

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 18, 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 16, 2022

Approval of Finding of Facts for May 16, 2022

Public Hearings

Case No. 12717– LaTonya Bruce seeks a special use exception to operate a daycare facility (Sections 115-40 and 115-210 of the Sussex County Zoning Code). The property is located on the southeast side of Coverdale Road within the Messick Subdivision. 911 Address: 20687 Coverdale Road, Bridgeville. Zoning District: GR. Tax Parcel: 430-23.00-75.00

Case No. 12718– Bradford & Kristi Sutliffe seek a special use exception and a variance from the maximum square footage requirement for a proposed garage/studio apartment (Sections 115-23, 115-25, and 115-210 of the Sussex County Zoning Code). The property is located on the northwest side of New Road across from Peach Tree Lane. 911 Address: 16500 New Road, Lewes. Zoning District: AR-1. Tax Parcel: 335-7.00-6.20

Case No. 12719– Terri Lokey seeks variances from the side yard setback requirement for existing and proposed structures (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Terrace Road within the Holly Ridge Terrace Subdivision. 911 Address: 30347 Terrace Road, Ocean View. Zoning District: GR. Tax Parcel: 134-9.00-182.00



Case No. 12720– Elisabeth McAllister seeks variances from the front yard setback requirement for proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the west side of Keenwik Road within the Keen-Wik Subdivision. 911 Address: N/A. Zoning District: MR. Tax Parcel: 533-20.13-33.00

Case No. 12721–John E. and Lucia C. Kennedy seek a variance from the side yard setback requirement for an existing dwelling (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the northeast side of Circle Drive within the Orchard Manor Subdivision. 911 Address: 32960 Circle Drive, Millsboro. Zoning District: GR. Tax Parcel: 234-34.08-125.00

Case No. 12722 – Reed Ventures LLC seeks a special use exception to place an off-premise sign (Sections 115-80, 115-81, 115-159.5, & 115-210 of the Sussex County Zoning Code). The property is located on the west side of Coastal Highway. (Rt. 1) approximately 792 ft. northwest of Postal Lane. 911 Address: 18422 Coastal Highway, Lewes. Zoning District: C-1. Tax Parcel: 334-6.00-479.00

Additional Business



-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 11, 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. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, July 14, 2022.

####



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

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

Case # 12717
Hearing Date 7-18-22
202206145

Type of Application: (please check all applicable)

Variance

Special Use Exception

Administrative Variance

Appeal

Existing Condition

Proposed

Code Reference (office use only)

115-40 115-201

Site Address of Variance/Special Use Exception:

20687 Coverdale Road Bridgeville DE 19933

Variance/Special Use Exception/Appeal Requested:

To increase the number of children that can be served in the home childcare by moving to a highest amount of 12 children large family, also having an additional person that will be non-emergency (assistant).

Tax Map #: 430.25.75 4-30-23.00-75.00 **Property Zoning:** GR

Applicant Information

Applicant Name: Zion's Playground

Applicant Address: 20687 Coverdale Road

City Bridgeville State DE Zip: 19933

Applicant Phone #: 302-727-1287 Applicant e-mail: zionsplayground@gmail.com

Owner Information

Owner Name: LaTonya Bruce

Owner Address: 20687 Coverdale Road

City Bridgeville State DE Zip: 19933 Purchase Date: 10/20/2010

Owner Phone #: 302-727-1287 Owner e-mail: annointedchild76@gmail.com

Agent/Attorney Information

Agent/Attorney Name: _____

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

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

Signature of Owner/Agent/Attorney

LaTonya Bruce

Date: 4/27/22



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.

This will not affect the neighboring property due to one house is currently vacant and the other family is working during the childcare hours. Also, the area where the children will be playing outside is fenced off and secure to prevent them from leaving the designated area, which is more than 600sq ft. See attached pictures

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)

Zion's Playground, began operating Level I appvd by OCCL on 9/07/2021. Serving (6) children. OCCL Pre-inspection of indoor space, capable to server up to 12+ children with an 600sqft outside play area that is fenced in. Inquiring to become a LARGE FAMILY CHILD CARE HOMES - Child care in a private home or commercial (non-residential) setting for seven to twelve children preschool-age or younger and 1 or 2 school-age children. I have worked w/children for 20yrs+ in church & after-school programs.

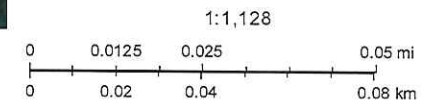


Sussex County



PIN:	430-23.00-75.00
Owner Name	BRUCE LATONYA S
Book	2594
Mailing Address	20687 COVERDALE RD
City	BRIDGEVILLE
State	DE
Description	S H MESSICK HRS SUB
Description 2	LOTS 7 8
Description 3	N/A
Land Code	

- polygonLayer
 - Override 1
- polygonLayer
 - Override 1
 - Tax Parcels
 - 911 Address
 - Streets
 - County Boundaries
- Tax Ditch Segments
 - Tax Ditch Channel
 - DelDOT Maintained
 - HOA Maintained
 - Pipe - DelDOT
 - Pipe - Tax Ditch
 - Pipe - Private
 - Pond Feature
 - Special Access ROW
 - Well Head Protection Areas
 - 2007 Head of Tide Wetlands (not regulatory)
 - Municipal Boundaries
 - Conditional Use



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 # 12718

Hearing Date 7/18

202206254

Type of Application: (please check all applicable)

Variance

Special Use Exception

Administrative Variance

Appeal

Existing Condition

Proposed

Code Reference (office use only)

115-23 115-210

115-25

Site Address of Variance/Special Use Exception:

16500 New Road, Lewes DE 19958 Lot# 20

Variance/Special Use Exception/Appeal Requested:

Garage Studio Apartment
Variance for an additional 400 sqft from 800 sqft allowance

Tax Map #: 335-7.00-6.20

Property Zoning: AR-1

Applicant Information

Applicant Name: Bradford and Kristi Sutcliffe

Applicant Address: 11808 Haslet Rd

City Lewes State DE Zip: 19958

Applicant Phone #: 410-463-1399 Applicant e-mail: Kristisutcliffe@gmail.com

Owner Information

Owner Name: Schell Brothers

Owner Address: 20184 Phillips Street

City Rehoboth Beach State DE Zip: 19971 Purchase Date:

Owner Phone #: 302-226-1994 Owner e-mail: natalie@schellbrothers.com

Agent/Attorney Information

Agent/Attorney Name: _____

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

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

Signature of Owner/Agent/Attorney

Kristi Sutcliffe

Date: 4/29/22



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 attachment

2. Cannot otherwise be developed:

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

see attachment

3. Not created by the applicant:

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

see attachment

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 attachment

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 attachment

1. Uniqueness of property:

Unique physical circumstances and conditions of our property include:

1. The property is surrounded on two sides by a subdivision.
2. The property will be surrounded by a new planned community in the rear.
3. The property is not part of a Homeowners Association.
4. The property is directly across from Peachtree Lane.
5. The property has a shared driveway with Tax map # 335-7.00-6.18

2. Cannot otherwise be developed:

The authorization of a variance is necessary to enable the reasonable use of the property as without the Garage Studio Apartment my parents will be unable to live on the property with us and we will be unable to closefully care for them.

3. Not created by applicant:

At the time our family purchased this property, we did not expect to be closely caring for my parents. Unfortunately, my father's health has begun to decline as he has been diagnosed with Alzheimer's/ Dementia and my mother cannot care for him by herself. Having them on property with us will allow us to be involved with the day to day care of aging parents.

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

- There are several detached garages near the property.
- The Garage Studio Apartment will be aesthetically in keeping with the exterior of our home.
- The Garage Studio Apartment will have the same exterior materials used on the main dwelling.
- The Garage Studio Apartment will not be a manufactured home.

5. Minimum variance:

We are asking for the special use exception as it will afford relief in that we anticipate my parents will need an additional 400 square feet of living space in addition to the 800 square foot living space minimum. This will allow my parents to make the Garage Studio Apartment ADA compliant as well as give them an extra room and accommodations for a caregiver.

