

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



**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

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



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

## BOARD OF ADJUSTMENT

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



# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878

## AGENDA

July 11, 2022

6:00 P.M.

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

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for May 2, 2022

### Approval of Finding of Facts for May 2, 2022

### Additional Business

Board of Adjustment Annual Reorganization

### Public Hearings

**Case No. 12709– Sea Air Village** seek variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the northwest side of Sea Air Avenue, Lot A08, within the Sea Air Village Manufactured Home Park. 911 Address: 19782 Sea Air Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3018

**Case No. 12710– Sea Air Village** seek variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the northwest side of Sea Air Avenue, Lot A28, within the Sea Air Village Manufactured Home Park. 911 Address: 19820 Sea Air Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3354



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

**Case No. 12711– Sea Air Village** seek variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Sea Air Avenue, Lot B83, within the Sea Air Village Manufactured Home Park. 911 Address: 19933 Sea Air Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3030

**Case No. 12712– Sea Air Village** seek variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Delaware Avenue, Lot J73, within the Sea Air Village Manufactured Home Park. 911 Address: 20073 Delaware Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3435

**Case No. 12713– Sea Air Village** seek variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southwest side of Center Avenue, Lot C62, within the Sea Air Village Manufactured Home Park. 911 Address: 19932 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3269

**Case No. 12714– Sea Air Village** seek variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Center Avenue, Lot D75, within the Sea Air Village Manufactured Home Park. 911 Address: 19949 Center Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3379

**Case No. 12715– Sea Air Village** seek variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the northwest side of Sea Air Avenue, Lot A14, within the Sea Air Village Manufactured Home Park. 911 Address: 19792 Sea Air Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3101

**Case No. 12716– Sea Air Village** seeks variances from the separation distance requirements for proposed structures (Sections 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southeast side of Sea Air Avenue, Lot E56, within the Sea Air Village Manufactured Home Park. 911 Address: 20004 Atlantic Avenue, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3058

**Additional Business**

\*\*\*\*\*



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 1, 2022 at 4:30 p.m. and at least seven (7) days in advance of the meeting.

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

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>

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

To join the meeting via telephone, please dial:

**Conference Number: 1 302 394 5036**

**Conference Code: 570176**

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

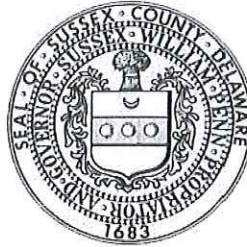
The Board of Adjustment meeting materials, including the “packet” are electronically accessible on the County’s website at: <https://sussexcountyde.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov). All comments are encouraged to be submitted by 4:30 P.M. on Thursday, July 7, 2022.

####



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**Sussex County**

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

## Memorandum

To: Sussex County Board of Adjustment Members  
From: Jennifer Norwood, Planning Manager  
CC: James Sharp, Assistant County Attorney  
Date: June 30, 2022  
RE: Sea Air Manufactured Home Park

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This memo provides information pertaining to the property based on a review by the Planning and Zoning Department.

The Planning and Zoning Department has reviewed the history of Sea Air Manufactured Home Park regarding previous variances that have gone before the Board of Adjustment since 2007. The park was established in the late 1960's lot sizes were to accommodate 12' wide manufactured homes. The park was expanded by six (6) lots in 1978. The park consists of 341 manufactured home lots and 145 camp sites per the Assessment records.

Sussex County Administration placed a moratorium for placement and building permits in 2007 and required Sun Communities to provide an aerial "overlay" of a 1982 survey to accurately depict the current location of all existing structures. The County treats the park as the equivalent of a non-conforming use and all structures that existed on the lots in 2007 were "grandfathered" and no County violations would be issued for the existing structures. Any modifications to existing structures or location of structures on a lot are required to submit an approval letter from the park and if required apply for a variance from the Board of Adjustment. Also provided with this memo are copies of correspondence from 2007. \*Memos from 2007 included\*

Since 2007, there have been approximately fifty-four (54) variance applications brought before the Board of Adjustment for relief from the separation requirement between units and/or separation requirement between accessory buildings. Staff will note that forty (40) of the variance applications were approved by the Board of Adjustment. Based on the 2007 memo requiring the aerial "overlay" all lots in the park had an existing manufactured home and other structures, so any variances granted since 2007 have been to add to existing non-conforming units or to place a new unit on the lots.



DAVID B. BAKER  
COUNTY ADMINISTRATOR



## Sussex County

ADMINISTRATIVE OFFICE BUILDING  
2 THE CIRCLE  
P.O. BOX 589  
GEORGETOWN, DELAWARE 19947  
TEL: 302-855-7742  
FAX: 302-855-7749  
E-MAIL: dbaker@sussexcountyde.gov

### Memorandum

TO: Lawrence B. Lank  
Director of Planning and Zoning

FROM: David B. Baker *dbb*  
County Administrator

RE: SEA AIR MOBILE CITY

DATE: May 30, 2007

RECEIVED  
MAY 30 2007  
PLANNING & ZONING  
COMM. OF SUSSEX COUNTY

Several months ago, the Administration of Sussex County determined that no applications for building or placement permits for structures within Sea Air Mobile City would be accepted or processed by the County. This decision was based on the fact that there was no survey of interior lots in Sea Air that would permit the County to verify that structures were not encroaching into setbacks, or that the total of the structures would not exceed 35 percent of the size of the lot.

Since that time, and after significant negotiations with Sun Communities, the owner of Sea Air, an arrangement has been crafted which will allow for permits to again be considered. That arrangement is as follows:

1. A 1982 survey of the Park in the possession of both Planning and Zoning and Sun Communities will be accepted and considered as the "official" survey of Sea Air Mobile Home Park.
2. Sun will obtain, at its expense, aerial photographs of the community that can be "overlaid" on the survey in order to accurately depict the current structures on each lot and their relative location. The combination of the survey and the aerial photos will serve as evidence of the location of existing structures within the Park.

Memorandum to Lawrence B. Lank

May 30, 2007

Page 2.

3. The County will treat the Park as the equivalent of a non-conforming use. In other words, all structures currently located on any lot will be essentially "grandfathered," and no County zoning violations will issue. If, however, a lot is cleared of structures, any new placement will be subject to then-current zoning laws.
4. Anyone wishing to modify existing structures or the location of structures on a lot will be required to obtain Sun's written approval. If such modifications require a variance or other relief from the Board of Adjustment, an application, bearing in some way the approval of Sun Communities, must be filed with the standard fee. This will allow the County to verify that Sun is aware of the requested relief.
5. In addition, from this point forward, any request for relief filed with the Board of Adjustment must include a survey completed by a licensed surveyor, using as a basis the 1982 survey, and showing the actual location of all structures. As promised, no violation notice will be issued simply because structures are in violation of setbacks, assuming they can be documented on the aerial photos. On the other hand, compliance with this new procedure will not guarantee approval by the Board, nor will it prevent the Board from conditioning approval upon certain conditions, which it has the inherent right to impose anyway.

DBB/sww

pc: The Honorable Dale R. Dukes  
Richard E. Berl, Jr., Esquire

Sussex County  
Planning & Zoning Commission  
P.O. Box 417  
Georgetown, DE 19947  
302-855-7878  
302-854-5079 (Fax)



Robert C. Wheatley  
Michael B. Johnson  
Rodney Smith  
Benjamin Gordy  
Irwin G. Burton, III  
Lawrence B. Lank, Director

November 2, 2007

Deborah I. Gottschalk, Deputy Director  
Community Legal Aid Society, Inc.  
100 W. 10<sup>th</sup> Street – Suite 801  
Wilmington, DE 19801

RE: Sea Air Mobile Home Park  
Lands of Sun Communities, Inc.  
Route One – Sussex County

Dear Ms. Gottschalk:

Please accept my apologies for the delay in this response to your letter of October 17, 2007.

Be advised that I am now permitted to offer you the opportunity to review the aerial photograph and surveys submitted by Sun Communities, Inc.

Attached please find a copy of a memorandum from David B. Baker, County Administrator, addressed to this Department, dated May 30, 2007, which references that Sussex County will treat Sea Air Mobile Home Park as the equivalent of a non-conforming use.

After many months of dealing with the developers, their legal staff, and their surveyors, we now have a set of surveys with aerial overlays, an aerial photograph of the park in its entirety, and a set of surveys with bearings and dimensions. You are welcome to come in to review this information.

For your information, attached also find a copy of my letter to Sun Communities, Inc., dated November 2, 2007, referencing the information needed for an applicant to obtain a permit within the Park.

In response to your letter of October 17, 2007 please be advised that tenants will be required to comply with the zoning requirements and setbacks to place or replace mobile homes in the Park or to add additions thereto. The required lot line setbacks are 5-feet from any lot line, 20-feet between the tenant's mobile home or addition and any other structure on adjacent lots, and 10-feet between the tenant's accessory building and any other accessory building on adjacent lots.

LSL COM



Any mobile home that was placed during the moratorium that does not meet the required setbacks will be required to be relocated to comply with the required setbacks or the tenant will be required to apply to the County Board of Adjustment for relief.

The applications to the Board of Adjustment that were applied for in the last year or so that the Board deferred action on pending additional information are being reviewed now based on the new surveys and will be presented to Legal Counsel for the Board to verify if the information now available is satisfactory for submittal to the Board for final consideration.

Should you have any further questions, please do not hesitate to contact me at this Department.

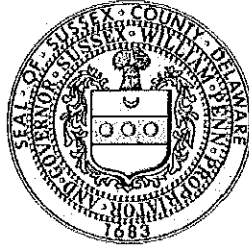
Sincerely,

A handwritten signature in cursive script that reads "Lawrence B. Lank". The signature is written in black ink and is positioned above the typed name and title.

Lawrence B. Lank  
Director of Planning and Zoning

Cc: David B. Baker, County Administrator  
Richard Berl, Assistant County Attorney  
David C. Hutt, Esquire  
Norman Rickard, Operations Coordinator  
Susan Isaacs, Zoning Inspector III  
Michael Bailey, Zoning Inspector

JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
pandz@sussexcountycle.gov



**Sussex County**  
DELAWARE  
sussexcountycle.gov

## Memorandum

To: Sussex County Board of Adjustment Members  
From: Jennifer Norwood, Planning Manager  
CC: James Sharp, Assistant County Attorney  
Date: June 9, 2022  
RE: BOA Case No. 12709 – Sea Breeze LP DBA Sea Air Village – Lot A-8

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This memo provides information pertaining to the property based on a review by the Planning and Zoning Department.

The Planning and Zoning Department reviewed the application and as part of the review can provide a history of the lot per the Sussex County Assessment and Planning and Zoning records.

The previous manufactured home on Lot A-8, 19782 Sea Air Avenue, Rehoboth Beach, was a 1966, 12'x60' manufactured home and was removed from the Assessment records on May 13, 2022. There was also screen porches on the unit measuring 9'x15' and 10'x20'.

The manufactured home on Lot A-10, 19786 Sea Air Avenue, Rehoboth Beach, is a 1978, 14'x66' manufactured home placed in 1990 per Assessment records. This unit also has a 10'x12' deck and a 10'x20' porch per the Assessment records.

The manufactured home on Lot A-6, 19774 Sea Air Avenue, Rehoboth Beach, is a 1996, 14'x66' manufactured home placed in 1999 per the Assessment records and there are no other additions. The shed shown on the survey is not permitted or shown on the Assessment records.

The Variances sought by the Applicant are:

- 1.8-ft variance from the required 20-ft separation requirement for the proposed landing to the existing manufactured home on Lot A-10
- 3.7-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing steps on Lot A-10
- 7.8-ft variance from the required 20-ft separation requirement for the proposed landing to the existing steps on Lot A-10
- 2.4-ft variance from the required 20-ft separation requirement for the proposed landing to the existing manufactured home on Lot A-10
- 7.3-ft variance from the required 20-ft separation requirement for the proposed shed to the existing manufactured home on Lot A-10
- The proposed HVAC will comply with setback and separation requirements



Case # 202205833  
Hearing Date 7-11-22  
12709

**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)

115-25 115-172

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

19782 Sea Air Avenue, Rehoboth Beach, DE 19971

Lot A08

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

1) NE side of home where separation distance from proposed home is 9.1' from neighboring shed. 2) On NW side of home where separation distance between proposed shed & neighboring home is 12.7' 3) On NW side of home where proposed stairs/landing #1 is 17.6' from neighboring dwelling and 4) 12.2' from landing on neighboring dwelling. 5) Where separation distance between landing on neighboring dwelling is 16.3' from proposed home. 6) Where proposed stairs/landing #2 is 18.2' from neighboring dwelling.

**Tax Map #:** 334-13.00-310.00-3018

**Property Zoning:** AR-1

**Applicant Information**

**Applicant Name:** Sea Air Village- Agent: Aimee Bennett

**Applicant Address:** 19837 Sea Air Ave

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

**Applicant Phone #:** (302) 227-8118 **Applicant e-mail:** abennett2@suncommunities.com

**Owner Information**

**Owner Name:** Sea Breeze LP DBA Sea Air Village

**Owner Address:** 19837 Sea Air Ave

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

**Owner Phone #:** (302) 227-8118 **Owner e-mail:** abennett2@suncommunities.com

**Agent/Attorney Information**

**Agent/Attorney Name:** Aimee Bennett

**Agent/Attorney Address:** 19837 Sea Air Ave

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

**Agent/Attorney Phone #:** (302) 227-8118 **Agent/Attorney e-mail:** abennett2@suncommunities.com

**Signature of Owner/Agent/Attorney**

Aimee Bennett

**Date:** 4/19/22



1. Uniqueness of the 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 the 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.

  - 1-6: The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1930's and 1940's. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community but I am still unable to place on the lot with the required setbacks. The narrow shape of the lot makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood, while being in compliance with Sussex County 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.

  - 1-6: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community, but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property.
  
3. Not created by the applicant:

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

  - 1-6: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighboring homes. It appears impossible for a home to be placed on the property without violating the separation distance requirements. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.
  
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.

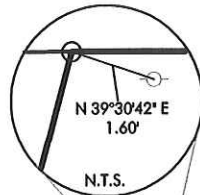
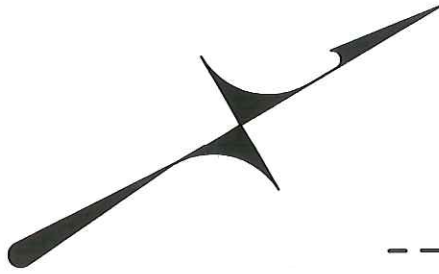
  - 1-6: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to

the community & to modernize the homes within the community which will subsequently add value and improve the characteristics of the community/neighborhood.

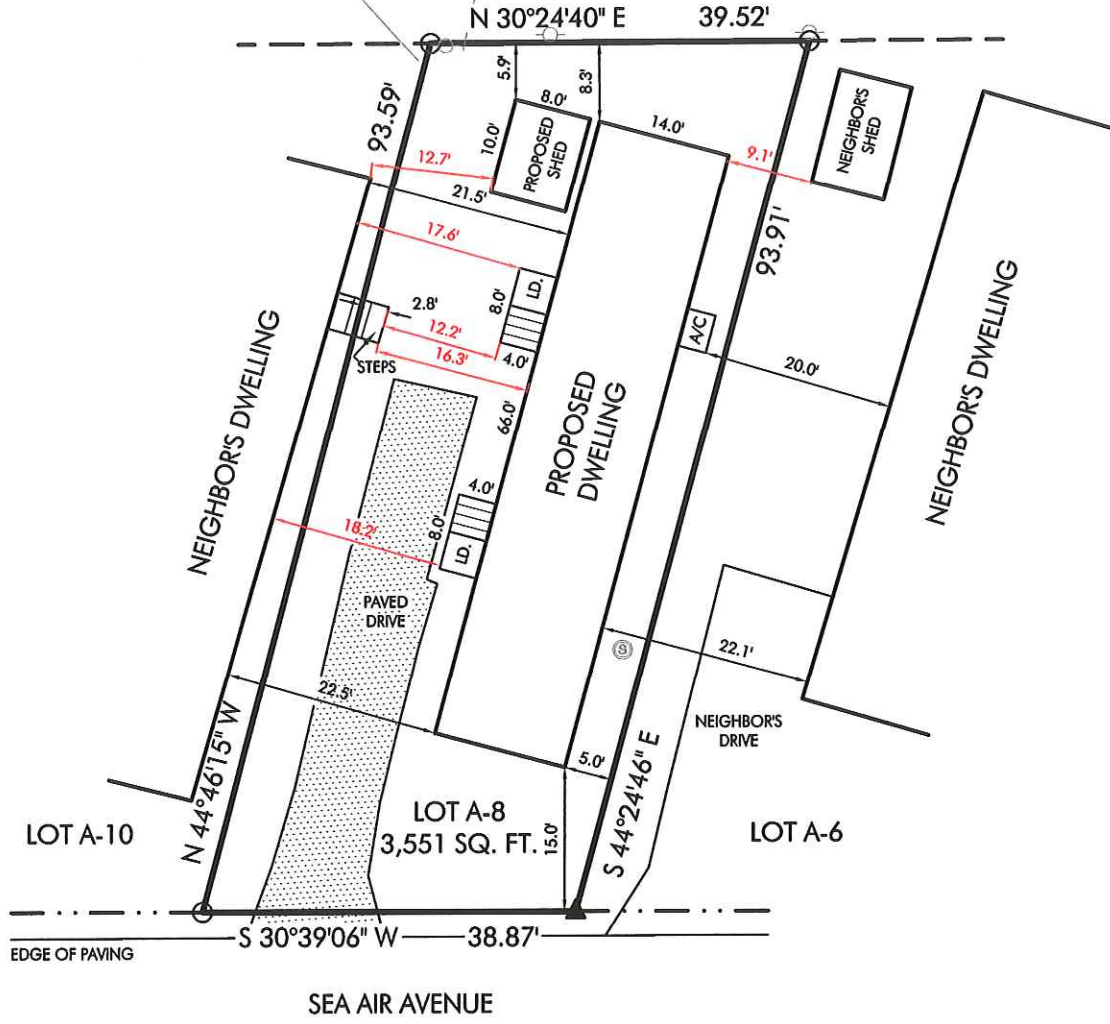
5. **Minimum Variance:**

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

- 1-6: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible of the regulations at issue. The home is the narrowest available and minimizes the need for variance on the property.



