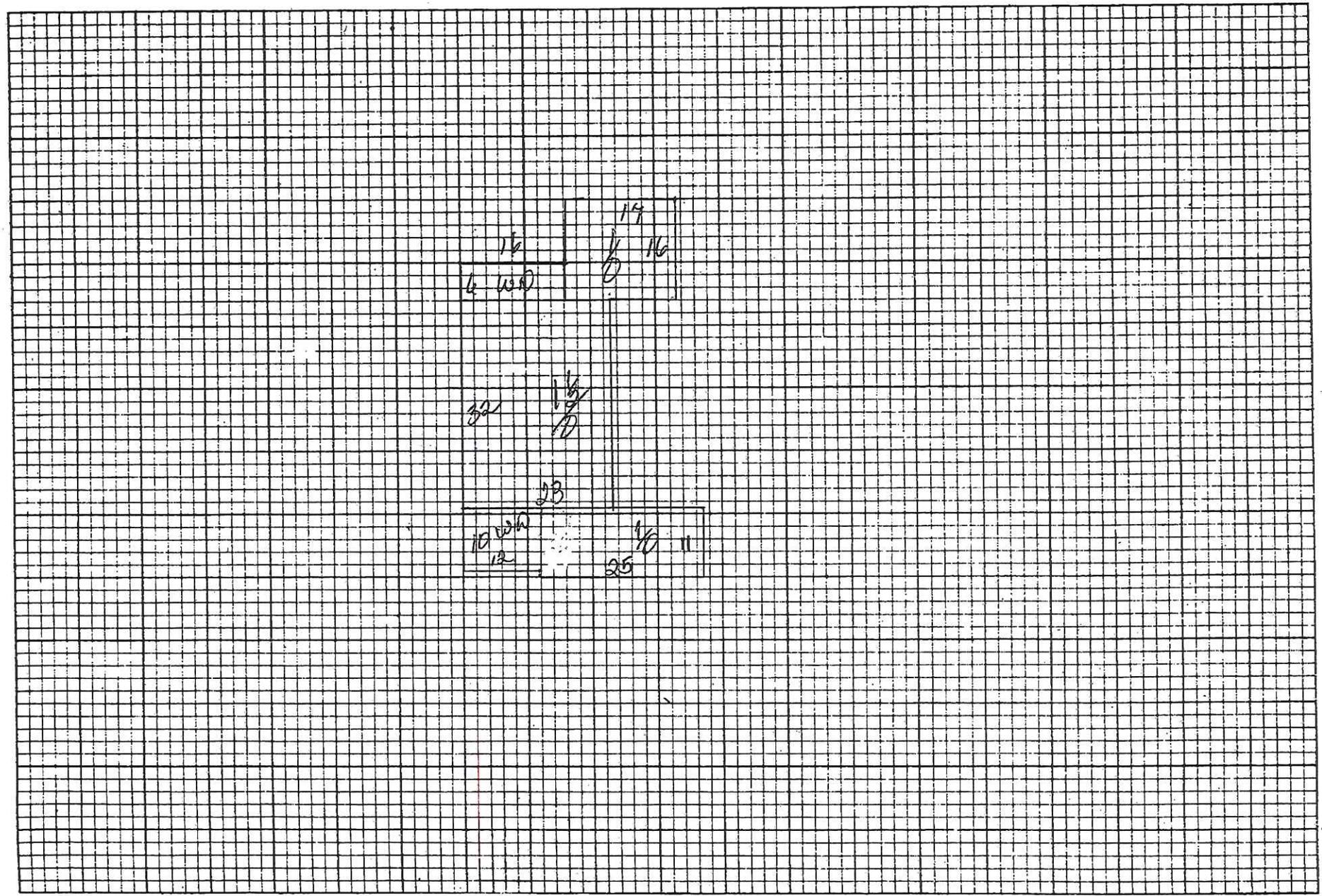
PARCEL 75.25

COMM./SKETCH

PROPERTY ADDRESS \_\_\_\_\_

BLDG. NO. \_\_\_\_\_

A-23



MAP 19

DIST. 1-34

BLOCK

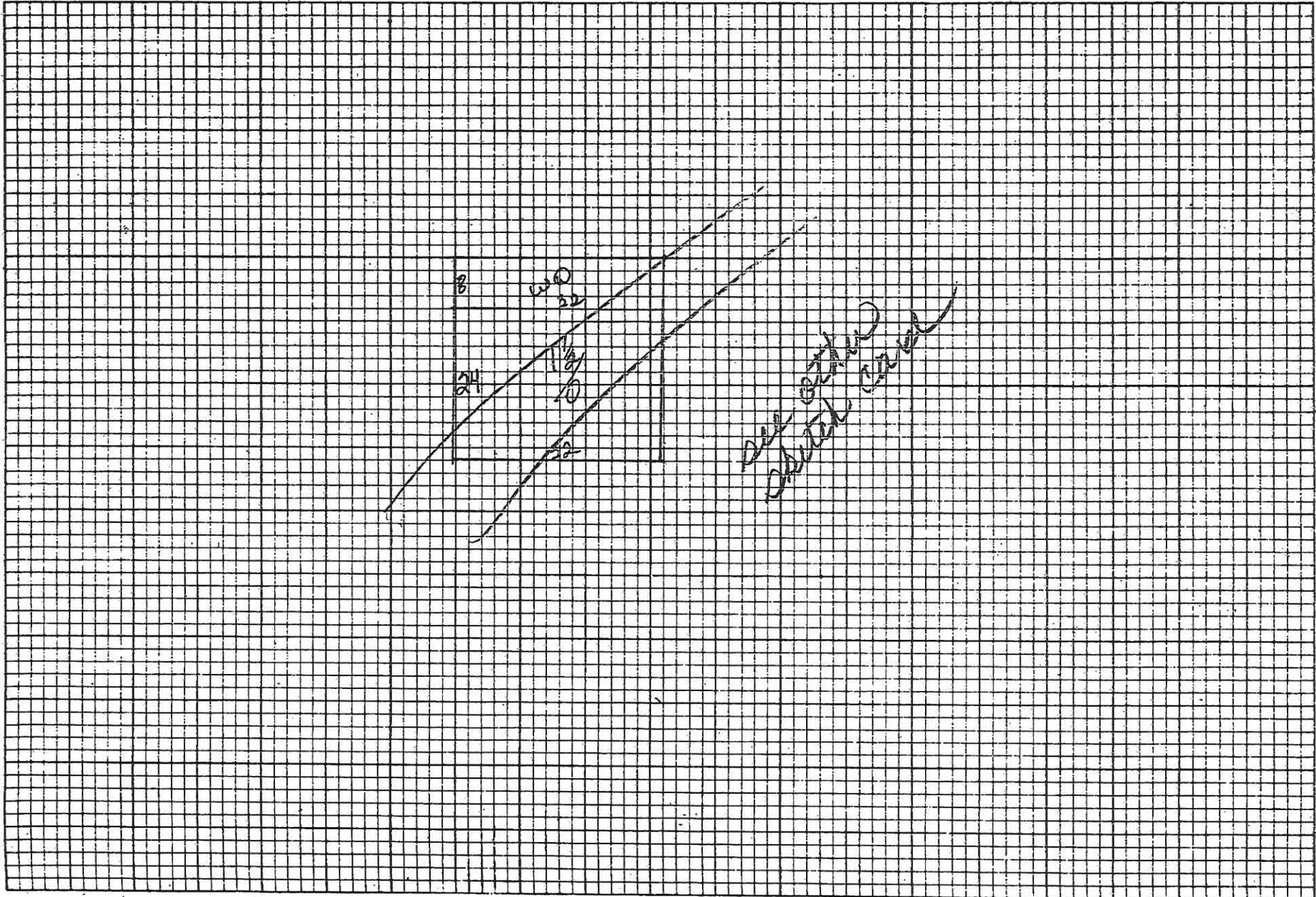
PARCEL 75.05

COMM./SKETCH

PROPERTY ADDRESS

BLDG. NO.

A-23



ASSESSMENT WORKSHEET

July 4/13/88

ACTION CODE: 2

DISTRICT 1-34

MAP 19

PARCEL 75.05 TRLR/UNIT

NAME: Higgins

ADDRESS:

PROPERTY DESCRIPTION:

ACREAGE:

LAND CLASS: RS

TRANSFER:

OLD VALUE: 3000

LAND VALUE: 3000

IMP VALUE: 18500

TOTAL VALUE: 21500

ACTION REASON: Bp 9.6619 for hse added

DM 4/18/88

BILLING: SA 88

SJM

REASSESSMENT DIVISION

ACTION CODE: 1

WORKED BY: Joy 5/14/84

DISTRICT: 1-34    MAP: 19    PARCEL: 75.5    TRL/UNIT:

NAME: Croal, William U & Mary C

ADDRESS: 207 West 11<sup>th</sup> Street  
South Bethany, DE 19

PROPERTY DESCRIPTION: 110' s x 212.64' in., south side Pt 363; 2850' east of Pt 362

ACREAGE:

TRANSFER: 179861

LAND CLASS: RV

OLD VALUE:

LAND VALUE: 3000

IMP. VALUE:

TOTAL VALUE: 3000

ACTION REASON: new parcel from 75.2 per 203055

BILLING: 85

8/3/84

12/19/19 08:58:51

PR010D

DIST: 134 MAP: 19 . 00

SUSSEX COUNTY COUNCIL  