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

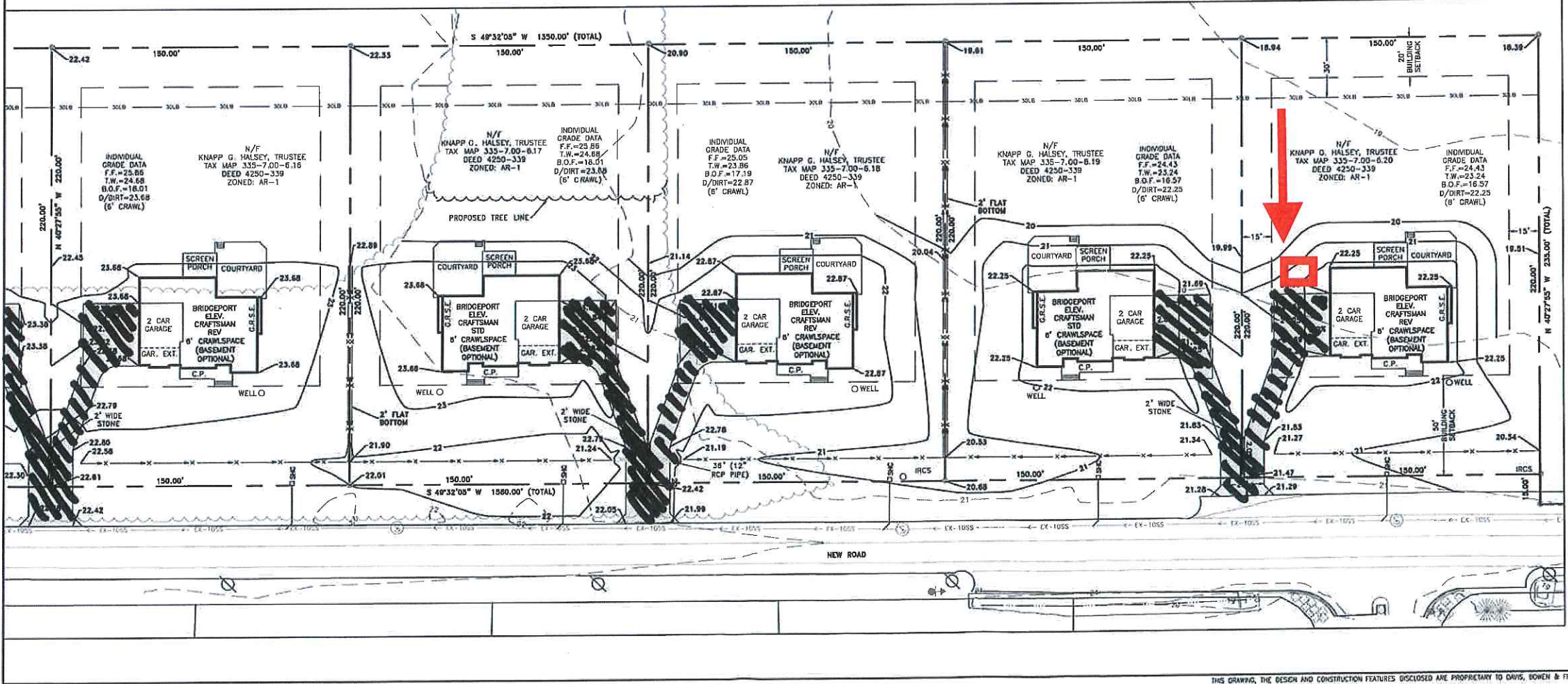
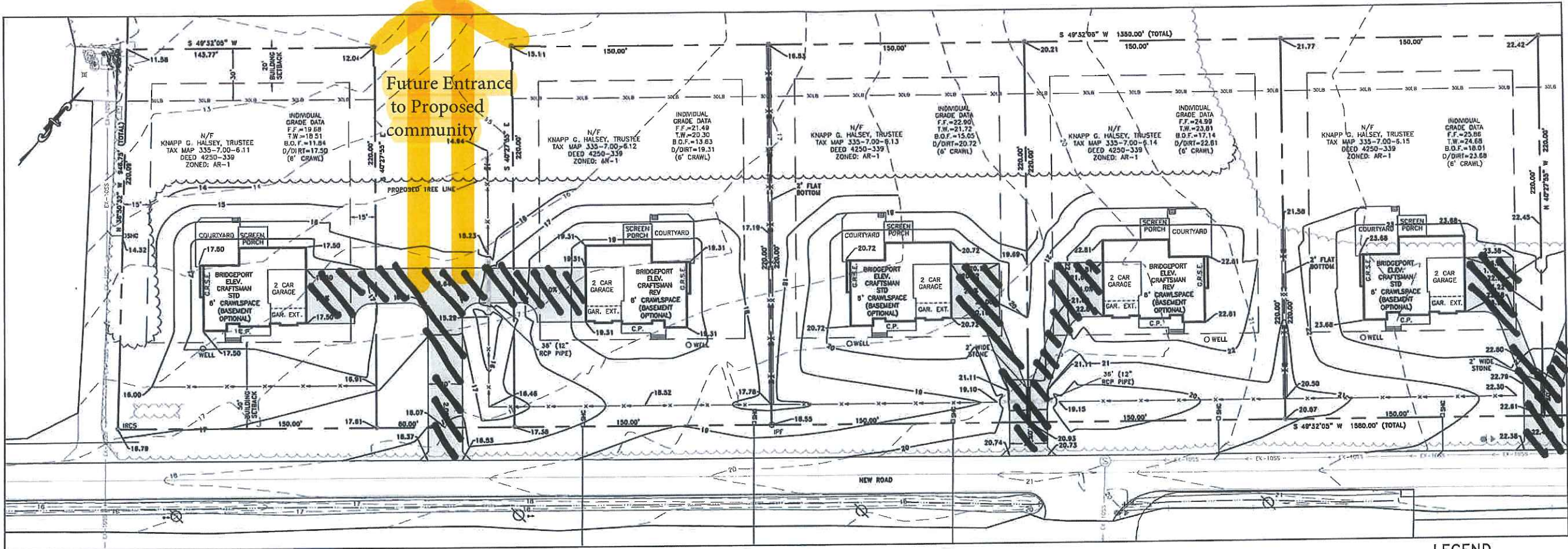
You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.

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

My parents are elderly and only have one vehicle as my father is unable to drive. Parking will not be an issue as we have a three-car garage.

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)

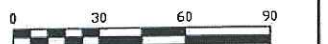
Basis for Appeal: (Please provide a written statement regarding reason for appeal)



LEGEND

FF=26.52	FINISHED FIRST FLOOR ELEVATION (INDIVIDUAL GRADE)
T.W.=12.99	TOP OF WALL (INDIVIDUAL GRADE)
B.O.F.=8.16	BOTTOM OF FOOTER (INDIVIDUAL GRADE)
D/DIRT=12.00	DRIVEWAY AND DIRT GRADE ELEVATION
-5.0%	DRIVEWAY SLOPE
[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	DETAILED GRADE CONTOUR
[Symbol]	BULK GRADE CONTOUR
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	EXISTING SANITARY SEWER MAIN
[Symbol]	EXISTING SANITARY SEWER HOUSE CONNECTION
[Symbol]	EXISTING STORM DRAINAGE
[Symbol]	EASEMENT LINE
[Symbol]	EXISTING TREE LINE
[Symbol]	PROPOSED TREE LINE
[Symbol]	PROPOSED LANDSCAPE BUFFER
[Symbol]	PROPOSED WELL LOCATION
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	BUILDING SETBACKS
[Symbol]	FRONT: 50'
[Symbol]	SIDE: 15'
[Symbol]	REAR: 20'

- ### NOTES
- HOUSE GRADES AND BASEMENT/ CRAWL SPACE ANALYSIS ARE BASED ON HOUSE TYPE AND/ OR DRIVEWAY LOCATION PER THIS PLAN.
 - BASEMENT/CRAWL ANALYSIS WILL NEED TO BE REVIEWED SHOULD HOUSE TYPE AND/ OR DRIVEWAY LOCATION CHANGE FROM THIS PLAN.
 - ALL FINISHED FLOOR ELEVATIONS ARE BASED ON CRAWL SPACE DESIGN. FINISHED FLOOR ELEVATIONS WILL NEED TO BE REVISED SHOULD BASEMENTS BE PROPOSED.
 - GROUNDWATER ANALYSIS WAS NOT PERFORMED ON THESE LOTS.



DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS ENGINEERS SURVEYORS
 1400 W. 11th St., Suite 100
 Rehoboth Beach, Delaware 19970
 Phone: (410) 725-4141
 Fax: (410) 725-4142

KNAPP PROPERTY (OUTPARCELS)
SINGLE FAMILY LOTS
SUSSEX COUNTY, REHOBOTH BEACH, DELAWARE

Revisions:
 08-24-2021
 REVISED FF

Date: AUGUST 2021
 Scale: 1"=30'
 Dwn By: RPK
 Proj No.: 1319A057
 Dwg No.: 01



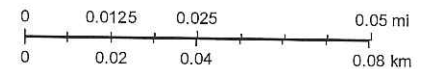
Sussex County



PIN:	335-7.00-6.20
Owner Name	SCHELL BROTHERS LLC
Book	5510
Mailing Address	20184 PHILLIPS ST
City	REHOBOTH BEACH
State	DE
Description	RD PILOTTOWN TO
Description 2	NASSAU
Description 3	LOT 20
Land Code	

- polygonLayer
 - Override 1
- polygonLayer
 - Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Tax Ditch Segments
 - Tax Ditch Channel
 - DelDOT Maintained
 - HOA Maintained
 - Pipe - DelDOT
 - Pipe - Tax Ditch
 - Pipe - Private
- Pond Feature
- Special Access ROW
- Well Head Protection Areas
- 2007 Head of Tide Wetlands (not regulatory)
- Municipal Boundaries
- Conditional Use

1:1,128



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 # 12719
Hearing Date July 18, 2022

Application: 202206411

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:

30347 Terrace Rd., Ocean View, DE 19970

Variance/Special Use Exception/Appeal Requested:

Requesting a variance to replace a 12'x14' existing old shed that is located 2 feet from my property line with a new 14'x24' shed in its place. I am requesting that the shed be placed on the property line.