LANDS N/F  
"THE PALMS OF  
REHOBOTH"



PROPOSED CONDITIONS  
LOCATION PLAN FOR  
**19782 SEA AIR AVENUE**

LOT A-8 OF "SEA AIR VILLAGE" PARK  
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
APRIL 5, 2022 SCALE: 1" = 20'

LEGEND:

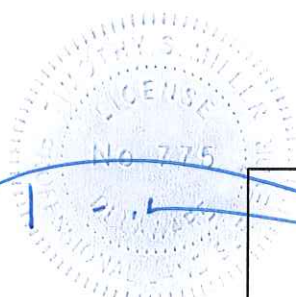
- ▲ IRON ROD (FOUND)
- UTILITY POLE
- POINT

NOTES:

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (302-855-7878) AND THE PARK MANAGER.

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.



Prepared by:



**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.

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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)

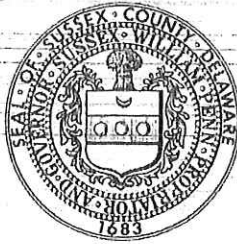
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**BUILDING CODE**

MAIN OFFICE (302) 855-7860  
 MAIN OFFICE (FAX) (302) 855-7821

INSPECTION SCHEDULING (302) 858-5500  
 INSPECTIONS (FAX) (302) 855-7821

PLAN REVIEW (302) 855-7860  
 PLAN REVIEW (FAX) (302) 855-7869



**Sussex County**

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

**Manufactured Home Installer**

**Information Sheet**

Installation of this manufactured home must be performed by a Delaware certified installer.

District/Map/Parcel# 334-13.00-310.00-3018

Park Name Sea Arc Village

Manufactured Home Installer Culver + Pierson

Delaware License Number 1998209883

1. Footer Inspection:

To be made prior to placing concrete in footers.  
All reinforcement to be tied in place.

2. Tie down Inspection:

To be made prior to installation of skirting.

A fee of \$120.00 is required for up to four (4) inspections.

Any additional inspections will be charged \$40.00 per trip.

Certificate of completion/occupancy will not be issued until all fees are paid.

Contact Person: Aimee Bennett Phone# 302-227-8118

Signature: [Handwritten Signature] Date 4-19-2022

A 24-hour notice is required for all inspection requests.

Call (302) 858-5500 to schedule all inspections or you may also use the  
Inspection Request form, found at the bottom of

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

Installation plans must be on job site and accessible to inspectors.





# Manufactured Home Information Sheet



Subdivision or Manufactured Home Park:

Sea Ar Village

District: 334 Map: 13.00 Parcel: 310.00 Lot#: 3018

Physical Address:

19782 Sea Ar Avenue  
Rehoboth Beach, DE 19971

Width: 14 Length: 66

Color: green Trim Color: white

Central Air:  Y /  N Fireplace:  Y /  N

Heating Type: propane Bedrooms: 2

Baths—Full: 2 Baths—Half:  0

Block Foundation:  Y /  N Skirting:  Y /  N

Base Cost of Manufactured Home: \$ 62,833<sup>00</sup>

Make: Clayton Year: 2022

Serial Number: TBD

Previous Owner of Manufactured Home:

New

Previous Location of Manufactured Home:

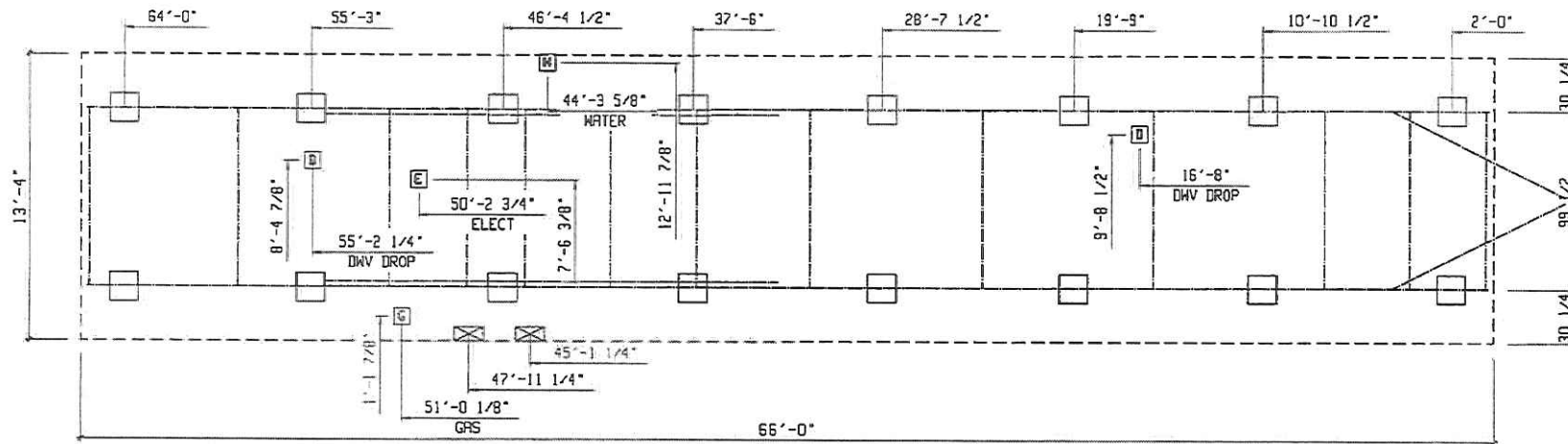
N/A

Manufactured Home on This Lot Previously?:  Y /  N

If Yes, Where Did It Go?

Demolished

DEALER: SUN COMMUNITY - HIGH POINT PARK  
 QUOTE: #46122  
 CUSTOMER: A.O.B  
 20 LB. PIER PRINT



SERVICE ENTRANCE LEGEND

- [E] = ELECTRICAL DROP
- [W] = WATER INLET
- [D] = DWV PLUMBING DROP
- [G] = GAS INLET

NOTE:  
 ALL LOCATIONS ARE APPROXIMATE

PIER LEGEND

- [■] = SUPPORT AT MATING COLLAR
- [▨] = SUPPORT UNDER MATING WALL
- [□] = SUPPORT UNDER MATING OPENING
- [■] = SUPPORT AT PORCH/RECESSED ENTRY
- [□] = SUPPORT UNDER MAIN I-BEAM
- [▨] = SUPPORT UNDER PERIMETER WALL
- [⊗] = SUPPORT AT CROSS I-BEAM INTERSECT

THIS DIAGRAM IS NOT DAPIA-APPROVED AND IS BEING PROVIDED AS A CONVENIENCE FOR ESTIMATING PURPOSES ONLY. REFER TO THE DAPIA APPROVED INSTALLATION MANUAL FOR THE OFFICIAL PIER LOAD, SPACING, AND FOOTING REQUIREMENTS

<p><b>CORNSPACE VENTILATION</b>          VENTILATION IS BASED ON 144 SQ. IN. OF VENT FOR EVERY 200 SQ. FT. OF CORNSPACE AREA WITH APPROVED VAPOR RETARDER MATERIAL. ONE SUCH VENT MUST BE WITHIN 3 FT. OF EACH CORNER</p>	<p><b>880 SQ. FT. OF CORNSPACE AREA</b>          144 SQ. IN. OF VENT REQUIRED          3 VENTS REQUIRED @ 52 SQ. IN. EACH          156 SQ. IN. VENTILATION INSTALLED (MINIMUM)</p>	<p><b>FOUNDATION SLOP NOTE</b></p>
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BRAND	SERIES	REVISIONS	BY	DATE
MARLETTE	H014			
CLAYTON HOME BUILDING GROUP				

GENERAL NOTES
FOOTING SIZES VARY BASED ON SOIL BEARING CAPACITY AND PIER LOADS REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING

DRAWING TITLE  
**PIER SET  
 99 1/2 BEAM SPACING**

MODEL NAME	QUOTE 46238	SO. FT.	880
PLAN#	956	DESCRIPTION	14X66 3BR-2BR
DESIGN BY	TMB	MODEL NO.	956H7014-560
ORIG. DATE	03/01/2022	DATE PRINTED	03/03/2022
		SHEET NO.	21-PS-99



# Sussex County

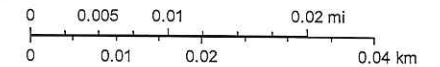


19782 Sea Air Ave.

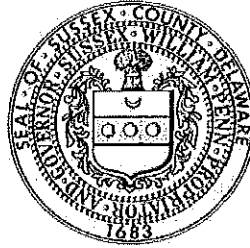
<b>PIN:</b>	334-13.00-310.00
<b>Owner Name</b>	SEA BREEZE LP
<b>Book</b>	0
<b>Mailing Address</b>	267 CARTER RD
<b>City</b>	FRENCH CREEK
<b>State</b>	WV
<b>Description</b>	GIS TIEBACK
<b>Description 2</b>	DUMMY ACCOUNT
<b>Description 3</b>	
<b>Land Code</b>	

- polygonLayer Override 1
- polygonLayer Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Aglands Preservation Districts
- Ag Easement
- District
- Expansion
- Forestland Area
- Forestland Easement
- Young Farmer
- Natural Areas
- Nature Preserves
- Public Protected Lands

1:564



JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
[pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov)



**Sussex County**  
DELAWARE  
[sussexcountyde.gov](http://sussexcountyde.gov)

## Memorandum

To: Sussex County Board of Adjustment Members  
From: Jennifer Norwood, Planning Manager  
CC: James Sharp, Assistant County Attorney  
Date: June 9, 2022  
RE: BOA Case No. 12710 – Sea Breeze LP DBA Sea Air Village – Lot A-28

---

This memo provides information pertaining to the property based on a review by the Planning and Zoning Department.

The Planning and Zoning Department reviewed the application and as part of the review can provide a history of the lot per the Sussex County Assessment and Planning and Zoning records.

The previous manufactured home on Lot A-28 19820 Sea Air Avenue, Rehoboth Beach, was a 1971, 12'x58' manufactured home and was removed from the Assessment records on May 13, 2022. There was also screen porch 11'x20', and 2 sheds measuring 4'x6' & 10'x9' on record.

The manufactured home on Lot A-30, 19824 Sea Air Avenue, Rehoboth Beach, is a 1969, 12'x50' manufactured home per Assessment records. This unit also has a 12'x12' deck and a 12'x36' porch per the Assessment records. There is a record of a 4'x5' shed on the lot.

The manufactured home on Lot A-26, 19816 Sea Air Avenue, Rehoboth Beach, is a 2014, 16'x70' manufactured home placed in 2015, Certificate of Compliance issued January 6, 2015, a shed was placed in 2021, Certificate of Compliance issued August 16, 2021. The deck shown on the survey for application and submitted when the shed permit was issued was never permitted or added to the Assessment records. Board of Adjustment Case No. 7873 was granted for a separation variance on July 15, 2002.

The Variances sought by the Applicant are:

- 2.7-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing HVAC on Lot A-30
- 6.7-ft variance from the required 20-ft separation requirement for the proposed landing to the existing HVAC on Lot A-30
- 2.6-ft variance from the required 20-ft separation requirement for the proposed landing to the existing manufactured home on Lot A-30
- 7.8-ft variance from the required 20-ft separation requirement for the proposed landing to the existing shed on Lot A-30
- 3-ft variance from the required 10-ft separation requirement for the proposed shed to the existing shed on Lot A-30



- 3.6-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing shed on Lot A-26
- 6.8-ft variance from the required 20-ft separation requirement for the proposed HVAC to the existing deck on Lot A-26
- 7.5-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing landing on Lot

Case # 202205834  
Hearing Date 7-11-22  
12710

**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)  
115-25 115-172

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

19820 Sea Air Avenue, Rehoboth Beach, DE 19971

Lot A28

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

1) On the E/NE side of proposed dwelling where separation distance from neighboring home is 12.5', 2) proposed AC unit is 13.2' from neighboring deck, and 3) proposed dwelling is 16.4' from neighboring shed. 4) On the W side of proposed dwelling where proposed shed is 7.0' from neighboring shed. Where proposed landing/stairs #1 is 5) 12.2' from neighboring shed and 6) 17.4' from neighboring home. 7) Where proposed landing/stairs #2 is 13.3' from neighboring AC unit and 8) proposed home has a separation distance of 17.3' from neighboring dwelling.

**Tax Map #:** 334-13.00-310.00-3354

**Property Zoning:** AR-1

**Applicant Information**

**Applicant Name:** Sea Air Village- Agent: Aimee Bennett

**Applicant Address:** 19837 Sea Air Ave

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

**Applicant Phone #:** (302) 227-8118 **Applicant e-mail:** abennett2@suncommunities.com

**Owner Information**

**Owner Name:** Sea Breeze LP DBA Sea Air Village

**Owner Address:** 19837 Sea Air Ave

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

**Owner Phone #:** (302) 227-8118 **Owner e-mail:** abennett2@suncommunities.com

**Agent/Attorney Information**

**Agent/Attorney Name:** Aimee Bennett

**Agent/Attorney Address:** 19837 Sea Air Ave

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

**Agent/Attorney Phone #:** (302) 227-8118 **Agent/Attorney e-mail:** abennett2@suncommunities.com

**Signature of Owner/Agent/Attorney**

Aimee Bennett

**Date:** 4/19/22



1. Uniqueness of the 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 the 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.

  - 1-8: The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1930's and 1940's. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community but I am still unable to place on the lot with the required setbacks. The narrow shape of the lot makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood, while being in compliance with Sussex County 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.

  - 1-8: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community, but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property.
  
3. Not created by the applicant:

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

  - 1-8: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighboring homes. It appears impossible for a home to be placed on the property without violating the separation distance requirements. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.
  
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.

  - 1-8: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to

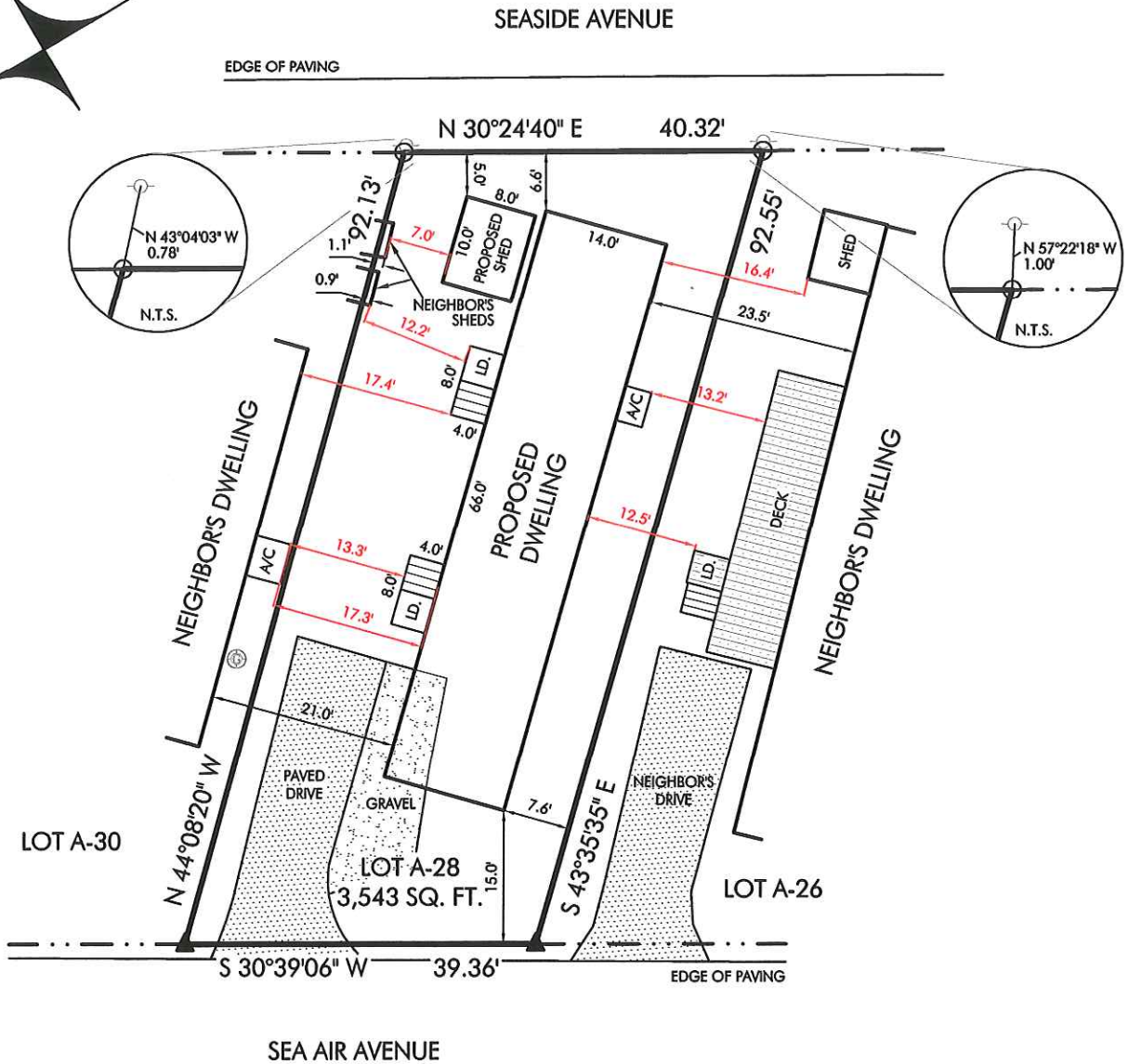
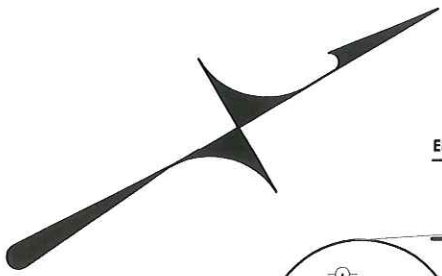
the community & to modernize the homes within the community which will subsequently add value and improve the characteristics of the community/neighborhood.

5. Minimum Variance:

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

- 1-8: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible of the regulations at issue. The home is the narrowest available and minimizes the need for variance on the property.