Name/Map# Reference-Permits

PARCEL: 0075 . 05 UNIT: .....

PZWKS14#A

RUSTY

S/RT 363, 2850'  
E/RT.362

AMMON  
JEFFREY B

ACTIVE

115 X 212 IRR

36902 DOUBLE BRIDGES RD

FRANKFORD

DE 19945 4609

AR1 Zoning Dist

Fire: 84 00 00

Permit Num Type(s)

BP 90835 DW

BP 96619 RN

BP 116655 RA AB

BP 217197 RA

Case#1	Issued	BC/Occup	PZ/Compli	Value
	9/11/86	0/00/00	06/09/88	20,000
	9/08/87	0/00/00	NA	
	8/27/90	0/00/00	08/26/91	3,000
	6/05/03	7/09/04	07/19/04	23,136

RS Land Class

Town 204 Traffic

87W Enumeration Dist

NR CODE

BC/Occup

PZ/Compli

Acres

3,000 Land 2 Caps

29,100 Improvement

32,100 Total

Value

20,000

3,000

23,136

II  
II  
II  
II

BA CU CZ VIOLATION

F3=EXIT F13=NEW MAP#

F1=HELP

F4=SALES

F24=MORE KEYS F12=RETURN

POP UPS

F9=911



<b>PIN:</b>	134-19.00-75.05
<b>Owner Name</b>	AMMON JEFFREY B
<b>Book</b>	1953
<b>Mailing Address</b>	36902 DOUBLE BRIDGES R
<b>City</b>	FRANKFORD
<b>State</b>	DE
<b>Description</b>	S/RT 363 2850'
<b>Description 2</b>	E/RT.362
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

Override 1
- polygonLayer**

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