Tax Map #: 1-34-9.00-182.00

Property Zoning: CR (General Residential)

Applicant Information

Applicant Name: Terri Lokey

Applicant Address: 30347 Terrace Rd

City Ocean View State DE Zip: 19970

Applicant Phone #: (443) 350-1986 Applicant e-mail: tlokey16@gmail.com

Owner Information

Owner Name: Terri Lokey

Owner Address: 30347 Terrace Rd

City Ocean View State DE Zip: 19970 Purchase Date: 2/13/20

Owner Phone #: (443) 350-1986 Owner e-mail: tlokey16@gmail.com

Agent/Attorney Information

Agent/Attorney Name: _____

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

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

Signature of Owner/Agent/Attorney

Terri Lokey

Date: 5/3/22



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.

My lot size is 60 feet in width and 132 feet in length. I want to replace an existing shed with a new shed in the same location that is 2 feet wider. Currently, the shed was placed 2 feet from the property line by the previous owner. I would like to put the new shed as near to the property line as possible because I need a walkway to get a mower from the driveway/carport in the front/side yard to the backyard.

2. Cannot otherwise be developed:

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

Since the backyard is small, I have no other place to put a 14'x24' shed in the backyard. I could place the new shed closer to the lagoon and further away from the property line, but that would obstruct my neighbor's view down the lagoon.

3. Not created by the applicant:

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

The entrance into the backyard is small due to an existing deck that was built by a previous owner. In order to replace the old shed that is in poor condition with a new shed that is 2 feet wider, the variance is needed in order to have proper access to the backyard.

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.

My existing shed backs up to my neighbor's shed on Lot 7 (30341 Terrace Rd), which sits less than a foot from my property line. My new shed will back up to the neighbor's existing shed and still be the same 16' from the bulkhead and lagoon as to not obstruct my neighbor's view down the lagoon. The new shed will add to the character of the neighborhood.

5. Minimum variance:

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

I am asking that my new shed be placed on the property line or as near to the property line as possible. Since the new shed is 2 feet wider than the old shed, the entrance into the backyard will be compromised if the variance is not authorized. The entrance into the backyard is already tight, as it is only 9.5 feet, due the placement of a side porch off the house, therefore I am requesting the shed be placed on the property line.

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.

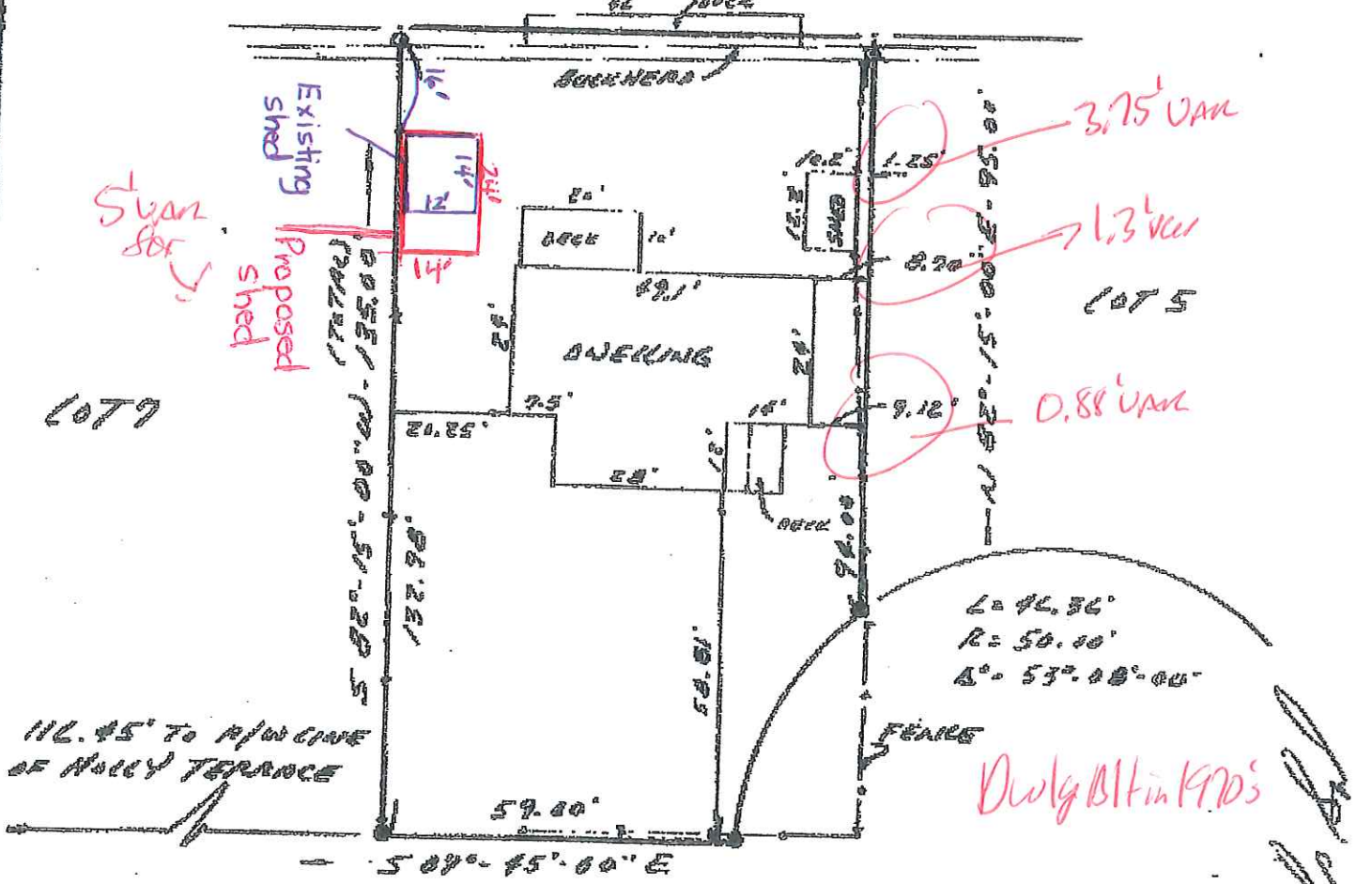
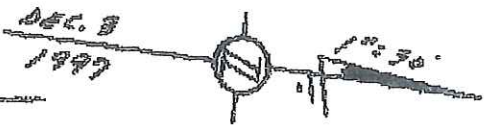
1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

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)

LAGOON

N 89° 45' 00" W - 79.00'



TERRACE ROAD (150' W/W) 7

PLOT OF LANDS OF JAMES F. ASH AND SHARON M. ASH TO BE CONVEYED TO JOHN B. STEWART AND SHARON M. STEWART. BEING KNOWN AS LOT No. 6, "HOLLY RIDGE TERRACE." REF. PLOT, PLOT BK. B, PG. 205.

CLASS "B" SURVEY
LOT AREA: 10,106 SQ. FT.