PROPOSED CONDITIONS  
LOCATION PLAN FOR  
**19820 SEA AIR AVENUE**

LOT A-28 OF "SEA AIR VILLAGE" PARK  
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
APRIL 7, 2022 SCALE: 1" = 20'

**LEGEND:**

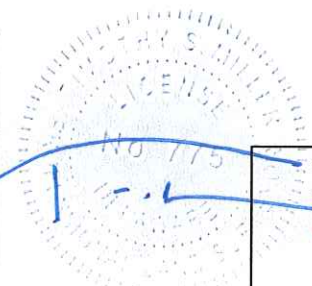
- ▲ IRON ROD (FOUND)
- UTILITY POLE
- POINT

**NOTES:**

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (302-855-7878) AND THE PARK MANAGER.

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.



Prepared by:

**FORESIGHT** Services

Surveying & Precision Measurement

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

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

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

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

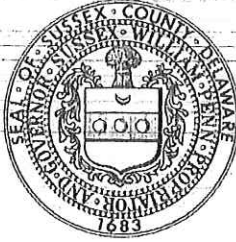
**Basis for Appeal:** (Please provide a written statement regarding reason for appeal)

**BUILDING CODE**

MAIN OFFICE (302) 855-7860  
 MAIN OFFICE (FAX) (302) 855-7821

INSPECTION SCHEDULING (302) 858-5500  
 INSPECTIONS (FAX) (302) 855-7821

PLAN REVIEW (302) 855-7860  
 PLAN REVIEW (FAX) (302) 855-7869



**Sussex County**

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

**Manufactured Home Installer**

**Information Sheet**

Installation of this manufactured home must be performed by a Delaware certified installer.

District/Map/Parcel# 334-13.00-310.00-3354

Park Name Sea Air Village

Manufactured Home Installer Culver + Pierson

Delaware License Number 1998209883

1. Footer Inspection:  
 To be made prior to placing concrete in footers.  
 All reinforcement to be tied in place.
  
2. Tie down Inspection:  
 To be made prior to installation of skirting.

A fee of \$120.00 is required for up to four (4) inspections.

Any additional inspections will be charged \$40.00 per trip.

Certificate of completion/occupancy will not be issued until all fees are paid.

Contact Person: Amel Bennett Phone# 302-227-8118

Signature: Amel Bennett Date 4-19-2022

A 24-hour notice is required for all inspection requests.  
 Call (302) 858-5500 to schedule all inspections or you may also use the  
 Inspection Request form, found at the bottom of  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov)

Installation plans must be on job site and accessible to inspectors.



# Manufactured Home Information Sheet



Subdivision or Manufactured Home Park:

Sea Air Village

District: 334 Map: 13.00 Parcel: 310.00 Lot#: 3354

Physical Address:

19820 Sea Air Avenue

Rehoboth Beach DE 19971

Width: 14 Length: 66

Color: Mist (Beige) Trim Color: White

Central Air:  Y /  N Fireplace:  Y /  N

Heating Type: Propane Bedrooms: 3

Baths—Full: 2 Baths—Half: 0

Block Foundation:  Y /  N Skirting:  Y /  N

Base Cost of Manufactured Home: \$62,934.00

Make: Clayton Year: 2022

Serial Number: TBD

Previous Owner of Manufactured Home:

New

Previous Location of Manufactured Home:

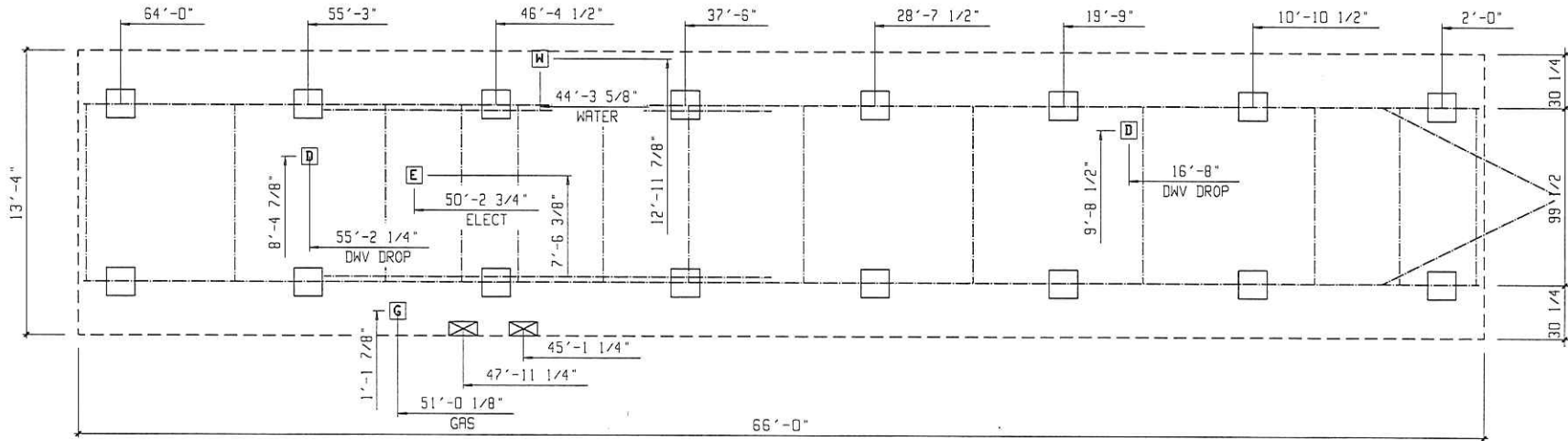
N/A

Manufactured Home on This Lot Previously?:  Y /  N

If Yes, Where Did It Go?

Demolished

DEALER: SUN COMMUNITY - HIGH POINT PARK  
 QUOTE: #46238  
 CUSTOMER: A28  
 20 LB. PIER PRINT



SERVICE ENTRANCE LEGEND	
E	ELECTRICAL DROP
W	WATER INLET
D	DWV PLUMBING DROP
G	GAS INLET

NOTE:  
ALL LOCATIONS ARE APPROXIMATE

<b>CRACKSPACE VENTILATION</b> VENTILATION IS BASED ON 144 SQ. IN. OF VENT FOR EVERY 300 SQ. FT. OF CRACKSPACE AREA WITH APPROVED VAPOR RETARDER MATERIAL. ONE SUCH VENT MUST BE WITHIN 3 FT. OF EACH CORNER	880 SQ. FT. OF CRACKSPACE AREA 423 SQ. IN. OF VENT REQUIRED 3 VENTS NEEDED @ 52 SQ. IN. EACH 459 SQ. IN. VENTILATION INSTALLED MINIMUM	<b>**FOUNDATION SLOP NOTE**</b>
--	---	---------------------------------

PIER LEGEND	
	SUPPORT AT MATING COLUMN
	SUPPORT UNDER MATING WALL
	SUPPORT UNDER MATING OPENING
	SUPPORT AT PORCH/RECESSED ENTRY
	SUPPORT UNDER MAIN I-BEAM
	SUPPORT UNDER PERIMETER WALL
	SUPPORT AT CROSS I-BEAM BRISCHENT

THIS DIAGRAM IS NOT DAPIA-APPROVED AND IS BEING PROVIDED AS A CONVENIENCE FOR ESTIMATING PURPOSES ONLY. REFER TO THE DAPIA APPROVED INSTALLATION MANUAL FOR THE OFFICIAL PIER LOAD, SPACING, AND FOOTING REQUIREMENTS

BRAND MARLETTE	SERIES HO14	REVISIONS	BY	DATE
CLAYTON HOME BUILDING GROUP				

GENERAL NOTES
FOOTING SIZES VARY BASED ON SOIL BEARING CAPACITY AND PIER LOADS REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING

DRAWING TITLE  
**PIER SET**  
**99 1/2 BEAM SPACING**

MODEL NAME QUOTE 46238	SQ. FT. 880		
PLANT 956	DESCRIPTION 14X66 3BR-2BA	MODEL NO. 956H7014-660	
DRAWN BY TMB	ORIG. DATE 03/01/2022	DATE PRINTED 03/03/2022	SHEET NO. 21-PS-99



# Sussex County

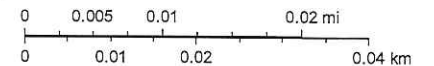
19820 Sea Air Ave



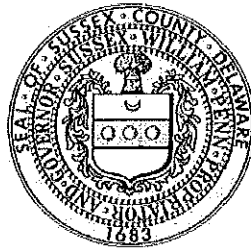
<b>PIN:</b>	334-13.00-310.00
<b>Owner Name</b>	SEA BREEZE LP
<b>Book</b>	0
<b>Mailing Address</b>	267 CARTER RD
<b>City</b>	FRENCH CREEK
<b>State</b>	WV
<b>Description</b>	GIS TIEBACK
<b>Description 2</b>	DUMMY ACCOUNT
<b>Description 3</b>	
<b>Land Code</b>	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Aglands Preservation Districts**
- Ag Easement
- District
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- Natural Areas
- Nature Preserves
- Public Protected Lands

1:564



JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
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(302) 854-5079 F  
pandz@sussexcountyde.gov



**Sussex County**

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Board of Adjustment Members  
From: Jennifer Norwood, Planning Manager  
CC: James Sharp, Assistant County Attorney  
Date: June 22, 2022  
RE: BOA Case No. 12711 – Sea Breeze LP DBA Sea Air Village – Lot B-83

---

This memo provides information pertaining to the property based on a review by the Planning and Zoning Department.

The Planning and Zoning Department reviewed the application and as part of the review can provide a history of the lot per the Sussex County Assessment and Planning and Zoning records.

The previous manufactured home on Lot B-83 19933 Sea Air Avenue, Rehoboth Beach, was a 1972, 14'x66' manufactured home and was removed from the Assessment records on May 14, 2022. There were no other structures on record.

The manufactured home on Lot B-85, 19335 Sea Air Avenue, Rehoboth Beach, is a 1961, 10'x50' manufactured home per Assessment records. This unit also has a 12'x42' porch addition built in 2006 per the Assessment records.

The manufactured home on Lot B-81, 19929 Sea Air Avenue, Rehoboth Beach, is a 1974, 12'x60' manufactured home placed in 1976, and a 6'x8' shed is on the Assessment records.

The manufactured home on Lot C-84, 19976 Center Avenue, Rehoboth Beach, is a 2020, 28'x48' manufactured home, placed in 2019, Certificate of Compliance issued January 14, 2020. The County records do not show a permit for the shed on this lot.

The Variances sought by the Applicant are:

- 8.8-ft variance from the required 20-ft separation requirement for the proposed shed to the existing manufactured home on Lot B-81
- 9.1-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing shed on Lot C-84
- 2.7-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing HVAC on Lot B-85
- 4.5-ft variance from the required 20-ft separation requirement for the proposed HVAC to the existing manufactured home on Lot B-85
- 1.2-ft variance from the required 10-ft separation requirement for the proposed manufactured home to the existing manufactured home on Lot B-85
- Proposed HVAC will comply – can encroach 3-ft into a setback requirement



- Proposed landings shown at 16-ft plus separation requirement per Code can encroach 4-ft into the 20-ft separation requirement



**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 # 12711  
Hearing Date \_\_\_\_\_  
202205835

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

Variance   
Special Use Exception   
Administrative Variance   
Appeal

Existing Condition   
Proposed   
Code Reference (office use only)  
115-25 115-172

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

19933 Sea Air Avenue, Rehoboth Beach, DE 19971 Lot B83

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

On the SW side of proposed dwelling where separation distance from neighboring dwelling is 1) 18.8' and 3) 17.3' and 2) proposed AC has a separation distance of 15.5' from neighboring dwelling. On S side where separation distance between neighbor's shed and 4) proposed home is 10.9' and 5) proposed shed is 10.7'. 6) And, where proposed shed is also 11.2' from neighboring home. 7) Where stairs on neighboring home are 16.5' from proposed home. 8) Where proposed stairs/landing #1 and 9) proposed stairs/landing #2 is 16.2' from neighboring dwelling.

**Tax Map #:** 334-13.00-310.00-3030 **Property Zoning:** AR-1

**Applicant Information**

Applicant Name: Sea Air Village- Agent: Aimee Bennett  
Applicant Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Applicant Phone #: (302) 227-8118 Applicant e-mail: abennett2@suncommunities.com

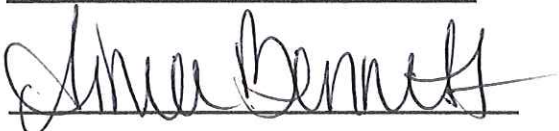
**Owner Information**

Owner Name: Sea Breeze LP DBA Sea Air Village  
Owner Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971 Purchase Date: \_\_\_\_\_  
Owner Phone #: (302) 227-8118 Owner e-mail: abennett2@suncommunities.com

**Agent/Attorney Information**

Agent/Attorney Name: Aimee Bennett  
Agent/Attorney Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Agent/Attorney Phone #: (302) 227-8118 Agent/Attorney e-mail: abennett2@suncommunities.com

**Signature of Owner/Agent/Attorney**



Date: 4/19/22



1. Uniqueness of the 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 the 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.

  - 1-9: The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1930's and 1940's. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community but I am still unable to place on the lot with the required setbacks. The narrow shape of the lot makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood, while being in compliance with Sussex County 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.

  - 1-9: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community, but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property.
  
3. Not created by the applicant:

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

  - 1-9: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighboring homes. It appears impossible for a home to be placed on the property without violating the separation distance requirements. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.
  
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.

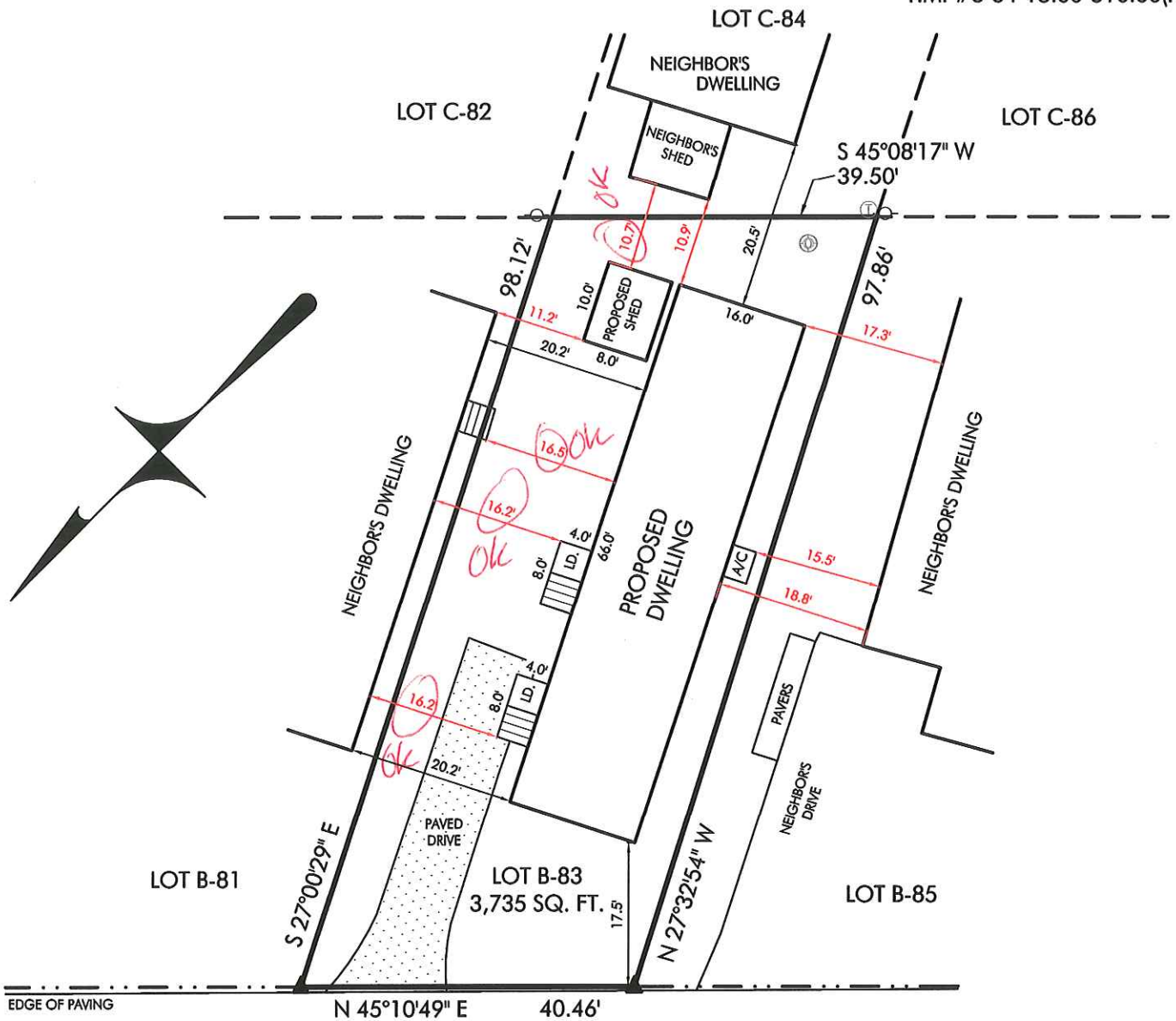
  - 1-9: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to

the community & to modernize the homes within the community which will subsequently add value and improve the characteristics of the community/neighborhood.

5. Minimum Variance:

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

- 1-9: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible of the regulations at issue. The home is the narrowest available and minimizes the need for variance on the property.



SEA AIR AVENUE

PROPOSED CONDITIONS  
 LOCATION PLAN FOR  
**19933 SEA AIR AVENUE**

LOT B-83 OF "SEA AIR" SUBDIVISION  
 LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
 STATE OF DELAWARE

APRIL 5, 2022 SCALE: 1" = 20'

**LEGEND:**

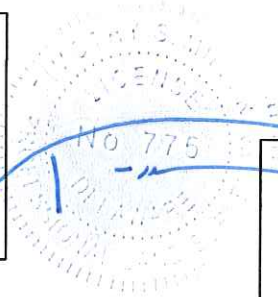
- ▲ IRON ROD (FOUND)
- POINT
- ⊙ OIL TANK

**NOTES:**

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (302-855-7878) AND THE PARK MANAGER.

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.



Prepared by:

**FORESIGHT**Services  
 Surveying & Precision Measurement

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

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

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

---

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

---

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

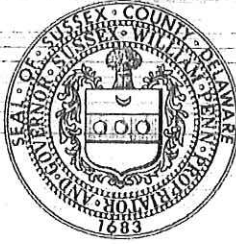
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**BUILDING CODE**

MAIN OFFICE (302) 855-7860  
 MAIN OFFICE (FAX) (302) 855-7821

INSPECTION SCHEDULING (302) 858-5500  
 INSPECTIONS (FAX) (302) 855-7821

PLAN REVIEW (302) 855-7860  
 PLAN REVIEW (FAX) (302) 855-7869



**Sussex County**

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

**Manufactured Home Installer**

**Information Sheet**

Installation of this manufactured home must be performed by a Delaware certified installer.