- BENCHMARK (EMB.) IN TOP OF 0.9 DIA. PIPING
- BENCHMARK (SET) IN BUCKHEAD
- 3/4" PIPE (EMB.)
- POINT

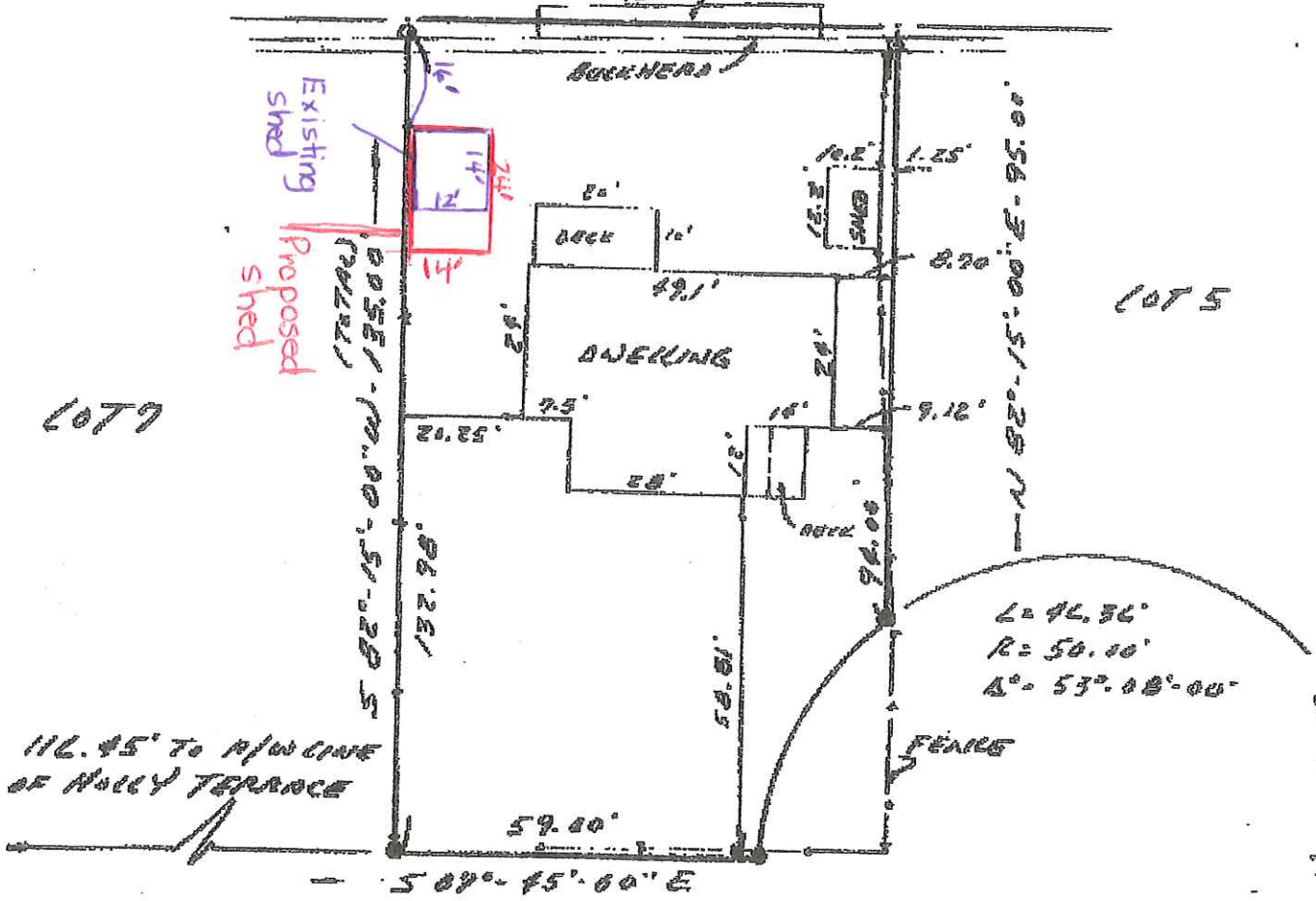
BALTIMORE HUNDRED

SUSSEX COUNTY
STATE OF DELAWARE
THEODORE B. SIMPLER
LAND SURVEYOR LS 289
Exp. No. TM. No. 1-39-9-182

LAGOON

N 07° 45' 00" W - 79.00'

DEC. 8
1997



LOT 5

LOT 7

116.45' TO R/W LINE OF HOLLY TERRACE

S 07° 45' 00" E

L = 46.36'
R = 50.00'
Δ = 53° 00' 00"

Handwritten signature

TERRACE ROAD (15' R/W)

PLOT OF LANDS OF JAMES F. ASH AND SHARON M. ASH TO BE CONVEYED TO JOHN B. STEWART AND SHARON M. STEWART. BEING KNOWN AS LOT No. 6, "HOLLY RIDGE TERRACE." REF. PLOT, PLOT BK. B, PG. 205.

CLASS "B" SURVEY
LOT AREA: 10,106 SQ. FT.

- ⊙ IRON NAIL (TOP) IN TOP OF 0.9 IN. PILING
- ⊙ IRON NAIL (SET) IN BUCKHEAD
- 3/4" PIPE (FID)
- POINT

BALTIMORE HUNDRED
SUSSEX COUNTY
STATE OF DELAWARE
THEODORE B. SIMPLER
LAND SURVEYOR LS 289
G. No. 1-31-9-182

May 2, 2022

To the Sussex County Planning and Zoning Board,

We own the property adjacent to 30347 Terrace Road and understand that Terri Lokey is asking for a variance in order to replace an existing shed on her property. We are in agreement of this variance so she can put a new 14' x 24' shed on her property line. We understand that this new shed will back up to our shed.

Thank you.

Michael McPaul



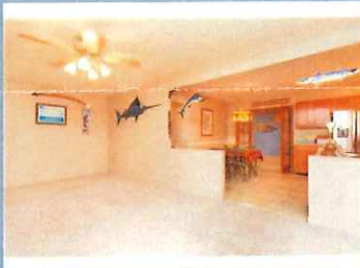
Jodi McPaul



30341 Terrace Rd
Ocean View, DE 19970

Lot 7

30347 Terrace Road
Ocean View, DE 19970
Listed at \$324,900



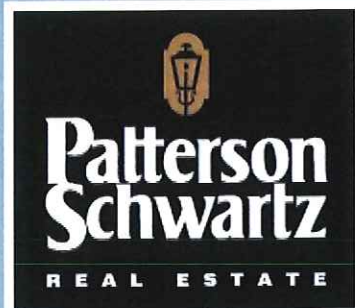
BOATER'S DELIGHT WITH PRIVATE DOCK

Existing
Shed

Carport

3 Bedrooms
2 1/2 Baths

Enjoy the wonderful, tranquil setting of this well maintained home on the water. Step onto the sun filled porch and experience all this home has to offer with it's separate heating and a/c system. The expansive kitchen is just waiting for friends and family to visit. The living room is has a nice electric fireplace included for cooler fall evenings. There is a large laundry/ mud room too. The master bedroom is huge with room for a sitting area as well. There are two additional bedrooms, one with a full bath and the other has a half bath. There is a nice sized deck, a patio and a large car port. Don't miss the refreshing outdoor shower. There is also a large shed for storage of bicycles, kayaks, beach chairs and boating equipment. Walk to restaurants, the hardware store and shopping. Bicycle to James Farm, Bethany or the Indian River Inlet, Go jogging or crabbing at the Fresh Water Pond Preserve or play Tennis at the Bethany Tennis club. This is an awesome place for the outdoor enthusiast. Come visit and you will want to stay and play.



Eddins & Hanna Real Estate Team

For Information Please Contact:

Linda Hanna: 302-547-5836

Kathy Eddins: 302-893-4373

Main Office: 302-239-3000



EddinsHanna@psre.com

www.EddinsHannaRealEstate.com





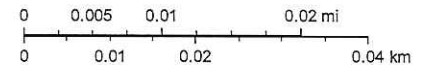
Sussex County



PIN:	134-9.00-182.00
Owner Name	LOKEY TERRI L
Book	5200
Mailing Address	30347 TERRACE RD
City	OCEAN VIEW
State	DE
Description	HOLLY RIDGE TERRACE
Description 2	LOT 6
Description 3	CT
Land Code	

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

1:564



RECEIVED

MAY 23 2022

SUSSEX COUNTY
PLANNING & ZONING

Board of Adjustment Application Sussex County, Delaware

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

Case # 2022 070 85
Hearing Date 7-18-22
6pm
12720

Type of Application: (please check all applicable)

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

Site Address of Variance/Special Use Exception:

533-20.13-33.00 Lot 16, Keenwik Road

Variance/Special Use Exception/Appeal Requested: Selbyville, DE 19975

Tax Map #: 533-20.13-33.00 **Property Zoning:** RES MR RI ?

Applicant Information

Applicant Name: McAllister, Elisabeth
Applicant Address: 10412 INWOOD AVE
City Silver Spring State MD Zip: 20902
Applicant Phone #: 301-928-6660 Applicant e-mail: lisameallister@gmail.com

Owner Information

Owner Name: Same as above - applicant
Owner Address: P.O. Box 85
City Kensington State MD Zip: 20895 Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Information

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

Signature of Owner/Agent/Attorney

Elisabeth McAllister Date: 5-19-22



Mailing Address updated 6/29/2022 by staff



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.

Small narrow lot: 50 feet by 100 feet, on a canal.

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.

Need 5-foot variance on county's front setback of 30 feet. My HOA does allow a 25-foot front setback.

3. Not created by the applicant:

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

No, not created by applicant. In fact, applicant has already reduced house plan 3x - to fit the small lot and honor legal setbacks.

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.

No, this nice new small one-story house and future landscaping should be a benefit to the community. Neighborhood probably wouldn't notice a 5-foot variance

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.