District/Map/Parcel# 334-13.00-310.00-3030

Park Name Sea Air Village

Manufactured Home Installer Culver + Pierson

Delaware License Number 1998209883

1. Footer Inspection:

To be made prior to placing concrete in footers.  
All reinforcement to be tied in place.

2. Tie down Inspection:

To be made prior to installation of skirting.

A fee of \$120.00 is required for up to four (4) inspections.

Any additional inspections will be charged \$40.00 per trip.

Certificate of completion/occupancy will not be issued until all fees are paid.

Contact Person: Aimee Bennett Phone# 302-227-8118

Signature: Aimee Bennett Date 4-19-2022

A 24-hour notice is required for all inspection requests.

Call (302) 858-5500 to schedule all inspections or you may also use the

Inspection Request form, found at the bottom of

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

Installation plans must be on job site and accessible to inspectors.



# Manufactured Home Information Sheet



Subdivision or Manufactured Home Park:

Sea Air Village

District: 334 Map: 13.00 Parcel: 310.00 Lot#: 3030

Physical Address:

19933 Sea Air Ave  
Rehoboth Beach, DE 19971

Width: 16 Length: 66

Color: green Trim Color: white

Central Air:  Y /  N Fireplace:  Y /  N

Heating Type: propane Bedrooms: 3

Baths—Full: 2 Baths—Half: 0

Block Foundation:  Y /  N Skirting:  Y /  N

Base Cost of Manufactured Home: \$68,763.00

Make: Clayton Year: 2022

Serial Number: TBD

Previous Owner of Manufactured Home:

New

Previous Location of Manufactured Home:

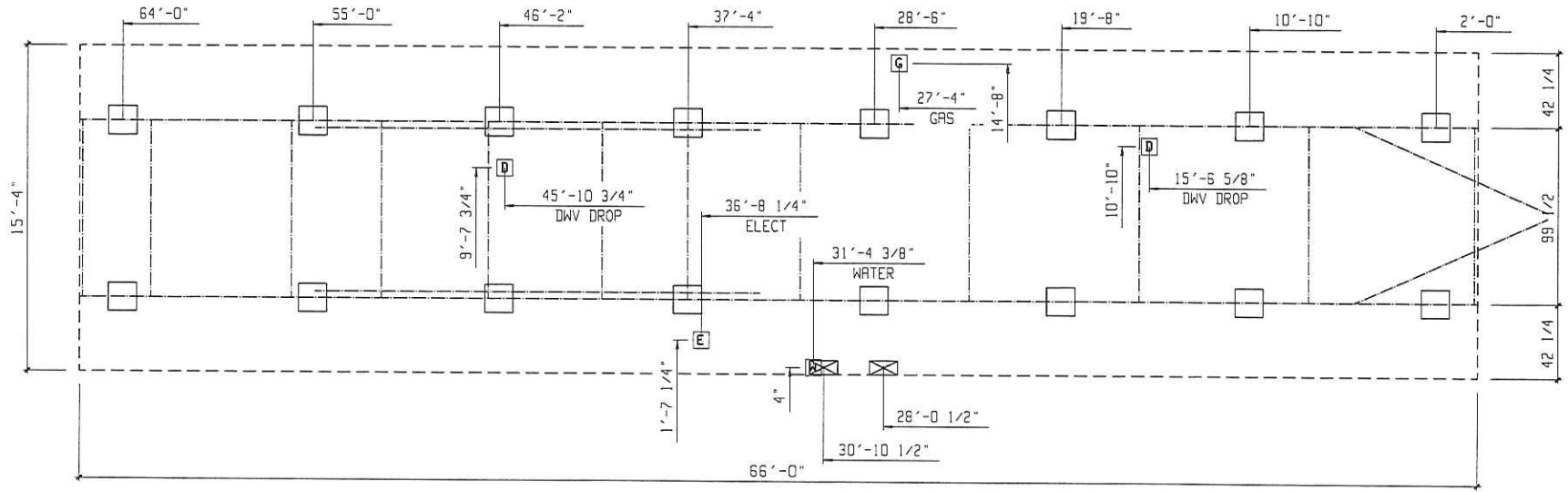
N/A

Manufactured Home on This Lot Previously?:  Y /  N

If Yes, Where Did It Go?

Demolished

DEALER: SUN COMMUNITY - HIGH POINT PARK  
 QUOTE: #46120  
 CUSTOMER: B83 - HARTMAN  
 20 LB. PIER PRINT



SERVICE ENTRANCE LEGEND	
[E]	ELECTRICAL DROP
[W]	WATER INLET
[D]	DWV PLUMBING DROP
[G]	GAS INLET

NOTE:  
ALL LOCATIONS ARE APPROXIMATE

PIER LEGEND	
[■]	SUPPORT AT MATING COLUMN
[▨]	SUPPORT UNDER MATING WALL
[□]	SUPPORT UNDER MATING OPENING
[●]	SUPPORT AT PORCH/RECESSED ENTRY
[□]	SUPPORT UNDER MAIN I-BEAM
[⊗]	SUPPORT UNDER PERIMETER WALL
[●]	SUPPORT AT CROSS I-BEAM BRISCHENT

THIS DIAGRAM IS NOT DAPIA-APPROVED AND IS BEING PROVIDED AS A CONVENIENCE FOR ESTIMATING PURPOSES ONLY. REFER TO THE DAPIA APPROVED INSTALLATION MANUAL FOR THE OFFICIAL PIER LOAD, SPACING, AND FOOTING REQUIREMENTS

CRANKSPACE VENTILATION  
 VENTILATION IS BASED ON 144 SQ. IN. OF VENT FOR EVERY 300 SQ. FT. OF CRANKSPACE AREA WITH APPROVED VAPOR RETARDER MATERIAL. ONE SUCH VENT MUST BE WITHIN 3 FT. OF EACH CORNER

1012 SQ. FT. OF CRANKSPACE AREA 486 SQ. IN. OF VENT REQUIRED 10 VENTS NEEDED @ 52 SQ. IN. EACH 520 SQ. IN. VENTILATION INSTALLED MINIMUM	***FOUNDATION SLOP NOTE**
---	---------------------------

BRAND	SERIES	REVISIONS	BY	DATE
MARLETTE	H016			

GENERAL NOTES  
 FOOTING SIZES VARY BASED ON SOIL BEARING CAPACITY AND PIER LOADS REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING

DRAWING TITLE  
**PIER SET  
 99 1/2 BEAM SPACING**

MODEL NAME		QUOTE 46120		SQ. FT. 1012	
PLANT 956	DESCRIPTION 16X66' 3BR-2BA	MODEL NO. 956H7016-707			
DRAWN BY TMB	ORIG. DATE 03/01/2022	DATE PRINTED 03/04/2022	SHEET NO. 21-PS-99		

CLAYTON HOME BUILDING GROUP





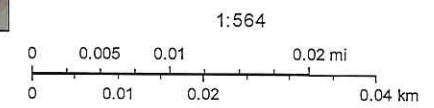
# Sussex County



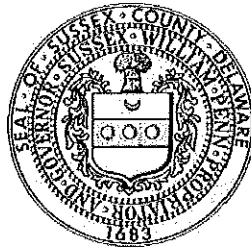
19933 Sea Air Ave.

<b>PIN:</b>	334-13.00-310.00
<b>Owner Name</b>	SEA BREEZE LP
<b>Book</b>	0
<b>Mailing Address</b>	267 CARTER RD
<b>City</b>	FRENCH CREEK
<b>State</b>	WV
<b>Description</b>	GIS TIEBACK
<b>Description 2</b>	DUMMY ACCOUNT
<b>Description 3</b>	
<b>Land Code</b>	

- polygonsLayer**
- Override 1
- polygonsLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Aglands Preservation Districts**
- Ag Easement
- District
- Expansion
- Forestland Area
- Forestland Easement
- Young Farmer
- Natural Areas
- Nature Preserves
- Public Protected Lands



JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
pandz@sussexcountype.gov



# Sussex County

DELAWARE  
sussexcountype.gov

## Memorandum

To: Sussex County Board of Adjustment Members  
From: Jennifer Norwood, Planning Manager  
CC: James Sharp, Assistant County Attorney  
Date: June 22, 2022  
RE: BOA Case No. 12712 – Sea Breeze LP DBA Sea Air Village – Lot J-73

---

This memo provides information pertaining to the property based on a review by the Planning and Zoning Department.

The Planning and Zoning Department reviewed the application and as part of the review can provide a history of the lot per the Sussex County Assessment and Planning and Zoning records.

The previous manufactured home on Lot J-78, 20073 Delaware Avenue, Rehoboth Beach, was a 1971, 12'x70' manufactured home and was removed from the Assessment records on May 13, 2022. A screen porch was added to the unit in 1975 and the Assessment records show an 8'x10' shed.

The manufactured home on Lot J-75, 20077 Delaware Avenue, Rehoboth Beach, is 2009, 20'x70' manufactured home per Assessment records, a Certificate of Compliance was issued in 2010. There is a 8'x14' shed on the lot per the Assessment records.

The manufactured home on Lot J-71, 20069 Delaware Avenue, Rehoboth Beach, is a 2020, 14'x66' manufactured home placed in 2019, a Certificate of Compliance was issued in 2019, and a 10'x14' paver patio was built in 2021.

The manufactured home on Lot A-88, 19942 Sea Air Avenue, Rehoboth Beach, is a 1983, 14'x70' manufactured home, placed in 1984, Certificate of Compliance issued in 1984. The existing 8'x10' shed was placed in 2004 after approval from the Board of Adjustment Case No. 8747 from the separation requirement and a Certificate of Compliance was issued in 2004. The Assessment records also show an 8'x16' deck on the lot that was added in 1989.

The Variances sought by the Applicant are:

- 3.1-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing manufactured home on Lot J-75
- 5.7-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing landing on Lot J-75
- 5.6-ft variance from the required 20-ft separation requirement for the proposed HVAC to the existing manufactured home on Lot J-75
- 7.3-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing landing on Lot J-75
- The proposed HVAC will comply – can encroach 3-ft into a setback requirement



- Proposed landings shown at 16-ft plus separation requirement per Code can encroach 4-ft into the 20-ft separation requirement

Case # 2022 05837  
Hearing Date 7-11-22  
12712

**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)  
115-25 115-172

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

20073 Delaware Avenue, Rehoboth Beach, DE 19971 Lot 573

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

On the West side of home where separation distance between 1) the proposed dwelling and neighboring landing is 12.7', 2) proposed AC and neighboring dwelling is 14.4', 3) proposed home and neighboring landing is 14.3', and 4) proposed home and neighboring home is 16.9'. On the NE side of proposed home where 5) proposed landing/stairs #1 is 16.1' from neighboring landing and 6) proposed landing/stairs #2 and neighbor's dwelling is 19.7'.

**Tax Map #:** 334-13.00-310.00- 3435 **Property Zoning:** AR-1

**Applicant Information**

Applicant Name: Sea Air Village- Agent: Aimee Bennett  
Applicant Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Applicant Phone #: (302) 227-8118 Applicant e-mail: abennett2@suncommunities.com

**Owner Information**

Owner Name: Sea Breeze LP DBA Sea Air Village  
Owner Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971 Purchase Date: \_\_\_\_\_  
Owner Phone #: (302) 227-8118 Owner e-mail: abennett2@suncommunities.com

**Agent/Attorney Information**

Agent/Attorney Name: Aimee Bennett  
Agent/Attorney Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Agent/Attorney Phone #: (302) 227-8118 Agent/Attorney e-mail: abennett2@suncommunities.com

**Signature of Owner/Agent/Attorney**

*Aimee Bennett*

Date: 4/19/22



1. Uniqueness of the 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 the 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.

  - 1-6: The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1930's and 1940's. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community but I am still unable to place on the lot with the required setbacks. The narrow shape of the lot makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood, while being in compliance with Sussex County 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.

  - 1-6: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community, but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property.
  
3. Not created by the applicant:

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

  - 1-6: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighbor homes. It appears impossible for a home to be placed on the property without violating the separation distance requirements. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.
  
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.

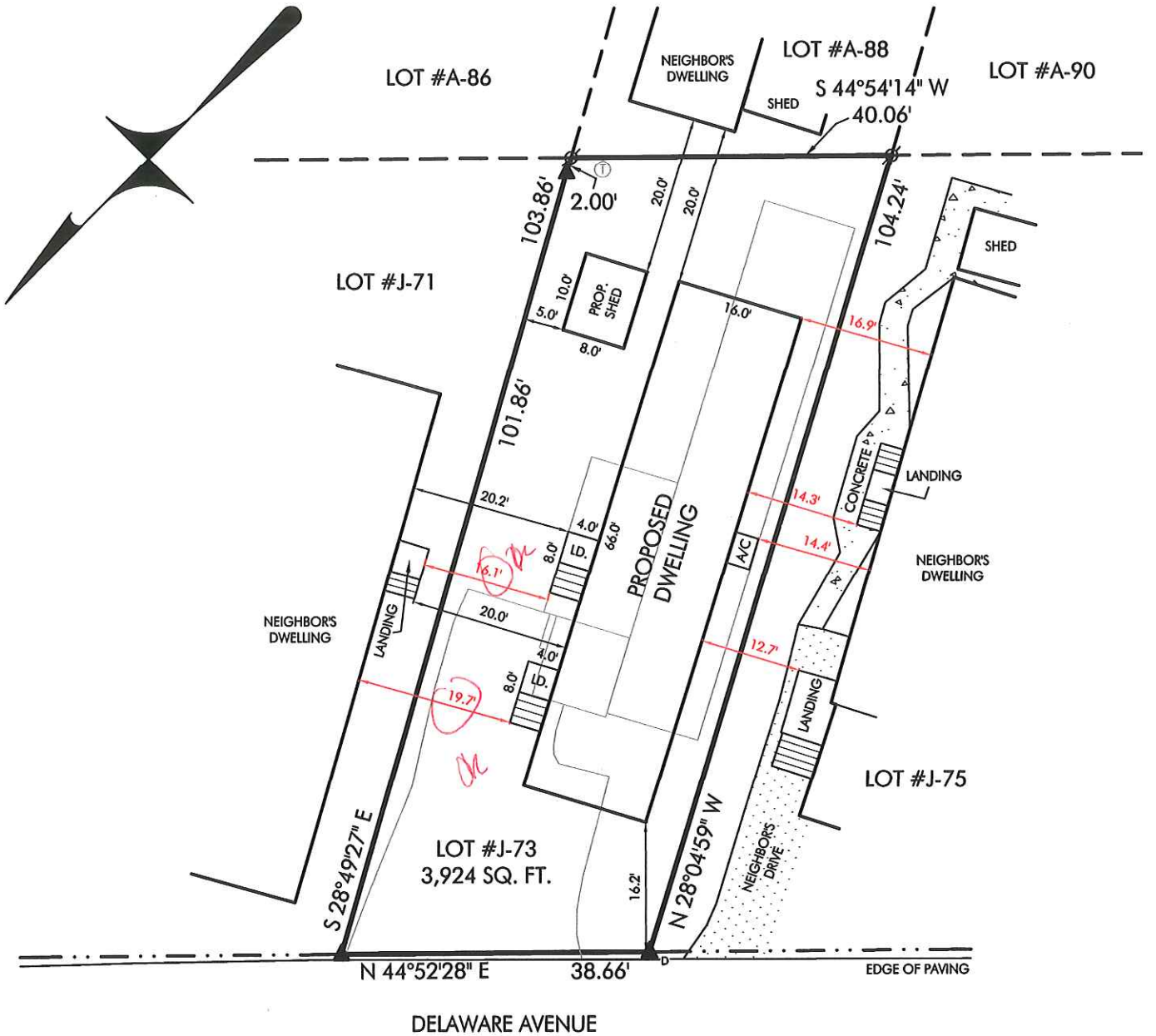
  - 1-6: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to

the community & to modernize the homes within the community which will subsequently add value and improve the characteristics of the community/neighborhood.

5. **Minimum Variance:**

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

- 1-6: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible of the regulations at issue. The home is the narrowest available and minimizes the need for variance on the property.



**LEGEND:**

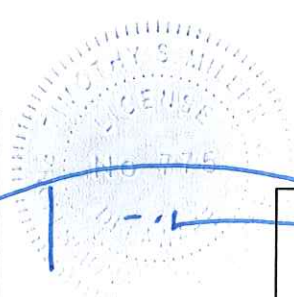
- ▲ IRON ROD (FOUND)
- ▲<sub>D</sub> DISTURBED IRON ROD (FOUND)
- POINT IN UTILITY POLE

**PROPOSED CONDITIONS**  
**LOCATION PLAN FOR**  
**20073 DELAWARE AVENUE**

LOT #73, BLOCK J OF "SEA AIR VILLAGE" PARK  
 LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
 STATE OF DELAWARE

APRIL 4, 2022 SCALE: 1" = 20'

**NOTES:**  
 ALL RESTRICTIONS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY AND THE PARK MANAGER TO VERIFY.  
 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.



Prepared by:

**FORESIGHT** Services  
 Surveying & Precision Measurement

**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.

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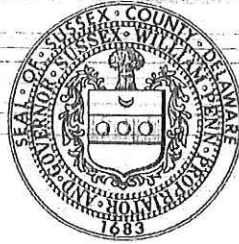
**Basis for Appeal:** (Please provide a written statement regarding reason for appeal)

---



**BUILDING CODE**

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



**Sussex County**

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

**Manufactured Home Installer**

**Information Sheet**

Installation of this manufactured home must be performed by a Delaware certified installer.

District/Map/Parcel# 334-13.00-310.00-3435

Park Name Sea Air Village

Manufactured Home Installer Culver + Pierson

Delaware License Number 1998209883

1. Footer Inspection:  
To be made prior to placing concrete in footers.  
All reinforcement to be tied in place.
2. Tie down Inspection:  
To be made prior to installation of skirting.

A fee of \$120.00 is required for up to four (4) inspections.

Any additional inspections will be charged \$40.00 per trip.

Certificate of completion/occupancy will not be issued until all fees are paid.

Contact Person: Aimee Bennett Phone# 302-227-8118

Signature: Aimee Bennett Date 4-19-2022

A 24-hour notice is required for all inspection requests.  
Call (302) 858-5500 to schedule all inspections or you may also use the  
Inspection Request form, found at the bottom of  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov)

Installation plans must be on job site and accessible to inspectors.



# Manufactured Home Information Sheet



Subdivision or Manufactured Home Park:

Sea Air Village

District: 334 Map: 13.00 Parcel: 310.00 Lot#: 3435

Physical Address:

20073 Delaware Ave  
Rehoboth Beach, DE 19971

Width: 16 Length: 66

Color: Flint (gray) Trim Color: White

Central Air:  Y /  N Fireplace:  Y /  N

Heating Type: Propane Bedrooms: 3

Baths—Full: 2 Baths—Half: 2

Block Foundation:  Y /  N Skirting:  Y /  N

Base Cost of Manufactured Home: \$69,874

Make: Clayton Year: 2022

Serial Number: TBD

Previous Owner of Manufactured Home:

New

Previous Location of Manufactured Home:

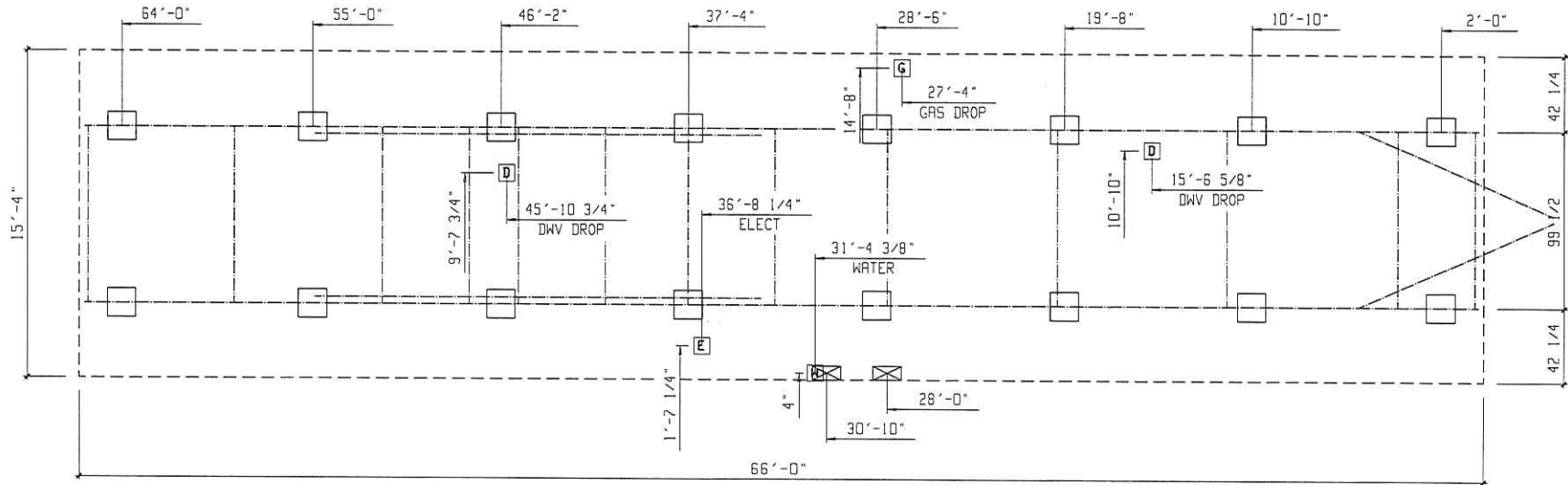
N/A

Manufactured Home on This Lot Previously?:  Y /  N

If Yes, Where Did It Go?

Demolished

DEALER: SUN COMMUNITY - HIGH POINT PARK  
 QUOTE: #46396  
 CUSTOMER: LOT J73  
 20 LB. PIER PRINT



SERVICE ENTRANCE LEGEND	
[E]	ELECTRICAL DROP
[W]	WATER INLET
[D]	DWV PLUMBING DROP
[G]	GAS INLET

NOTE:  
ALL LOCATIONS ARE APPROXIMATE

PIER LEGEND	
[■]	SUPPORT AT HATING COLUMN
[▨]	SUPPORT UNDER HATING WALL
[□]	SUPPORT UNDER HATING OPENING
[◐]	SUPPORT AT PORCH/RECESSED ENTRY
[□]	SUPPORT UNDER MAIN I-BEAM
[⊗]	SUPPORT UNDER PERIMETER WALL
[●]	SUPPORT AT CROSS I-BEAM BASCHMENT

THIS DIAGRAM IS NOT DAPIA-APPROVED AND IS BEING PROVIDED AS A CONVENIENCE FOR ESTIMATING PURPOSES ONLY. REFER TO THE DAPIA APPROVED INSTALLATION MANUAL FOR THE OFFICIAL PIER LOAD, SPACING, AND FOOTING REQUIREMENTS

<b>CRAWLSPACE VENTILATION</b> VENTILATION IS BASED ON 144 SQ. IN. OF VENT FOR EVERY 300 SQ. FT. OF CRAWLSPACE AREA WITH APPROVED VAPOR RETARDER MATERIAL. ONE SUCH VENT MUST BE WITHIN 3 FT. OF EACH CORNER	1012 SQ. FT. OF CRAWLSPACE AREA 486 SQ. IN. OF VENT REQUIRED 10 VENTS NEEDED @ 52 SQ. IN. EACH 520 SQ. IN. VENTILATION INSTALLED MINIMUM	**FOUNDATION SLOP NOTE**
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BRAND MARLETTE	SERIES H016	REVISIONS	BY	DATE
CLAYTON HOME BUILDING GROUP				

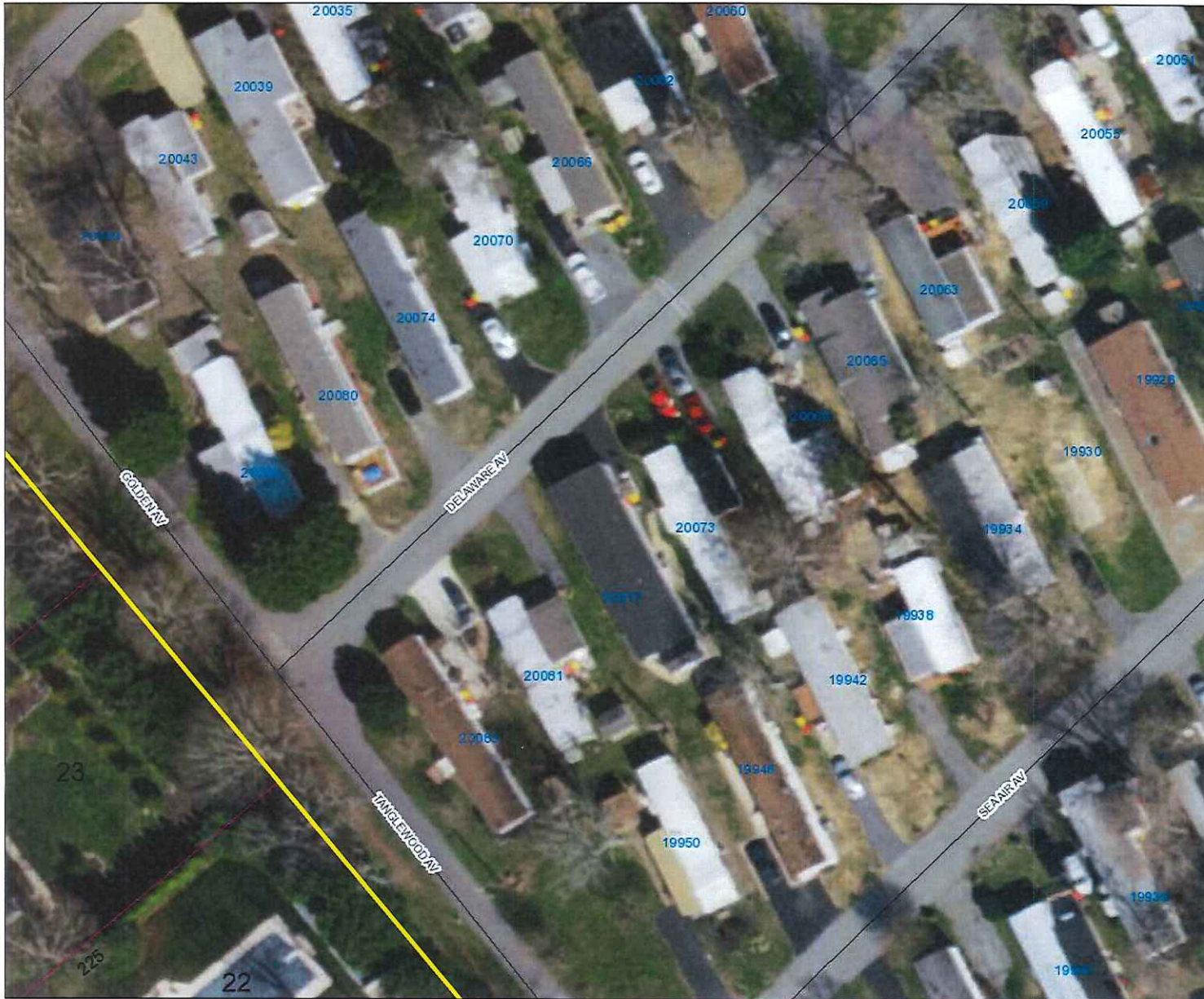
GENERAL NOTES
FOOTING SIZES VARY BASED ON SOIL BEARING CAPACITY AND PIER LOADS REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING

DRAWING TITLE	PIER SET 99 1/2 BEAM SPACING
---------------	---------------------------------

MODEL NAME 956H7016-707 - (QUOTE #46396)	SQ. FT. 1012
PLANT 956	DESCRIPTION 16X66' 3BR-2BA
DRAWN BY TMB	DATE PRINTED 03/07/2022
ORIG. DATE 03/03/2022	SHEET NO. 21-PS-99



# Sussex County

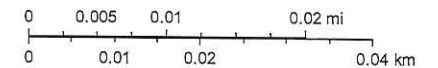


20073 Delaware Ave.

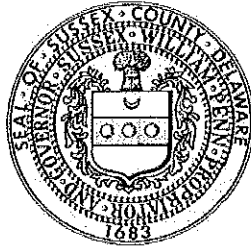
<b>PIN:</b>	334-13.00-310.00
<b>Owner Name</b>	SEA BREEZE LP
<b>Book</b>	0
<b>Mailing Address</b>	267 CARTER RD
<b>City</b>	FRENCH CREEK
<b>State</b>	WV
<b>Description</b>	GIS TIEBACK
<b>Description 2</b>	DUMMY ACCOUNT
<b>Description 3</b>	
<b>Land Code</b>	

- |                                       |                          |
|---------------------------------------|--------------------------|
| polygonLayer                          | — District               |
| Override 1                            | — Expansion              |
| polygonLayer                          | — Forestland Area        |
| Override 1                            | — Forestland Easement    |
| · · · Tax Parcels                     | — Young Farmer           |
| 911 Address                           | — Natural Areas          |
| — Streets                             | — Nature Preserves       |
| · · · County Boundaries               | — Public Protected Lands |
| <b>Aglands Preservation Districts</b> |                          |
| — Ag Easement                         |                          |

1:564



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



**Sussex County**  
DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Board of Adjustment Members  
From: Jennifer Norwood, Planning Manager  
CC: James Sharp, Assistant County Attorney  
Date: June 22, 2022  
RE: BOA Case No. 12713 – Sea Breeze LP DBA Sea Air Village – Lot C-62

---

This memo provides information pertaining to the property based on a review by the Planning and Zoning Department.

The Planning and Zoning Department reviewed the application and as part of the review can provide a history of the lot per the Sussex County Assessment and Planning and Zoning records.

The previous manufactured home on Lot C-62, 19932 Center Avenue, Rehoboth Beach, was a 1968, 12'x62' manufactured home and was removed from the Assessment records on November 15, 2021.

The manufactured home on Lot C-60, 19930 Center Avenue, Rehoboth Beach, is 1972, 12'x50' manufactured home, a 10'x28' enclosed porch, and a 12'x16' deck per the Assessment records.

The manufactured home on Lot C-64, 19938 Center Avenue, Rehoboth Beach, is a 1972, 12'x60' manufactured home placed in 1984, a Certificate of Compliance was issued in 1984, and a 10'x14' paver patio was built in 2021.

The manufactured home on Lot B-61, 19942 Sea Air Avenue, Rehoboth Beach, is a 1983, 14'x70' manufactured home, placed in 1984, Certificate of Compliance issued in 1984. The existing 8'x10' shed was placed in 2004 after approval from the Board of Adjustment Case No. 8747 from the separation requirement and a Certificate of Compliance was issued in 2004. The Assessment records also show an 8'x16' deck on the lot that was added in 1989.

The Variances sought by the Applicant are:

- 8.7-ft variance from the required 20-ft separation requirement for the proposed shed to the existing manufactured home on Lot C-64
- 2.8-ft variance from the required 20-ft separation requirement for the proposed HVAC to the existing manufactured home on Lot C-60
- 7.3-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing ramp on Lot C-60
- 9.5-ft variance from the required 20-ft separation requirement for the proposed HVAC to the existing ramp on Lot C-60
- The proposed HVAC will comply – can encroach 3-ft into a setback requirement



- Proposed landings shown at 16-ft plus separation requirement per Code can encroach 4-ft into the 20-ft separation requirement

**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 # 12713  
Hearing Date \_\_\_\_\_  
202205839

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

Variance   
Special Use Exception   
Administrative Variance   
Appeal

Existing Condition   
Proposed   
Code Reference (office use only)  
115-25 115-172

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

19932 Center Ave, Rehoboth Beach, DE 19971

Lot C62

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

1) On the East side of proposed home where separation distance between neighboring access ramp is 12.7'. 2) Where proposed AC unit is 10.5' from neighboring access ramp and 3) 17.2' from neighboring dwelling. 4) Where proposed shed on NW side of home is 14.9' from neighboring shed and 5) 11.3' from neighboring dwelling to the west 6) Where proposed landing/stairs #1 on SW side of home is 16.2' from neighboring dwelling and 7) where proposed landing/stairs #2 on SW side of home is 16.1' from neighboring dwelling.

Tax Map #: 334-13.00-310.00-3269

Property Zoning: AR-1

**Applicant Information**

Applicant Name: Sea Air Village- Agent: Aimee Bennett  
Applicant Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Applicant Phone #: (302) 227-8118 Applicant e-mail: abennett2@suncommunities.com

**Owner Information**

Owner Name: Sea Breeze LP DBA Sea Air Village  
Owner Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971 Purchase Date: \_\_\_\_\_  
Owner Phone #: (302) 227-8118 Owner e-mail: abennett2@suncommunities.com

**Agent/Attorney Information**

Agent/Attorney Name: Aimee Bennett  
Agent/Attorney Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Agent/Attorney Phone #: (302) 227-8118 Agent/Attorney e-mail: abennett2@suncommunities.com

**Signature of Owner/Agent/Attorney**

Aimee Bennett

Date: 4/19/22



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

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

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

1. Uniqueness of property:

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

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

---



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

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

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

---

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

---

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

---

1. Uniqueness of the 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 the 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.

  - 1-7: The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1930's and 1940's. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community but I am still unable to place on the lot with the required setbacks. The narrow shape of the lot makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood, while being in compliance with Sussex County 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.

  - 1-7: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community, but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property.
  
3. Not created by the applicant:

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

  - 1-7: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighboring homes. It appears impossible for a home to be placed on the property without violating the separation distance requirements. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.
  
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.

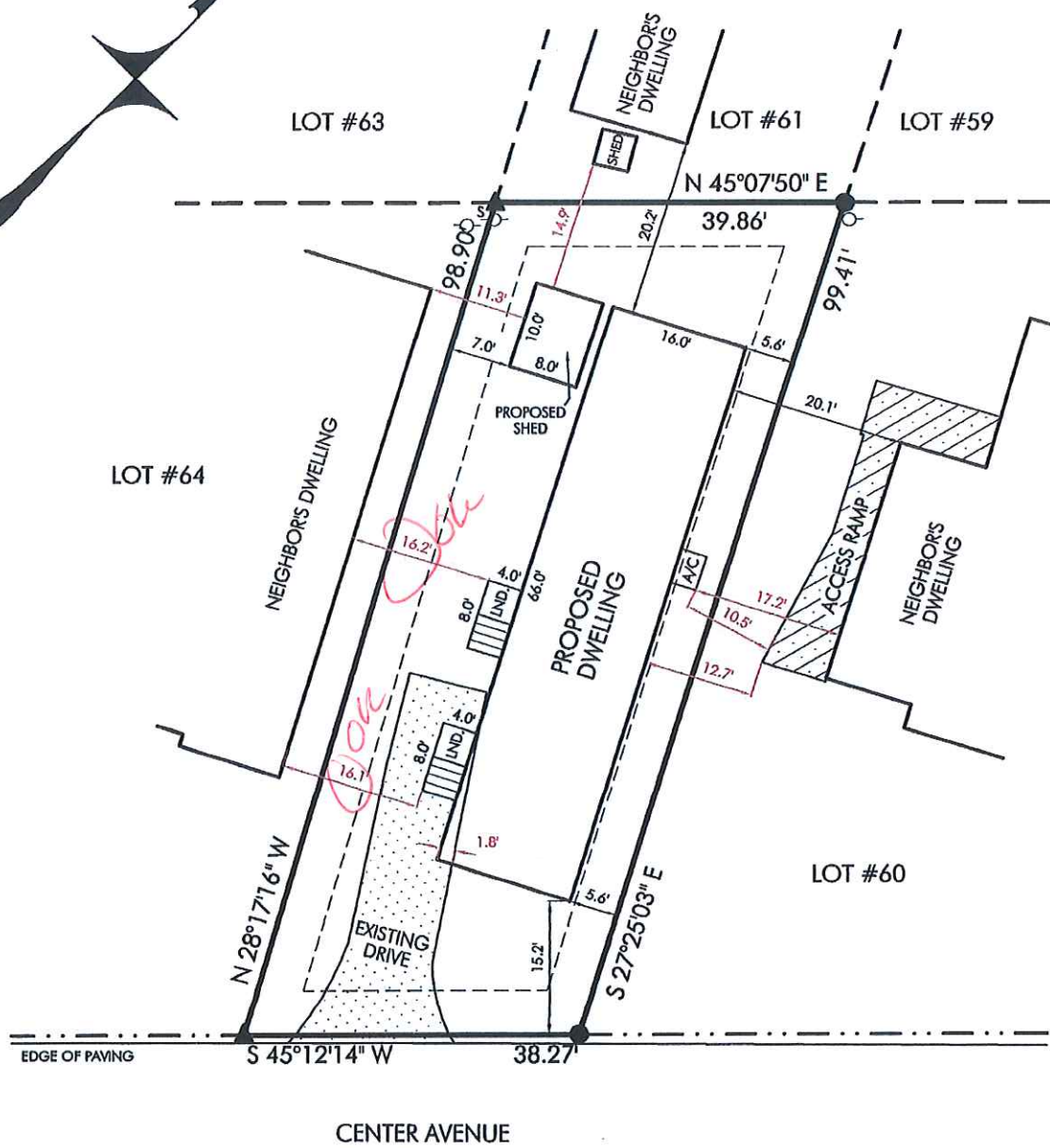
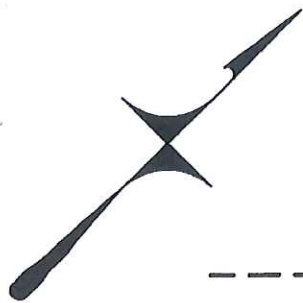
  - 1-7: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to

the community & to modernize the homes within the community which will subsequently add value and improve the characteristics of the community/neighborhood.