Owner already has reduced/altered the house plan 3x. This variance is last hope to fit house on lot and be accepted by HOA, who I've met with 3x in effort to fit house under county + HOA requirements.



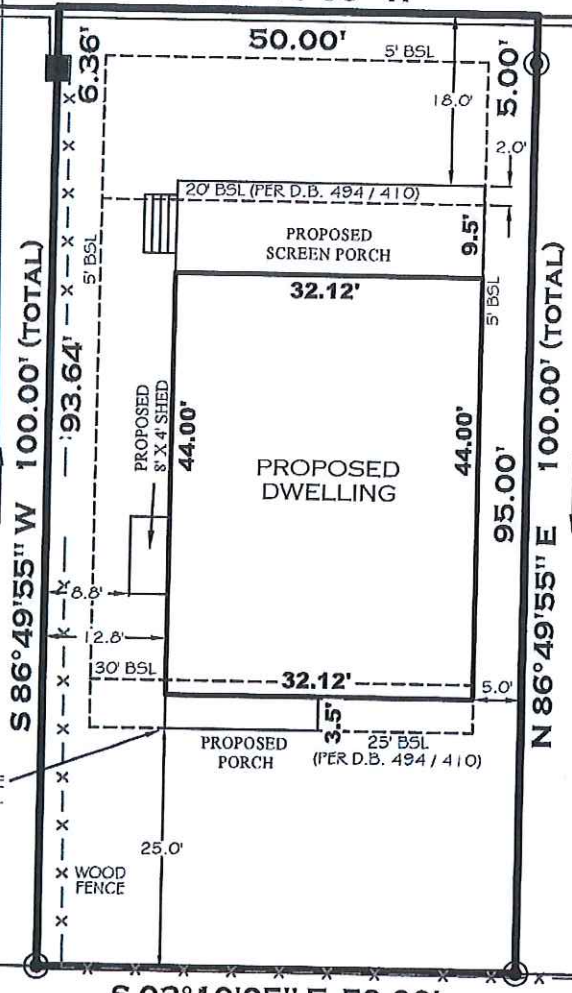
60' LAGOON

N 03° 10' 05" W

LOT 14

LOT 18

*HOA
+ Will
Steps Comply
if
Advances is
granted
Per Owner*



NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN
 2. ZONE: MR
 3. BUILDING SETBACK LINES (BSL)
FRONT 30' (25' PER D.B. 494 / 410)
SIDE 5' (5' PER D.B. 494 / 410)
REAR 5' (20' PER D.B. 494 / 410)
- ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.
4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
 5. FLOOD ZONE: AE 4' PER FEMA FIRM MAP 10005 C 0654 K DATED 03 / 16 / 15

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

Bradley A. Absher
BRADLEY A. ABSHER, DE PLS # 735
DATE 5.5.22

LEGEND	
■	CONCRETE MONUMENT FOUND
▲	PK NAIL FOUND
⊙	IRON ROD W/ CAP SET

TAX MAP	5-33 - 20.13 - 33.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	5,000 ± SQ. FT.
DEED REF.	4542 / 302
PLAT REF.	3 / 19
DRAWN BY	WTM / JJZ
DATE	05 / 05 / 2022
SCALE	1" = 20'
SURVEY #	DE - 08264

SITE PLAN

LOT 16


KEEN WIK

SUBDIVISION NO. 1, BLOCK F

FOR
ELISABETH A. MCALLISTER

KEEN WIK ROAD, SELBYVILLE, DE 19975

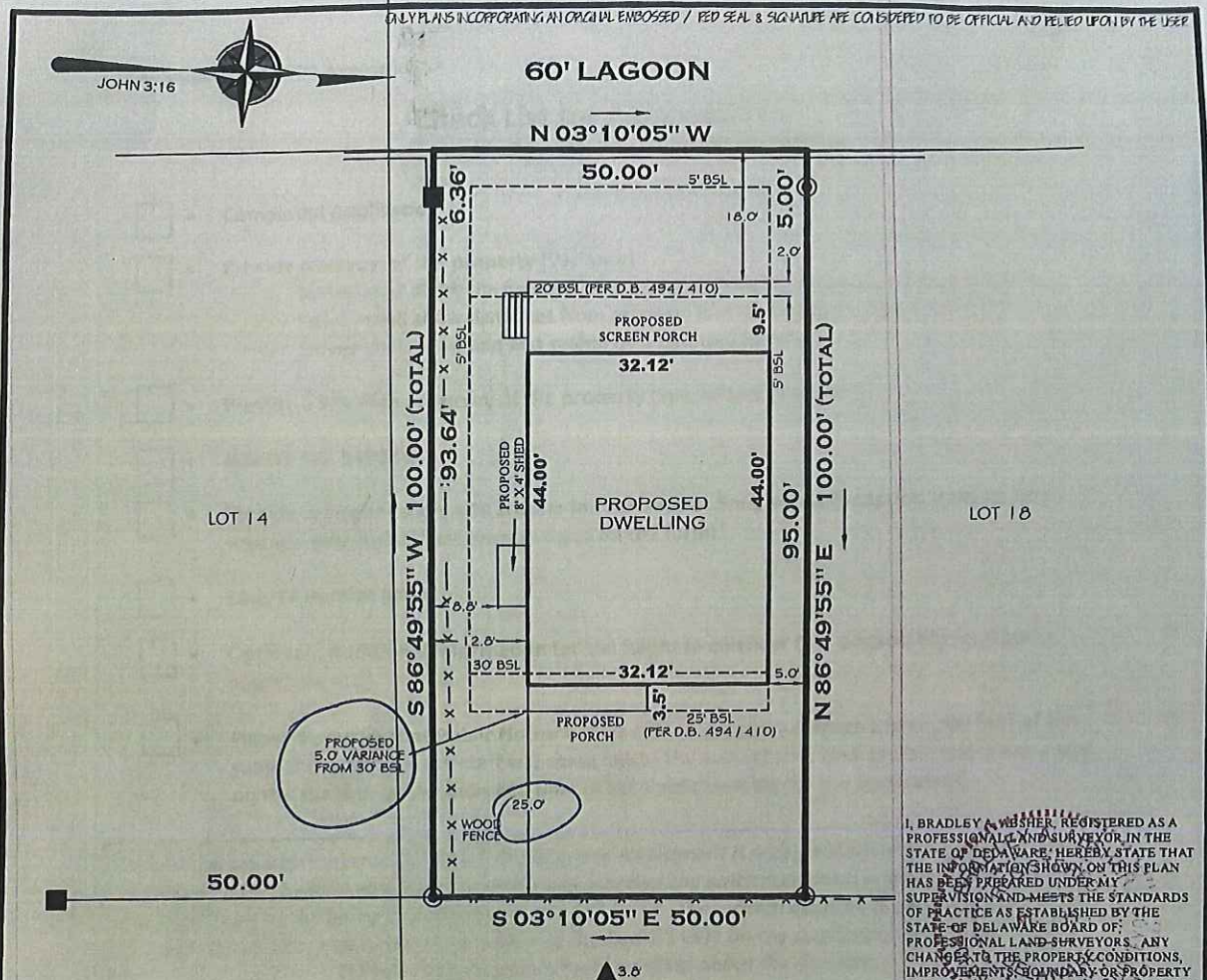
TRUE NORTH



LAND SURVEYING

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

ONLY PLANS INCORPORATING AN ORIGINAL EMBOSSED / RED SEAL & SIGNATURE ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER



- NOTES**
1. CLASSIFICATION OF SURVEY: SUBURBAN
 2. ZONE: MR
 3. BUILDING SETBACK LINES (BSL)
FRONT 30' (25' PER D.B. 494 / 410)
SIDE 5' (5' PER D.B. 494 / 410)
REAR 5' (20' PER D.B. 494 / 410)
- ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS
4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH
 5. FLOOD ZONE: AE 4' PER FEMA FIRM MAP 10005 C 0654 K DATED 03 / 16 / 15

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

Bradley A. Absher
BRADLEY A. ABSHER, DE PLS # 735
DATE 5.5.22

KEEN WIK ROAD
40' RIGHT OF WAY

LEGEND

- CONCRETE MONUMENT FOUND
- ▲ PK NAIL FOUND
- ⊙ IRON ROD W/ CAP SET

TAX MAP	5-33 - 20.13 - 33.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	5,000 ± SQ. FT.
DEED REF.	4542 / 302
PLAT REF.	3 / 19
DRAWN BY	WTM / JJZ
DATE	05 / 05 / 2022
SCALE	1" = 20'
SURVEY #	DE - 08264