5. Minimum Variance:

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

- 1-7: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible of the regulations at issue. The home is the narrowest available and minimizes the need for variance on the property.



PROPOSED CONDITIONS  
LOCATION PLAN FOR  
**SEA BREEZE LP**

LOT #62 BLOCK "C" OF "SEA AIR VILLAGE" PARK  
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
AUGUST 18, 2021 SCALE: 1" = 20'

- LEGEND:**
- IRON PIPE (FOUND)
  - ▲ IRON ROD (FOUND)
  - ▲ IRON ROD (TO BE SET)
  - POINT
  - ⊕ UTILITY POLE

**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.



Prepared by:  
**FORESIGHT** Services  
Surveying & Precision Measurement

# Manufactured Home Information Sheet



Subdivision or Manufactured Home Park:

Sea Air Village

District: 334 Map: 13.00 Parcel: 310.00 Lot#: \_\_\_\_\_

Physical Address:

19932 Center Ave

Rehoboth Beach, DE 19971

Width: 16 Length: 66

Color: Cypress (green) Trim Color: White

Central Air:  Y  N Fireplace: Y /  N

Heating Type: Propane Bedrooms: 3

Baths—Full: 2 Baths—Half:  0

Block Foundation:  Y  N Skirting:  Y  N

Base Cost of Manufactured Home: \$71,558<sup>00</sup>

Make: Clayton Year: 2022

Serial Number: TBD

Previous Owner of Manufactured Home:

New

Previous Location of Manufactured Home:

N/A

Manufactured Home on This Lot Previously?: Y / N

If Yes, Where Did It Go?

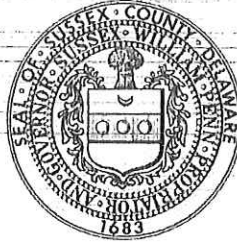
Demolished

**BUILDING CODE**

MAIN OFFICE (302) 855-7860  
 MAIN OFFICE (FAX) (302) 855-7821

INSPECTION SCHEDULING (302) 858-5500  
 INSPECTIONS (FAX) (302) 855-7821

PLAN REVIEW (302) 855-7860  
 PLAN REVIEW (FAX) (302) 855-7869



**Sussex County**

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

**Manufactured Home Installer**

**Information Sheet**

Installation of this manufactured home must be performed by a Delaware certified installer.

District/Map/Parcel# \_\_\_\_\_

Park Name Sea Air Village

Manufactured Home Installer Culver + Pierson

Delaware License Number 1998 209 883

1. Footer Inspection:  
 To be made prior to placing concrete in footers.  
 All reinforcement to be tied in place.
  
2. Tie down Inspection:  
 To be made prior to installation of skirting.

A fee of \$120.00 is required for up to four (4) inspections.

Any additional inspections will be charged \$40.00 per trip.

Certificate of completion/occupancy will not be issued until all fees are paid.

Contact Person: Amel Bennett Phone# 302-227-8118

Signature: Amel Bennett Date 3/8/2022

A 24-hour notice is required for all inspection requests.

Call (302) 858-5500 to schedule all inspections or you may also use the

Inspection Request form, found at the bottom of

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

Installation plans must be on job site and accessible to inspectors.







# Sussex County

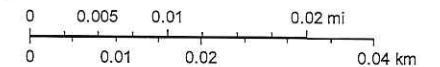


19932 Center Ave.

<b>PIN:</b>	334-13.00-310.00
<b>Owner Name</b>	SEA BREEZE LP
<b>Book</b>	0
<b>Mailing Address</b>	267 CARTER RD
<b>City</b>	FRENCH CREEK
<b>State</b>	WV
<b>Description</b>	GIS TIEBACK
<b>Description 2</b>	DUMMY ACCOUNT
<b>Description 3</b>	
<b>Land Code</b>	

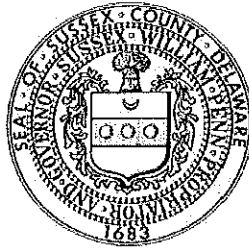
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| polygonLayer            | — District               |
| Override 1              | — Expansion              |
| polygonLayer            | — Forestland Area        |
| Override 1              | — Forestland Easement    |
| · · · Tax Parcels       | — Young Farmer           |
| 911 Address             | — Natural Areas          |
| — Streets               | — Nature Preserves       |
| · · · County Boundaries | — Public Protected Lands |
- |                                       |               |
|---------------------------------------|---------------|
| <b>Aglands Preservation Districts</b> | — Ag Easement |
|---------------------------------------|---------------|

1:564





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



**Sussex County**

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Board of Adjustment Members  
From: Jennifer Norwood, Planning Manager  
CC: James Sharp, Assistant County Attorney  
Date: June 22, 2022  
RE: BOA Case No. 12714 – Sea Breeze LP DBA Sea Air Village – Lot D-75

---

This memo provides information pertaining to the property based on a review by the Planning and Zoning Department.

The Planning and Zoning Department reviewed the application and as part of the review can provide a history of the lot per the Sussex County Assessment and Planning and Zoning records.

The previous manufactured home on Lot D-75, 19949 Center Avenue, Rehoboth Beach, was a 1968, 12'x60' manufactured home and was removed from the Assessment records on March 1, 2022. The unit also had 2 open porches measuring 10'x22' and 9'x24'.

The manufactured home on Lot D-77, 19955 Center Avenue, Rehoboth Beach, is 1968, 12'x60' manufactured home, a 10'x22' porch per the Assessment records.

The manufactured home on Lot D-73, 19947 Center Avenue, Rehoboth Beach, is a 1976, 12'x60' manufactured home placed in 1996, no record of a Certificate of Compliance.

The Variances sought by the Applicant are:

- 4.2-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing landing on Lot D-73
- 6.7-ft variance from the required 20-ft separation requirement for the proposed landing to the existing manufactured home on Lot D-73
- 2.9-ft variance from the required 20-ft separation requirement for the proposed HVAC to the existing manufactured home on Lot D-77



Case # 202205841  
Hearing Date 7-11-22  
12714

### 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  115-25 115-172

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

19949 Center Avenue, Rehoboth Beach, DE 19971 Lot 075

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

1) On the West side of home where separation distance between the proposed AC and neighboring dwelling is 17.1'. On the East side of proposed home where 2) proposed landing/stairs #1 is 13.3' from neighboring dwelling, 3) proposed home is 15.8' from neighboring stairs/landing, and 4) proposed landing/stairs #2 is 16.3' from neighboring dwelling.

**Tax Map #:** 334-13.00-310.00- 3379 **Property Zoning:** AR-1

**Applicant Information**

Applicant Name: Sea Air Village- Agent: Aimee Bennett  
Applicant Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Applicant Phone #: (302) 227-8118 Applicant e-mail: abennett2@suncommunities.com

**Owner Information**

Owner Name: Sea Breeze LP DBA Sea Air Village  
Owner Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971 Purchase Date: \_\_\_\_\_  
Owner Phone #: (302) 227-8118 Owner e-mail: abennett2@suncommunities.com

**Agent/Attorney Information**

Agent/Attorney Name: Aimee Bennett  
Agent/Attorney Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Agent/Attorney Phone #: (302) 227-8118 Agent/Attorney e-mail: abennett2@suncommunities.com

**Signature of Owner/Agent/Attorney**

Aimee Bennett

Date: 4/19/22



1. Uniqueness of the 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 the 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.

  - 1-4: The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1930's and 1940's. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community but I am still unable to place on the lot with the required setbacks. The narrow shape of the lot makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood, while being in compliance with Sussex County 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.

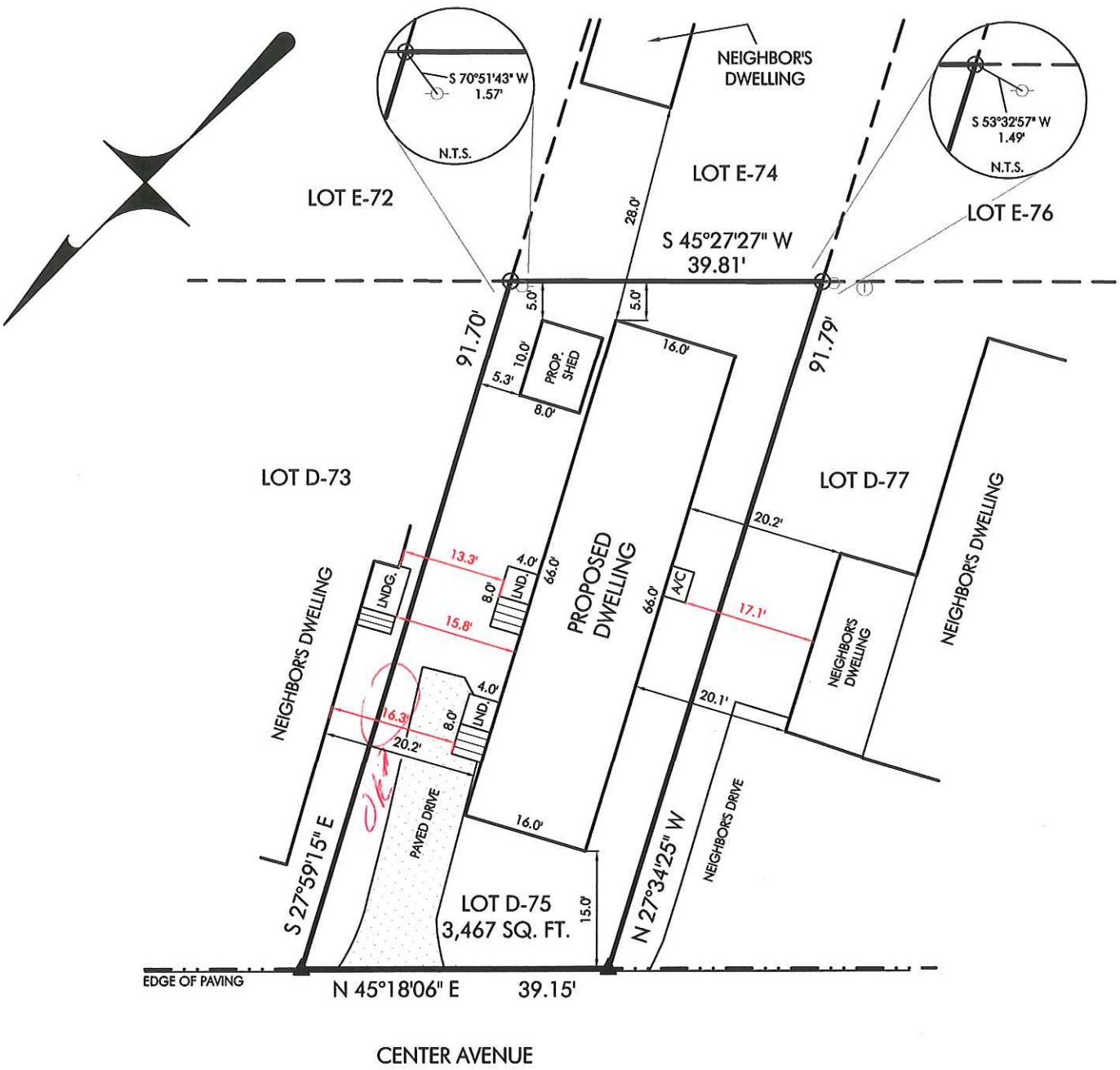
  - 1-4: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community, but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property.
  
3. Not created by the applicant:

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

  - 1-4: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighboring homes. It appears impossible for a home to be placed on the property without violating the separation distance requirements. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.
  
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.

  - 1-4: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to



PROPOSED CONDITIONS  
LOCATION PLAN FOR  
**19949 CENTER AVENUE**

LOT D-75 OF "SEA AIR VILLAGE" PARK  
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE

APRIL 4, 2022 SCALE: 1" = 20'

- LEGEND:**
- ▲ IRON ROD (FOUND)
  - POINT
  - UTILITY POLE

**NOTES:**  
ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (302-855-7878) AND THE PARK MANAGER.  
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.



Prepared by:  
**FORESIGHT** Services  
Surveying & Precision Measurement

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

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

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

---

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

---

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

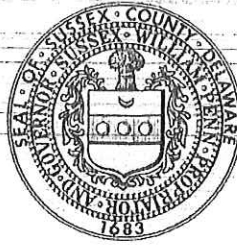
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**BUILDING CODE**

MAIN OFFICE (302) 855-7860  
 MAIN OFFICE (FAX) (302) 855-7821

INSPECTION SCHEDULING (302) 858-5500  
 INSPECTIONS (FAX) (302) 855-7821

PLAN REVIEW (302) 855-7860  
 PLAN REVIEW (FAX) (302) 855-7869



**Sussex County**

DELAWARE  
sussexcountyde.gov

ANDY WRIGHT  
CHIEF OF BUILDING CODE

**Manufactured Home Installer**

**Information Sheet**

Installation of this manufactured home must be performed by a Delaware certified installer.

District/Map/Parcel# 334-13.00-310.00-3379

Park Name Sea Air Village

Manufactured Home Installer Culver + Pierson

Delaware License Number 1998209883

1. Footer Inspection:

To be made prior to placing concrete in footers.  
All reinforcement to be tied in place.

2. Tie down Inspection:

To be made prior to installation of skirting.

A fee of \$120.00 is required for up to four (4) inspections.

Any additional inspections will be charged \$40.00 per trip.

Certificate of completion/occupancy will not be issued until all fees are paid.

Contact Person: Aimee Bennett Phone# 302-227-8118

Signature: Aimee Bennett Date 4-19-2022

A 24-hour notice is required for all inspection requests.

Call (302) 858-5500 to schedule all inspections or you may also use the

Inspection Request form, found at the bottom of

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

Installation plans must be on job site and accessible to inspectors.



# Manufactured Home Information Sheet



Subdivision or Manufactured Home Park:

Sea Air Village

District: 334 Map: 13.00 Parcel: 310.00 Lot#: 3379

Physical Address:

19949 Center Ave

Rehoboth Beach, DE 19971

Width: 16 Length: 66

Color: Mist (Beige) Trim Color: White

Central Air:  Y /  N Fireplace:  Y /  N

Heating Type: Propane Bedrooms: 3

Baths—Full: 2 Baths—Half: 1

Block Foundation:  Y /  N Skirting:  Y /  N

Base Cost of Manufactured Home: \$70,399

Make: Clayton Year: 2022

Serial Number: TBD

Previous Owner of Manufactured Home:

New

Previous Location of Manufactured Home:

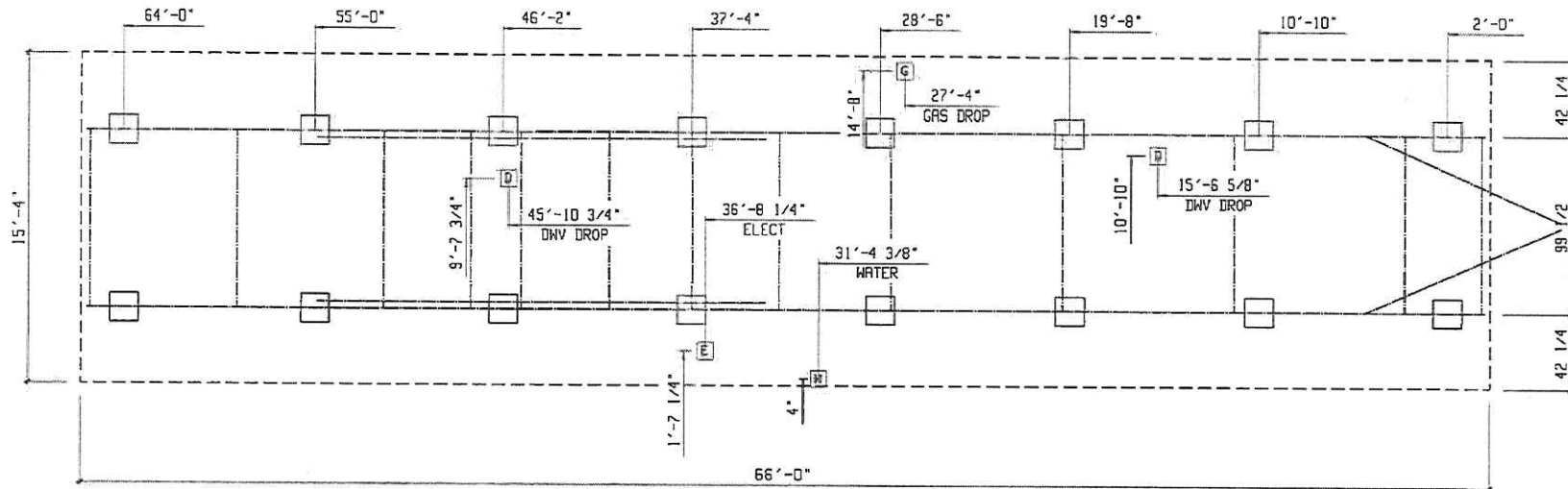
N/A

Manufactured Home on This Lot Previously?: Y/N

If Yes, Where Did It Go?