SITE PLAN

LOT 16
KEEN WIK
SUBDIVISION NO. 1, BLOCK F

FOR
ELISABETH A. MCALLISTER

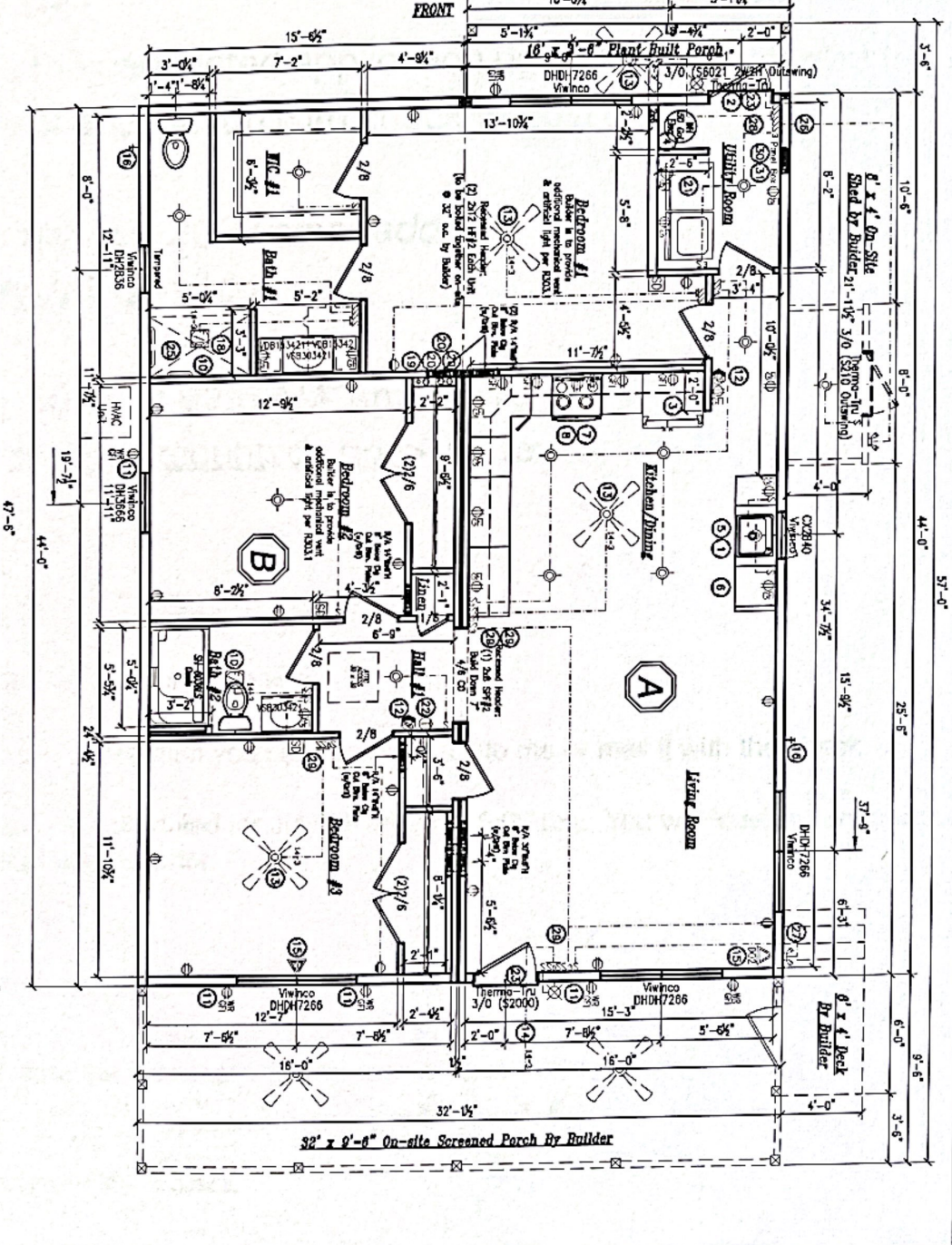
KEEN WIK ROAD, SELBYVILLE, DE 19975

TRUE NORTH

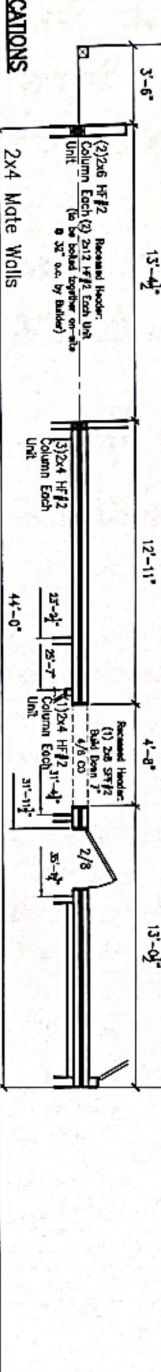
LAND SURVEYING
118 ATLANTIC AVENUE, SUITE 202
OCEAN VIEW, DE 19970
DE. 302-539-2488
MD. 410-430-2092

Item Notes

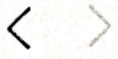
1. Labels & Join Plate in kitchen sink cabinet (for all units)
2. Single Station Door Chrome
3. Van Hecke Recessed
4. Van Hecke w/Pop Up Pan (Sole Load)
5. Door Hardware for model number
6. Dishwasher hood, Range Hood Only, Grill Cabinet
7. Dishwasher hood, Range Hood Only, Grill Cabinet
8. Vent cap on a separate sheet for the slider's microwave
9. -Bald 10 inch soffit above cabinet
10. -Ran duct through cabinet and soffit to ceiling joists
11. -Bathroom is to cut roof and install roof cap.
12. -Builder to run duct and finish the connection
13. -After the roof is stood up
14. -Metalite are supplied by Beracah Homes
15. N/A
16. Panasonic PZ-0100S31 fan/light (Complex w/NI507.3X(1)) (2)
17. Additional Exterior GY Receipts (4)
18. Smoke/CO Detector Combination (2)
19. Ceiling Outlet and Boxes for Fiddle fan with 2 Switches (3)
20. Double switch and 1-4-3 tall for future use (1)
21. (002) Media Conduits (Duplex Recept/Coax/Ethernet) (2)
22. Ship Loose Home Bible w/Sliding Book (2)
23. N/A
24. The Shower to be installed on site by Builder. Do not install Green Board on shower walls. Builder to also install cement board on shower walls and under tub. Shower base is to be provided and installed by Builder. Beracah is to install standard vanity, ship loose shower trim
25. 2" Conduit from Aisle to Crew Space for Future Use (spread) (1)
26. 3" PVC from Aisle to Crew Space for Future Use (2)
27. Vent Dwyer: install recessed vent box in wall. Ship loose 10" of 4" rigid pipe. (1) above and lowered vent for site installation
28. 8 conductor thermostat wire to crawl space w/call (1)
29. N/A
30. Add sheetrock for Builder's supplied & installed grab bars. On south wall add blocking 58" AF for 2 1/2" horizontal grab bar. On east wall add blocking 60" AF for 1 1/2" horizontal grab bar. East shower wall grab bar will be 10 1/2" of the south wall.
31. Switch and tail for future use (1)
32. Wire, Switch, Box for Exterior Light by Builder (1)
33. Bronze nail set installed in door
34. (Height per Manufacturer's Recommendation)
35. Dremmer Switch (4)
36. Sarge Protection is to be installed by Beracah Homes, Inc. per 2020 NEC 230.67
37. Emergency Disconnect is to be provided on site by Builder per 2020 NEC 230.85



First Floor Plan
 SCALE: 1/8" = 1'-0"
 SEE SHEET A1.1 FOR PLAN SPECIFICATIONS



<p>PROJECT: 21-3205 <small>5/17/2022 1:30 PM</small></p>	<p>SHEET: A1</p>	<p>NAME: Cole Group DRAWN: JBP REVISION: Mike 21-3205_VF HOUSE STYLE: Ranch: 32' x 44'/49' (Gumboro) (D.Simpson)</p>	<p>McAllister DATE: 10-12-2021 SCALE: AS NOTED</p>	<p>BERACAH HOMES 9590 Nanticoke Business Park Drive Greenwood, Delaware 19950 www.beracahhomes.com</p>		<p>DE, Sussex Co., Selbyville</p>
--	-------------------------	---	--	--	--	-----------------------------------



AA

keen-wikonthebay.com



★ Start Page

Building Plans and Permits – Keen-wik on the Bay



ANNUAL MEETING – JULY 9, 2022, 10 AM (9 – 10AM SOCIAL HOUR)
COMMUNITY PICNIC – AUGUST 13, 2022, 11AM

Building Plans and Permits

The Keenwik on the Bay deed covenants specify that "No building, house or other structure shall be erected or commenced or maintained, nor any addition to, or change or alteration thereon shall be made until plans and specifications showing the nature, kind, shape, height, materials, floor plans, locations, and approximate cost of such structure and the grading plan of the lot to be built upon, shall have been submitted and approved in writing..." The exact information required to be submitted can change by the type of structure being submitted and in no instance will I require that the approximate cost be submitted.