Demolished

DEALER: SUN COMMUNITY - HIGH POINT PARK  
 QUOTE: #46246  
 CUSTOMER: D75  
 20 LB. PIER PRINT



**SERVICE ENTRANCE LEGEND**  
 [E] = ELECTRICAL DROP  
 [N] = WATER INLET  
 [D] = DWV PLUMBING DROP  
 [G] = GAS INLET  
 NOTE:  
 ALL LOCATIONS ARE APPROXIMATE

**PIER LEGEND**  
 [Symbol] - SUPPORT AT WATING COLUMN  
 [Symbol] - SUPPORT UNDER WATING WALL  
 [Symbol] - SUPPORT UNDER WATING OPENING  
 [Symbol] - SUPPORT AT PORCH-RECESSED ENTRY  
 [Symbol] - SUPPORT UNDER MAIN I-BEAM  
 [Symbol] - SUPPORT UNDER PERIMETER WALL  
 [Symbol] - SUPPORT AT CROSS I-BEAM BRACKET

THIS DIAGRAM IS NOT DAPIA-APPROVED AND IS BEING PROVIDED AS A CONVENIENCE FOR ESTIMATING PURPOSES ONLY. REFER TO THE DAPIA APPROVED INSTALLATION MANUAL FOR THE OFFICIAL PIER LOAD, SPACING, AND FOOTING REQUIREMENTS

**CLEARSPACE VENTILATION**  
 VENTILATION IS BASED ON 144 SQ. IN. OF VENT FOR EVERY 300 SQ. FT. OF CLEARSPACE AREA WITH APPROVED VAPOR RETARDER MATERIAL. ONE SUCH VENT MUST BE WITHIN 3 FT. OF EACH CORNER.  
 1012 SQ. FT. OF CLEARSPACE AREA  
 482 SQ. IN. OF VENT REQUIRED  
 10 VENTS NEEDED @ 48 SQ. IN. EACH  
 500 SQ. IN. VENTILATION INSTALLED MINIMUM  
 \*\*FOUNDATION SLOP NOTE\*\*

NO	REVISIONS	BY	DATE

**GENERAL NOTES**  
 FOOTING SIZES VARY BASED ON SOIL BEARING CAPACITY AND PIER LOADS REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING

DRAWING TITLE		MODEL NAME	SQ. FT.
<b>PIER SET 99 1/2 BEAM SPACING</b>		956H7016-707 - (QUOTE #46246)	1012
		FLAT DESCRIPTION	MODEL NO.
956	16X66' 3BR-2BA	956H7016-707	
DRAWN BY	ORIG. DATE	DATE PRINTED	SHEET NO.
TMB	03/03/2022	03/31/2022	21-PS-99

CLAYTON HOME BUILDING GROUP





# Sussex County

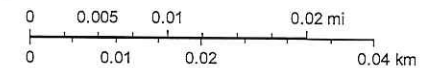


19949 Center Ave.

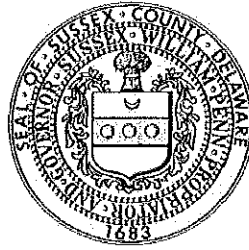
<b>PIN:</b>	334-13.00-310.00
<b>Owner Name</b>	SEA BREEZE LP
<b>Book</b>	0
<b>Mailing Address</b>	267 CARTER RD
<b>City</b>	FRENCH CREEK
<b>State</b>	WV
<b>Description</b>	GIS TIEBACK
<b>Description 2</b>	DUMMY ACCOUNT
<b>Description 3</b>	
<b>Land Code</b>	

- |              |  |                        |
|--------------|--|------------------------|
| polygonLayer |  | District               |
| Override 1   |  | Expansion              |
| polygonLayer |  | Forestland Area        |
| Override 1   |  | Forestland Easement    |
|              |  | Young Farmer           |
|              |  | Natural Areas          |
|              |  | Nature Preserves       |
|              |  | Public Protected Lands |
- |  |                   |
|--|-------------------|
|  | Tax Parcels       |
|  | 911 Address       |
|  | Streets           |
|  | County Boundaries |
- |                                       |             |
|---------------------------------------|-------------|
| <b>Aglands Preservation Districts</b> |             |
|                                       | Ag Easement |

1:564



JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
pandz@sussexcountype.gov



**Sussex County**

DELAWARE  
sussexcountype.gov

## Memorandum

To: Sussex County Board of Adjustment Members  
From: Jennifer Norwood, Planning Manager  
CC: James Sharp, Assistant County Attorney  
Date: June 22, 2022  
RE: BOA Case No. 12715 – Sea Breeze LP DBA Sea Air Village – Lot A-14

---

This memo provides information pertaining to the property based on a review by the Planning and Zoning Department.

The Planning and Zoning Department reviewed the application and as part of the review can provide a history of the lot per the Sussex County Assessment and Planning and Zoning records.

The previous manufactured home on Lot A-14, 19792 Sea Air Avenue, Rehoboth Beach, is a 1966, 12'x50', with an enclosed porch measuring 13'x45', and a 10'x16' shed per the Assessment records.

The manufactured home on Lot A-16, 19796 Sea Air Avenue, Rehoboth Beach, is 1968, 12'x60' manufactured home, a 10'x48' enclosed porch, an 8'x10' open porch and a 6'x6' shed per the Assessment records.

The manufactured home on Lot A-12, 19788 Sea Air Avenue, Rehoboth Beach, is a 1995, 14'x70' manufactured home placed in 1995, a Certificate of Compliance was issued in 1995. Prior to this unit the Assessment records indicate that there was a 12'x60' manufactured home with a 9'x40' enclosed porch.

The Variances sought by the Applicant are:

- 4.3-ft variance from the required 20-ft separation requirement for the proposed landing to the existing manufactured home on Lot A-16
- 0.3-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing manufactured home on Lot A-16
- 4.2-ft variance from the required 20-ft separation requirement for the proposed landing to the existing manufactured home on Lot A-16
- 0.2-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing manufactured home on Lot A-16
- 4.6-ft variance from the required 20-ft separation requirement for the proposed HVAC to the exiting landing on Lot A-12
- Accessory structures to accessory structure separation requirement is 10-ft, proposed shed will comply



**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 # 12715  
Hearing Date 202205843

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

Variance   
Special Use Exception   
Administrative Variance   
Appeal

Existing Condition   
Proposed   
Code Reference (office use only)  
115-25 115-172

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

19792 Sea Air Avenue, Rehoboth Beach, DE 19971

Lot A14

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

1) On the East side of proposed home where separation distance between proposed AC & neighboring landing is 15.4'. 2) Where proposed shed on NW side of home is 10.2 from neighboring shed 3) Where proposed landing/stairs #1 on SW side of home is 15.7' from neighboring dwelling and 4) where proposed landing/stairs #2 on SW side of home is 15.8' from neighboring dwelling. 5) Where proposed dwelling has a separation distance of 19.8' from neighboring dwelling.

**Tax Map #:** 334-13.00-310.00-3101

**Property Zoning:** AR-1

**Applicant Information**

Applicant Name: Sea Air Village- Agent: Aimee Bennett  
Applicant Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Applicant Phone #: (302) 227-8118 Applicant e-mail: abennett2@suncommunities.com

**Owner Information**

Owner Name: Sea Breeze LP DBA Sea Air Village  
Owner Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971 Purchase Date: \_\_\_\_\_  
Owner Phone #: (302) 227-8118 Owner e-mail: abennett2@suncommunities.com

**Agent/Attorney Information**

Agent/Attorney Name: Aimee Bennett  
Agent/Attorney Address: 19837 Sea Air Ave  
City Rehoboth Beach State DE Zip: 19971  
Agent/Attorney Phone #: (302) 227-8118 Agent/Attorney e-mail: abennett2@suncommunities.com

**Signature of Owner/Agent/Attorney**

Aimee Bennett

Date: 4/19/22



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

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

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

1. Uniqueness of property:

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

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

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

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

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

---

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

---

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

---

1. Uniqueness of the 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 the 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.

  - 1-5: The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1930's and 1940's. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community but I am still unable to place on the lot with the required setbacks. The narrow shape of the lot makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood, while being in compliance with Sussex County 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.

  - 1-5: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community, but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property.
  
3. Not created by the applicant:

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

  - 1-5: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighboring homes. It appears impossible for a home to be placed on the property without violating the separation distance requirements. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.
  
4. Will not alter the essential character of the neighborhood:

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

  - 1-5: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to

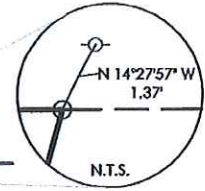
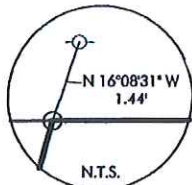
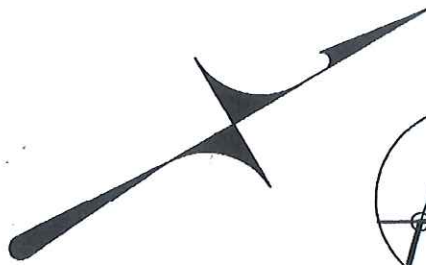
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the community & to modernize the homes within the community which will subsequently add value and improve the characteristics of the community/neighborhood.

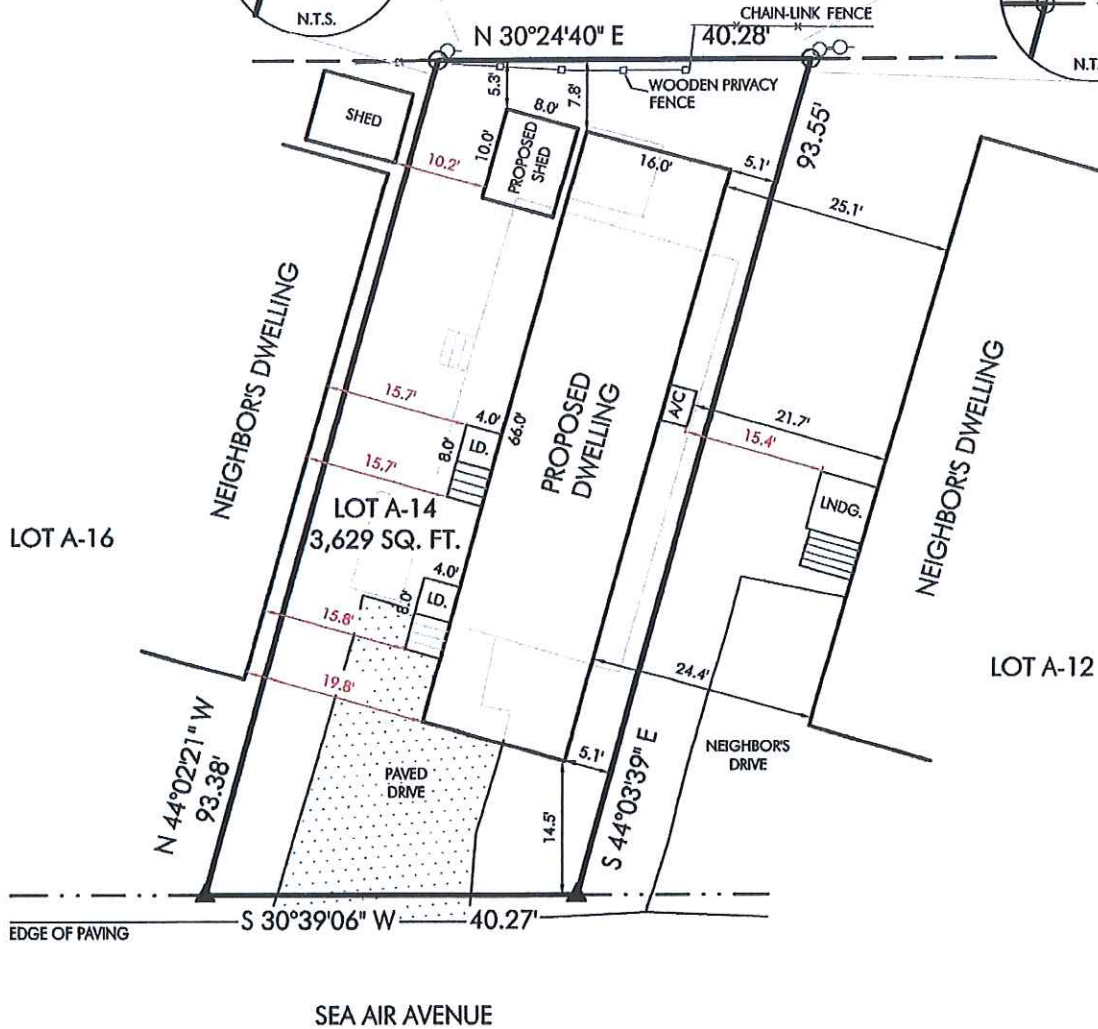
5. Minimum Variance:

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

- 1-5: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible of the regulations at issue. The home is the narrowest available and minimizes the need for variance on the property.



OTHER LANDS OF  
"SEA AIR VILLAGE" PARK



PROPOSED CONDITIONS  
LOCATION PLAN FOR  
**19792 SEA AIR AVENUE**

LOT A-14 OF "SEA AIR VILLAGE" PARK  
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE

JUNE 1, 2022 SCALE: 1" = 20'

**LEGEND:**

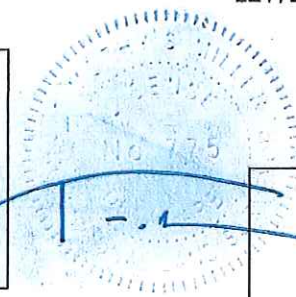
- ▲ IRON ROD (FOUND)
- UTILITY POLE
- POINT

**NOTES:**

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (302-855-7878) AND THE PARK MANAGER.

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.



Prepared by:

**FORESIGHT** Services

Surveying & Precision Measurement



# Manufactured Home Information Sheet



Subdivision or Manufactured Home Park:

Sea Air Village

District: 334 Map: 13.00 Parcel: 310.00 Lot#: 3101

Physical Address:

19792 Sea Air Ave

Rehoboth Beach, DE 19971

Width: 16 Length: 66

Color: White Trim Color: White

Central Air:  Y /  N Fireplace:  Y /  N

Heating Type: Propane Bedrooms: 3

Baths—Full: 2 Baths—Half:  0

Block Foundation:  Y /  N Skirting:  Y /  N

Base Cost of Manufactured Home: \$70,184.00

Make: Clayton Year: 2022

Serial Number: TBD

Previous Owner of Manufactured Home:

New

Previous Location of Manufactured Home:

N/A

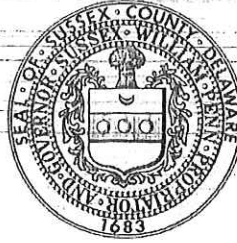
Manufactured Home on This Lot Previously?: Y / N

If Yes, Where Did It Go?

Demolished

**BUILDING CODE**

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



**Sussex County**

DELAWARE  
 sussexcountyde.gov

ANDY WRIGHT  
 CHIEF OF BUILDING CODE

**Manufactured Home Installer**

**Information Sheet**

Installation of this manufactured home must be performed by a Delaware certified installer.

District/Map/Parcel# 334-13.00-310.00-3101  
 Park Name Sea Air Village  
 Manufactured Home Installer Culler + Pierson  
 Delaware License Number 1998209883

1. Footer Inspection:  
 To be made prior to placing concrete in footers.  
 All reinforcement to be tied in place.

2. Tie down Inspection:  
 To be made prior to installation of skirting.

A fee of \$120.00 is required for up to four (4) inspections.

Any additional inspections will be charged \$40.00 per trip.

Certificate of completion/occupancy will not be issued until all fees are paid.

Contact Person: Amel Bennett Phone# 302-227-8118

Signature: Amel Bennett Date 4-19-2022

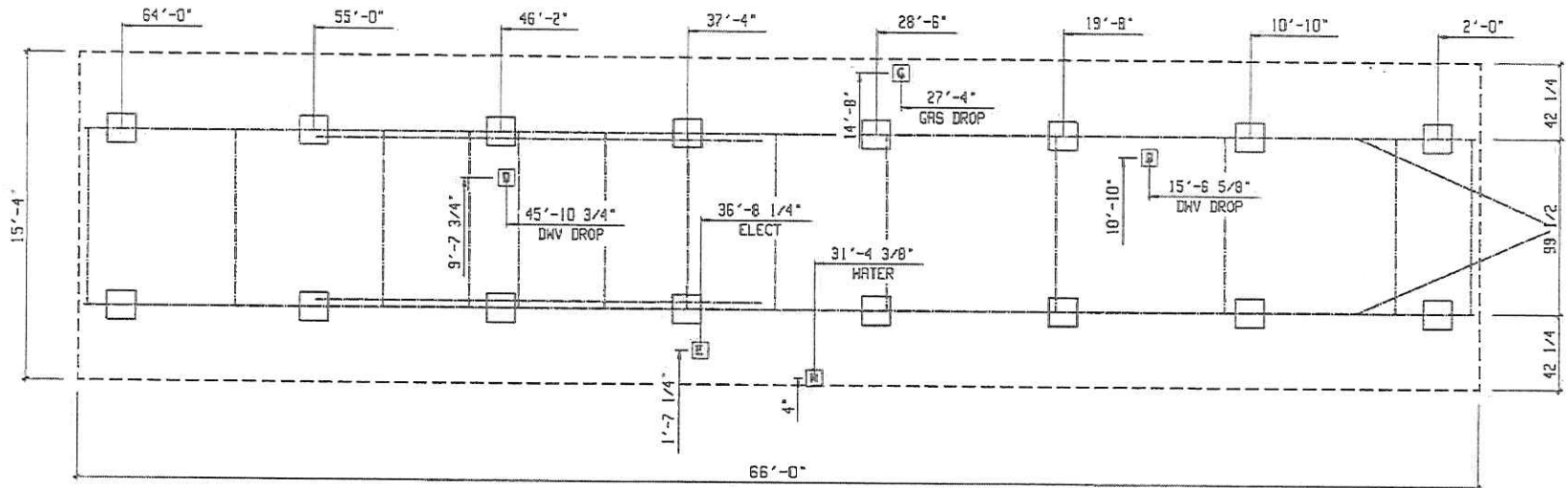
A 24-hour notice is required for all inspection requests.  
 Call (302) 858-5500 to schedule all inspections or you may also use the  
 Inspection Request form, found at the bottom of

**www.sussexcountyde.gov**

Installation plans must be on job site and accessible to inspectors.



DEALER: SUN COMMUNITY - HIGH POINT PARK  
 QUOTE: # 46546  
 CUSTOMER: A14  
 20 LB. PIER PRINT



**SERVICE ENTRANCE LEGEND**

- [E] = ELECTRICAL DROP
- [H] = WATER INLET
- [D] = DWV PLUMBING DROP
- [G] = GAS INLET

NOTE:  
 ALL LOCATIONS ARE APPROXIMATE

**CRACK SPACE VENTILATION**  
 VENTILATION IS BASED ON 1/4" SQ. IN. OF VENT FOR EVERY 300 SQ. FT. OF CRACKSPACE AREA WITH APPROVED VAPOR RETARDER MATERIAL. ONE SUCH VENT MUST BE WITHIN 3 FT. OF EACH CORNER

1012 SQ. FT. OF CRACKSPACE AREA  
 253 SQ. IN. OF VENT REQUIRED  
 10 VENTS REQUIRED @ 25 SQ. IN. EACH  
 250 SQ. IN. VENTILATION INSTALLED MINIMUM

INFORMATION SHEET NOTE: #

**PIER LEGEND**

- [■] - SUPPORT AT WATING COLUMN
- [▨] - SUPPORT UNDER WATING WALL
- [□] - SUPPORT UNDER WATING OPENING
- [⊞] - SUPPORT AT PORCH/ACCESSIBLE ENTRY
- [□] - SUPPORT UNDER WAIN I-BEAM
- [⊞] - SUPPORT UNDER PERLITE/RW WALL
- [⊞] - SUPPORT AT CROSS I-BEAM BRACKET

THIS DIAGRAM IS NOT DAPIA-APPROVED AND IS BEING PROVIDED AS A CONVENIENCE FOR ESTIMATING PURPOSES ONLY. REFER TO THE DAPIA APPROVED INSTALLATION MANUAL FOR THE OFFICIAL PIER LOAD, SPACING, AND FOOTING REQUIREMENTS

BOARD HARRLETTE		SERIES HO15		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	BY	DATE										GENERAL NOTES FOOTING SIZES MUST BE BASED ON SOIL BEARING CAPACITY AND PIER LOADS REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING		DRAWING TITLE <b>PIER SET          99 1/2 BEAM SPACING</b>		MODEL NO. 956H7016-707 - (QUOTE #46246)		SQ. FT. 1012	
NO.	BY	DATE																							
<b>CLAYTON HOME BUILDING GROUP</b>		PLAN 956		DESCRIPTION 16X66' 3BR-2BR		MODEL NO. 956H7016-707		DRAWN BY THB		DATE PRINTED 03/31/2022															
SHEET NO. 21-PS-99		DATE PRINTED 03/31/2022		DATE PRINTED 03/31/2022		SHEET NO. 21-PS-99		SHEET NO. 21-PS-99		SHEET NO. 21-PS-99															



# Sussex County

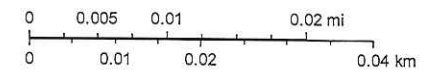


19792 Sea Air Ave.

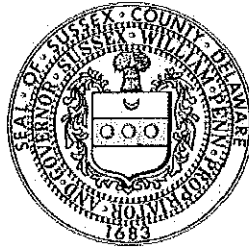
<b>PIN:</b>	334-13.00-310.00
<b>Owner Name</b>	SEA BREEZE LP
<b>Book</b>	0
<b>Mailing Address</b>	267 CARTER RD
<b>City</b>	FRENCH CREEK
<b>State</b>	WV
<b>Description</b>	GIS TIEBACK
<b>Description 2</b>	DUMMY ACCOUNT
<b>Description 3</b>	
<b>Land Code</b>	

- polygonLayer Override 1
- polygonLayer Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Aglands Preservation Districts
- Ag Easement
- District
- Expansion
- Forestland Area
- Forestland Easement
- Young Farmer
- Natural Areas
- Nature Preserves
- Public Protected Lands

1:564



JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
[pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov)



**Sussex County**

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

## Memorandum

To: Sussex County Board of Adjustment Members  
From: Jennifer Norwood, Planning Manager  
CC: James Sharp, Assistant County Attorney  
Date: June 22, 2022  
RE: BOA Case No. 12716 – Sea Breeze LP DBA Sea Air Village – Lot E-56

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This memo provides information pertaining to the property based on a review by the Planning and Zoning Department.

The Planning and Zoning Department reviewed the application and as part of the review can provide a history of the lot per the Sussex County Assessment and Planning and Zoning records.

The previous manufactured home on Lot E-56, 20004 Atlantic Avenue, Rehoboth Beach, is a 1974, 12'x60' per the Assessment records.

The manufactured home on Lot E-54, 20002 Atlantic Avenue, Rehoboth Beach, is 2012, 14'x60' manufactured home, which includes a 6"x14' open porch, a Certificate of Compliance was issued in 2013 per the Assessment records.

The manufactured home on Lot E-58, 20008 Atlantic Avenue, Rehoboth Beach, is a 1984, 14'x68' manufactured home placed in 1987, a Certificate of Compliance was issued in 1987. Per Assessment records there is also a 10'x22' enclosed porch, 10'x31' open porch, and an 8'x10' shed, Certificates of Compliance have been issued for all structures.

The Variances sought by the Applicant are:

- 9.3-ft variance from the required 20-ft separation requirement for the proposed landing to the existing addition on Lot E-58
- 7.4-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing addition and deck on Lot E-58
- 8.3-ft variance from the required 20-ft separation requirement for the proposed manufactured home to the existing shed on Lot E-54
- Accessory structures to accessory structure separation requirement is 10-ft, proposed shed will comply
- Landings can encroach 4-ft into the 20-ft separation requirement
- HVAC can encroach 3-ft into a setback requirement



**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 # 12716  
Hearing Date 7-18-22  
202206806

**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:**

20004 Atlantic Avenue, Rehoboth Beach, DE 19971

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

1) On the East side of proposed dwelling has a separation distance of 11.7'. 2) Where proposed shed is 17.2' from neighboring shed. On West side of proposed home where 3) proposed home is 12.6' from neighboring addition, 4) proposed landing/stairs #1 is 10.7' from neighboring addition, and 5) proposed landing/stairs #2 is 18.7' from neighboring AC.

Tax Map #: 334-13.00-310.00- 3058

Property Zoning: \_\_\_\_\_

**Applicant Information**

Applicant Name: Sea Air Village- Agent: Aimee Bennett

Applicant Address: 19837 Sea Air Ave

City Rehoboth Beach State DE Zip: 19971

Applicant Phone #: (302) 227-8118 Applicant e-mail: abennett2@suncommunities.com

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

Owner Phone #: (302) 227-8118 Owner e-mail: abennett2@suncommunities.com

**Agent/Attorney Information**

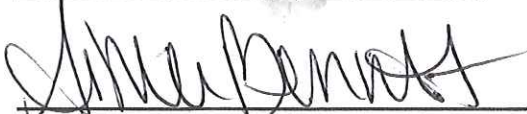
Agent/Attorney Name: Aimee Bennett

Agent/Attorney Address: 19837 Sea Air Ave

City Rehoboth Beach State DE Zip: 19971

Agent/Attorney Phone #: (302) 227-8118 Agent/Attorney e-mail: abennett2@suncommunities.com

**Signature of Owner/Agent/Attorney**



Date: 5/10/22



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

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

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

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See Attached

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2. Cannot otherwise be developed:

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

See Attached

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3. Not created by the applicant:

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

See Attached

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See Attached

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5. Minimum variance:

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

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

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

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

n/a

---

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

n/a

---

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

---



1. Uniqueness of the property:

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  - 1-5: The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1930's and 1940's. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community but I am still unable to place on the lot with the required setbacks. The narrow shape of the lot makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood, while being in compliance with Sussex County Zoning Code.
  
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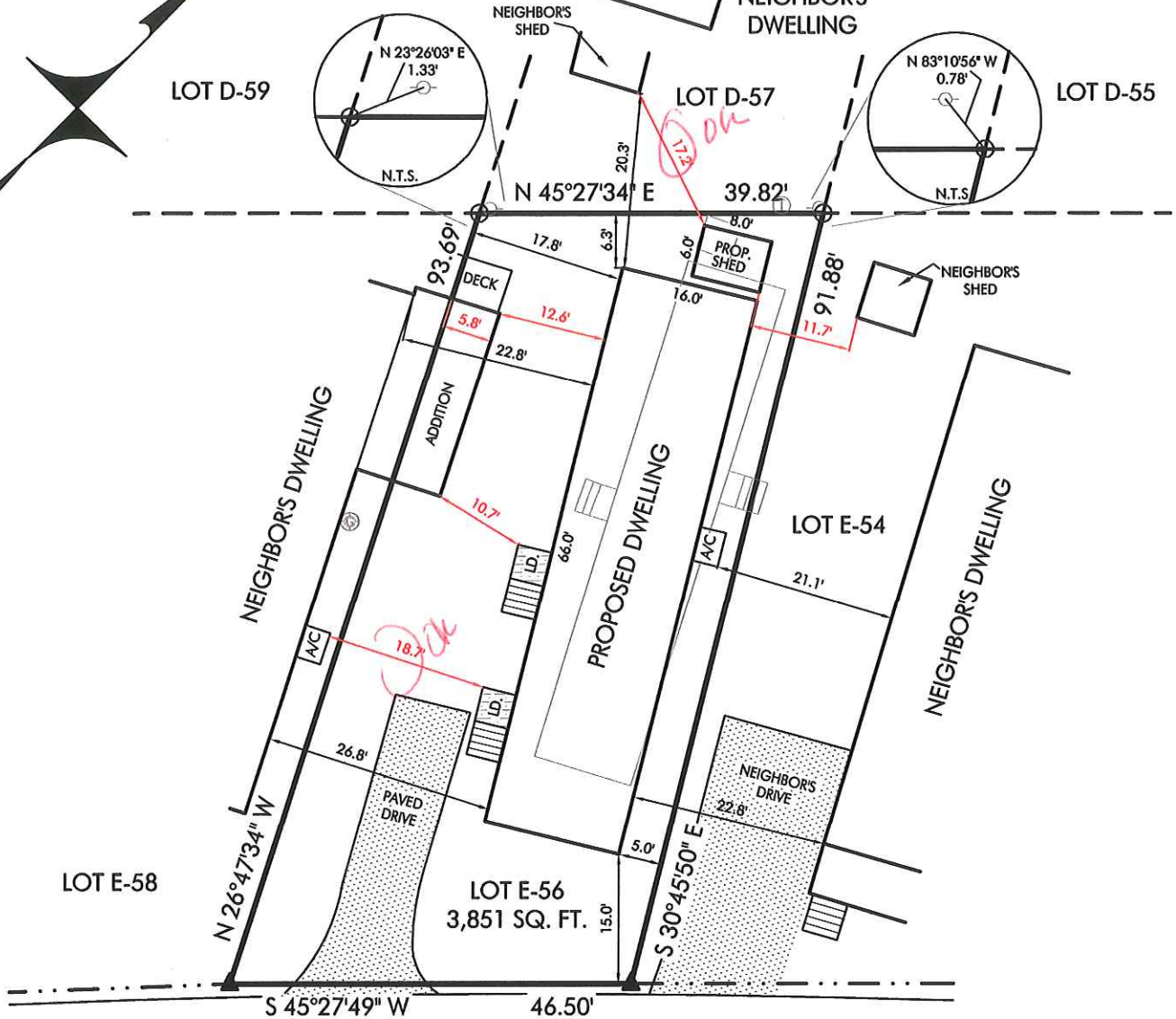
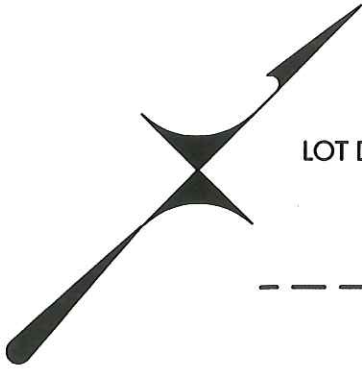
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- 1-5: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible to bring a home into the community that is consistent with other newer homes in the neighborhood.



ATLANTIC AVENUE

**LEGEND:**

- ▲ IRON ROD (FOUND)
- UTILITY POLE
- POINT

PROPOSED CONDITIONS  
 LOCATION PLAN FOR  
**20004 ATLANTIC AVENUE**

LOT E-56 OF "SEA AIR" SUBDIVISION  
 LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
 STATE OF DELAWARE

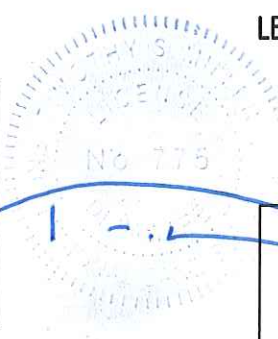
APRIL 28, 2022 SCALE: 1" = 20'

**NOTES:**

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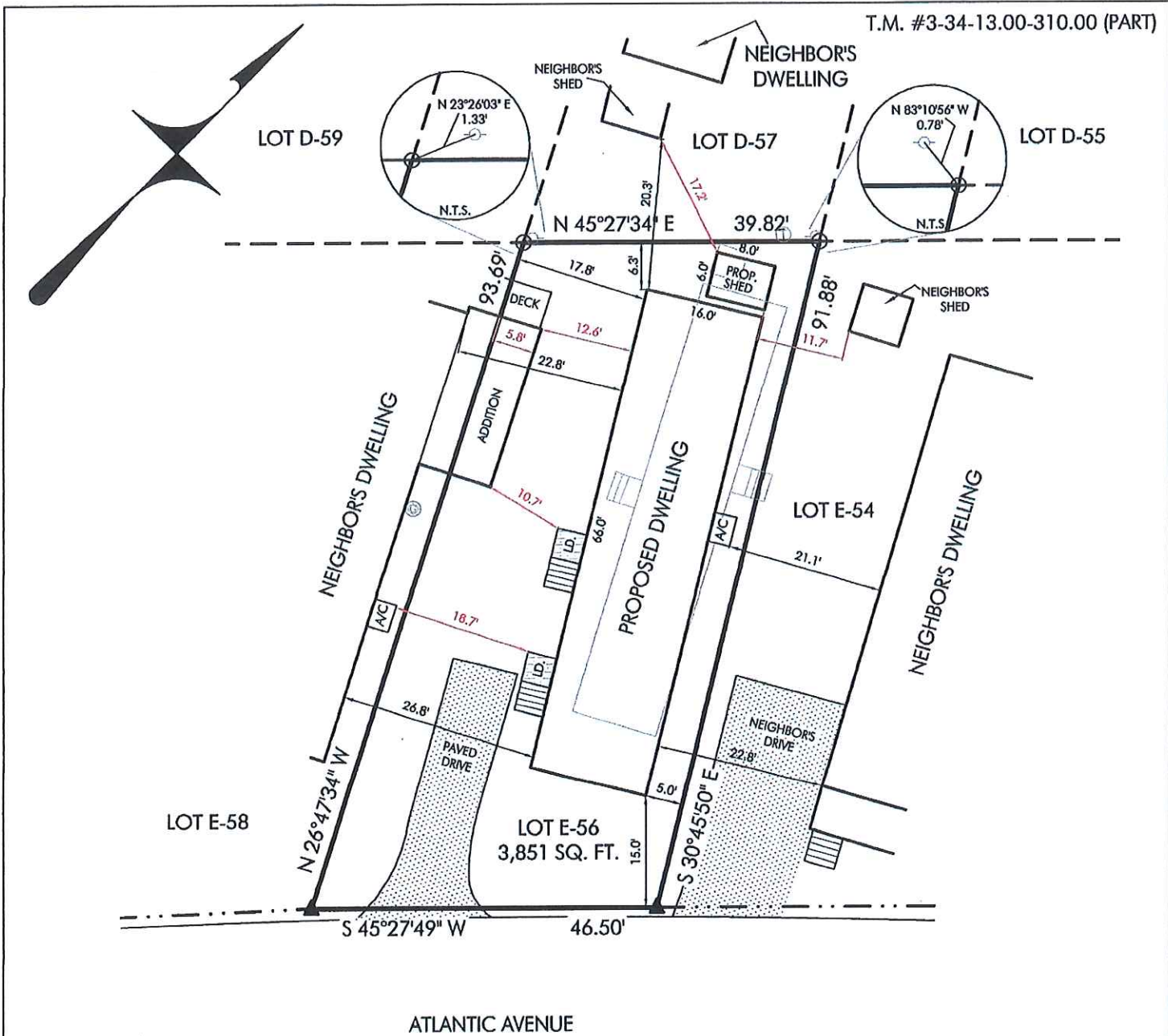
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NO TITLE SEARCH PROVIDED OR STIPULATED.



Prepared by:

**FORESIGHT** Services  
 Surveying & Precision Measurement



ATLANTIC AVENUE

**LEGEND:**

- ▲ IRON ROD (FOUND)
- UTILITY POLE
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**NOTES:**

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NO TITLE SEARCH PROVIDED OR STIPULATED.



**PROPOSED CONDITIONS**  
**LOCATION PLAN FOR**  
**2004 ATLANTIC AVENUE**  
 LOT E-56 OF "SEA AIR" SUBDIVISION  
 LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
 STATE OF DELAWARE  
 APRIL 28, 2022 SCALE: 1" = 20'

Prepared by:

**FORESIGHT** Services

Surveying & Precision Measurement



# Sussex County



<b>PIN:</b>	334-13.00-310.00-3058
<b>Owner Name</b>	SINCLAIR LINDA
<b>Book</b>	0
<b>Mailing Address</b>	20004 ATLANTIC AVE
<b>City</b>	REHOBOTH BEACH
<b>State</b>	DE
<b>Description</b>	SEA AIR
<b>Description 2</b>	IMP ON LOT E56
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**
  - HOA Maintained
  - Pipe - DeIDOT
  - Pipe - Tax Ditch
  - Pipe - Private
  - Pond Feature
  - + Special Access ROW
  - Well Head Protection Areas
  - Municipal Boundaries
  - Conditional Use
- polygonLayer**
  - Override 1
  - Override 1
- Tax Ditch Segments**
  - Tax Ditch Channel
  - DeIDOT Maintained
- Other Features:**
  - Tax Parcels
  - 911 Address
  - Streets
  - County Boundaries

1:564