BUILDING SETBACKS

- Sussex County: Front – 30 feet; Side – 10 feet (except corner lots require 15 feet); Rear – 10 feet.
- Keenwik: Front – 25 feet; Side – 5 feet; Rear – 20 feet.
- Sussex County Front and Side setbacks take precedence over Keenwik's. Anything less than the Sussex County Front or Side setbacks require a variance from the Sussex County Board of Adjustment.
- Keenwik's Rear setback of 20 feet takes precedence over Sussex County's 10 feet.
- Keenwik has exceptions to the 20 foot minimum setback for: (1) an open deck that cannot be covered or enclosed and the deck floor cannot exceed 46" above the finished adjacent grade, and (2) in-ground pools. These two exceptions must be a minimum of 10 feet from the property line. All steps, pool filters, heaters, etc. must be contained within the 10 foot setback.

Remember that all new buildings, houses and ALL other structures, changes and alterations must comply with the Keenwik deed covenants, and all plans for such projects must be submitted to and approved by the Association before starting construction.



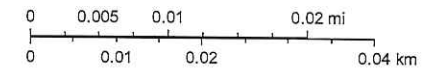
Sussex County



PIN:	533-20.13-33.00
Owner Name	MCALLISTER ELISABETH ANN
Book	5602
Mailing Address	10412 INWOOD AVE
City	SILVER SPRING
State	MD
Description	KEEN-WIK
Description 2	LOT 16 SUBDIVISION 1
Description 3	N/A
Land Code	

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

1:564



Case # 12721
Hearing Date 7-18-22

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

Application: 202207226

Terminic Date: July 18, 2022

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

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

Site Address of Variance/Special Use Exception:

32960 CIRCLE DR., MILLSBORO, DE 19966

Variance/Special Use Exception/Appeal Requested:

PROPERTY ACQUIRED 5/12/22. SURVEY REVEALED SETBACK VIOLATION. MOBILE HOME HAS BEEN SITUATED ON PROPERTY SINCE 1979. ORIGINAL OWNER CLAIMS NO KNOWLEDGE. REQUEST VARIANCE BE ISSUED.

Tax Map #: 234-34.08-125.00

Property Zoning: RESIDENTIAL GR

Applicant Information

Applicant Name: JOHN E. + LUCIA C. KENNEDY
Applicant Address: 24854 RIVERS EDGE RD.
City MILLSBORO State DE Zip: 19966
Applicant Phone #: 609-980-5302 Applicant e-mail: JOHNK64174@AOL.COM

Owner Information

Owner Name: JOHN E. + LUCIA C. KENNEDY
Owner Address: 24854 RIVERS EDGE RD.
City MILLSBORO State DE Zip: 19966 Purchase Date: 5/12/22
Owner Phone #: 609-980-5302 Owner e-mail: JOHNK64174@AOL.COM

Agent/Attorney Information

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

Signature of Owner/Agent/Attorney

John E. Kennedy
Lucia C. Kennedy

Date: 5/12/22



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.

MOVING THIS MOBILE HOME ONE AND ONE HALF FEET TO CONFORM TO A 10' SETBACK WOULD BE EXTREMELY DIFFICULT AND COSTLY, AS IT IS TIED TO DIRECT SEWAGE, ELECTRICAL + PROPANE + WATER UTILITIES.

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.

THIS MOBILE HOME HAS BEEN SITUATED ON OUR LOT FOR 43 YEARS. THIS INFORMATION WAS NOT DISCLOSED BY THE SELLER ONE DAY PRIOR TO CLOSING, OUR LAWYER INFORMED US OF THE VIOLATION,

3. Not created by the applicant: HAD WE NOT PAID FOR A SURVEY, WE WOULD NEVER HAVE KNOWN.

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

WE ACQUIRED THIS MOBILE HOME ON 5/12/22. WE HAD NO PART IN THE PLACEMENT OF THIS MOBILE HOME ON THE PROPERTY NOR WERE WE NOTIFIED OF ANY SETBACK VIOLATION PRIOR TO OUR OFFER TO PURCHASE.

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

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

THERE IS NO REASONABLE EXPECTATION OF THIS PLACEMENT TO CAUSE ANY ALTERATION TO THE CHARACTER OF THE NEIGHBORHOOD, NOR DOES THIS STRUCTURE ENCRACH UPON ANY OTHER PROPERTY.

5. Minimum variance:

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

WE HUMBLLY REQUEST A VARIANCE TO BE ISSUED IN ORDER TO BRING THIS MOBILE HOME TO CONFORMANCE. AFTER 43 YEARS OF BEING NON-CONFORMING, WE DOUBT ANY NEIGHBORS WOULD HAVE ANY ISSUE.

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

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

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

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

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

N/F
CHARLES CLARK

S 35°52' 27" E

75.00'

FENCE LIES ENTIRELY
WITHIN LOT 20



133.79'

134.64'

AREA = 10,066 SQ. FT. +/-

LOT 21

LOT 19

8.4'

DECK

TRAILER

14.2'

DECK

N 54°46' 15" E

S 54°46' 15" W

48.5'

N 35°13' 45" W

75.00'

CIRCLE DRIVE
(50' WIDE)

LEGEND

- FOUND MONUMENT
- SPLIT RAIL FENCE

ADDRESS: 32960 CIRCLE DRIVE

TAX PARCEL #: 234-34.08-125.00

OWNER: PAMELA CHERRIX

I CERTIFY THAT THIS SURVEY WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE INDIVIDUALS NOTED BELOW. NO RESPONSIBILITY IS EXTENDED AND/OR ASSUMED BY THE ENGINEER TO ANY FUTURE LAND OWNERS OR OCCUPANTS. I CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN.

Richard K. Vetter
RICHARD K. VETTER, P.E. #10329

BUYER: JOHN E. KENNEDY

SURVEY BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND THE CALL OF DEED BOOK 5494, PAGE 189.

SURVEY PLAN
LOT #20 - BLOCK A ORCHARD MANOR - SECTION 2
INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE
RICHARD K. VETTER, P.E. 125 APPLE BLOSSOM DRIVE CAMDEN, DE 19934
SCALE: 1" = 20'
MAY 6, 2022



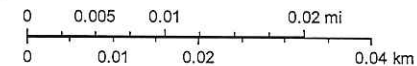
Sussex County



PIN:	234-34.08-125.00
Owner Name	CHERRIX PAMELA A
Book	5494
Mailing Address	616 SAW MILL RD
City	TOWNSEND
State	DE
Description	ORCHARD MANOR
Description 2	LOT 20
Description 3	T#14554 SPEC COMM LIEN
Land Code	

- polygonLayer**
 - HOA Maintained
 - Pipe - DelDOT
 - Pipe - Tax Ditch
 - Pipe - Private
 - Pond Feature
 - Special Access ROW
 - Well Head Protection Areas
 - Municipal Boundaries
 - Conditional Use
- polygonLayer**
 - Tax Parcels
 - 911 Address
 - Streets
 - County Boundaries
- Tax Ditch Segments**
 - Tax Ditch Channel
 - DelDOT Maintained

1:564



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 # 12722
Hearing Date 7/18
2022/07/07

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)
115-80 115-81 115-159.5
115-210

Site Address of Variance/Special Use Exception:

18422 Coastal Highway, Lewes, DE 19958

Variance/Special Use Exception/Appeal Requested:

Seeking to place an off-premise billboard on above property.

Tax Map #: 334-6.00-479.00

Property Zoning: G-1

Applicant Information

Applicant Name: Reed Ventures, LLC
Applicant Address: 18422 Coastal Highway
City Lewes State DE Zip: 19958
Applicant Phone #: (302) 430-4060 Applicant e-mail: joe@reedventures.net

Owner Information

Owner Name: Reed Ventures, LLC
Owner Address: 28855 Lewes Georgetown Hwy
City Lewes State DE Zip: 19958 Purchase Date: 12/21/2021
Owner Phone #: (302) 200-9903 Owner e-mail: joe@reedventures.net

Agent/Attorney Information

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

Signature of Owner/Agent/Attorney

[Handwritten Signature]

Date: 3/7/2022



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

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

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

1. Uniqueness of property:

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

2. Cannot otherwise be developed:

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

3. Not created by the applicant:

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

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

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

5. Minimum variance:

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

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

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

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

This property is zoned C-1 and located on the most heavily traveled corridor in Sussex County. Property is adjacent to large warehouse distribution facility that will not be adversely impacted by the proposed billboard. This section of Coastal Highway is intensely developed with commercial uses. The proposed billboard will not adversely impact any adjacent properties and is consistent with the surrounding infrastructure.

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)

Billboard falls within all county required setbacks as outlined on submitted survey. Billboard will be monitored and maintained appropriately to ensure safety and curb appeal.

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



State of Delaware

Department of Transportation

23697 DuPont Boulevard

Georgetown, DE 19947

NICOLE MAJESKI
SECRETARY

June 6, 2022

Reed Ventures, LLC.
28855 Lewes-Georgetown Hwy.
Lewes, DE 19958

Dear Mr. Reed:

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

The Department has received your outdoor advertising application for a new off-premise static sign to be situated on the property belonging to a Reed Ventures, LLC. with a (tax parcel #: 334-6.00-479.00) located on SCR 014 / (Coastal Hwy) in Sussex County.

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

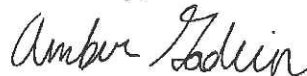
This letter serves as a letter of no objection to assist with your application to the Board of Adjustment. This letter **does not** grant permission to construct the sign. Should the Board of Adjustment approval be granted for this sign structure, you must notify the Department in writing and provide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

Mr. Reed
Page 2
June 6, 2022

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

Should you have any questions or concerns, or to schedule your pre-construction or final inspection, please contact me at (302) 259-7074.

Sincerely,



Amber Godwin
Investigator 1
South District / DOT

ARG/ag
By certified mail
Cc: Christopher King, Roadside Control Manager

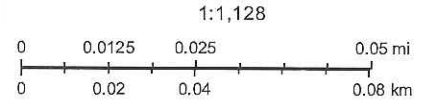


PIN:	334-6.00-479.00
Owner Name	REED VENTURES LLC
Book	5629
Mailing Address	28855 LEWES-GEORGETOWN RD
City	LEWES
State	DE
Description	RD.WESCOATS COR.
Description 2	TO REHOBOTH
Description 3	1.64 AC W/IMP
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

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



Jennifer Norwood

From: Joe Reed <joe@reedventures.net>
Sent: Monday, June 6, 2022 4:02 PM
To: Jennifer Norwood
Cc: Brent Reed
Subject: Re: Special Use Exception Application for Off-Premise Electronic Sign
Attachments: DelDOT LONO.pdf

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

Jennifer,

Attached is the DelDOT LONO.

The sign is 12' x 48', 2 facings, 35 feet tall and 23' from grade.

Please let me know if you have any questions.

Thanks,
Joe

----- Forwarded message -----

From: Jennifer Norwood <jnorwood@sussexcountyde.gov>
Date: Thu, Feb 10, 2022 at 12:53 PM
Subject: Special Use Exception Application for Off-Premise Electronic Sign
To: joe@reedventures.net <joe@reedventures.net>

Joe,

I wanted to see if you have a copy of your DelDOT letter of no objection for the proposed sign?

Also we need more details on the proposed sign, such as dimensions, number of facings, height of sign and height from grade to ensure the proposed sign meets all Code requirements.

Thanks,

Jenny

Jennifer Norwood

Planning Manager

Planning and Zoning Department

2 The Circle

PO Box 417

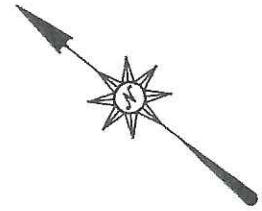
Georgetown, DE 19947

Office Phone (302)855-7878

Direct Line (302)858-5501

Jnorwood@sussexcountyde.gov

P12 Review



EXISTING BILLBOARD

PROPOSED BILLBOARD

EXISTING BILLBOARD

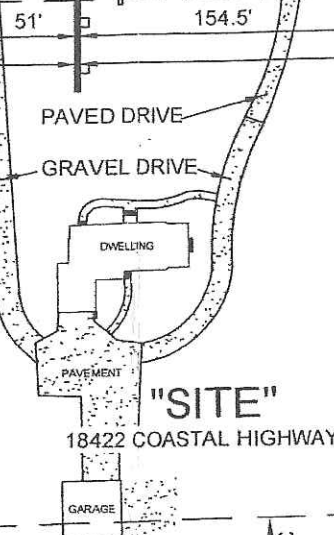
STATE ROUTE 1
(A.K.A. COSTAL HIGHWAY)
(SOUTHBOUND LANE)

"For Lease" Sign
EXISTING SIGN TO
BE REMOVED

1990'± TO BILLBOARD OPPOSITE
STAPLES OFFICE SUPPLY STORE

604'

204.92'



OLD POSTAL LANE

LANDS N.O.F.
WILLIAM E. MOORE
DEED BOO 2174, PAGE 300
18354 COASTAL HIGHWAY
TAX MAP NO. 3-34-6.00-484.00

LANDS N.O.F.
GEORGE W. PLUMMER & SON, INC.
DEED BOO 4791, PAGE 310
18370 COASTAL HIGHWAY
TAX MAP NO. 3-34-6.00-483.00

LANDS N.O.F.
18388 COASTAL, LLC
DEED BOOK 4791, PAGE 310
18388 COASTAL HIGHWAY
TAX MAP NO. 3-34-6.00-481.00

LANDS N.O.F.
MORRIS & MORRIS LIMITED
PARTNERSHIP
DEED BOO 3277, PAGE 190
18400 COASTAL HIGHWAY
TAX MAP NO. 3-34-6.00-480.00

LANDS N.O.F.
LEWES ASSEMBLY OF GOD CHURCH
DEED BOOK 591, PAGE 179
34677 COASTAL HIGHWAY

LANDS N.O.F.
NYLON CAPITOL FEDERAL
CREDIT UNION
DEED BOOK 2349, PAGE 123
34686 COASTAL HIGHWAY

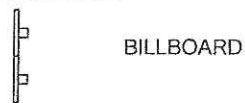
Cl

Cl

Mc

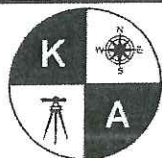
Proposed Sign - 12' x 48'
2-Facings
Height - 35'
23' from grade

LEGEND:



BILLBOARD

SETBACK LINE



Karins and Associates

ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE • GEORGETOWN, DE
www.karinsengineering.com

17 POLLY DRUMMOND CENTER • SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900

128 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 856-6699



R.B. KEMP, III, P.L.S. 541

BILLBOARD LOCATION SURVEY PLAN

PREPARED FOR

REED VENTURES, LLC

TAX MAP NO. 3-34-6.00-479.00

18422 COSTAL HIGHWAY

SITUATE IN: LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, STATE OF DELAWARE

PLAN NO. G1746-B

DATE: 01-20-2022

SCALE: 1" = 100'

DRAWN: MBK



EXISTING BILLBOARD

PROPOSED BILLBOARD

EXISTING BILLBOARD

STATE ROUTE 1
(A.K.A. COSTAL HIGHWAY)
(SOUTHBOUND LANE)

"For Lease" Sign
EXISTING SIGN TO
BE REMOVED

1990± TO BILLBOARD OPPOSITE
STAPLES OFFICE SUPPLY STORE

LANDS N.O.F.
WILLIAM E. MOORE
DEED BOO 2174, PAGE 300
18354 COASTAL HIGHWAY
TAX MAP NO. 3-34-6.00-484.00

LANDS N.O.F.
GEORGE W. PLUMMER & SON, INC.
DEED BOO 4791, PAGE 310
18370 COASTAL HIGHWAY
TAX MAP NO. 3-34-6.00-483.00

LANDS N.O.F.
18388 COASTAL, LLC
DEED BOOK 4791, PAGE 310
18388 COASTAL HIGHWAY
TAX MAP NO. 3-34-6.00-481.00

LANDS N.O.F.
MORRIS & MORRIS LIMITED
PARTNERSHIP
DEED BOO 3277, PAGE 190
18400 COASTAL HIGHWAY
TAX MAP NO. 3-34-6.00-480.00

LANDS N.O.F.
LEWES ASSEMBLY OF GOD CHURCH
DEED BOOK 591, PAGE 179
34677 COASTAL HIGHWAY

LANDS N.O.F.
NYLON CAPITOL FEDERAL
CREDIT UNION
DEED BOOK 2349, PAGE 123
34686 COASTAL HIGHWAY



OLD POSTAL LANE

LEGEND:



BILLBOARD

SETBACK LINE



Karins and Associates

ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE • GEORGETOWN, DE
www.karinsengineering.com

17 POLLY DRUMMOND CENTER * SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900

128 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 856-6699



R.B. KEMP, III, P.L.S. 541

BILLBOARD LOCATION SURVEY PLAN

PREPARED FOR

REED VENTURES, LLC

TAX MAP NO. 3-34-6.00-479.00

18422 COSTAL HIGHWAY

SITUATE IN: LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, STATE OF DELAWARE

PLAN NO. G1746-B

DATE: 01-20-2022

SCALE: 1" = 100'

DRAWN: MBK