



David C. Hutt
302.856.0018
dhutt@morrisjames.com

September 29, 2022

BY HAND DELIVERY & EMAIL (jamie.whitehouse@sussexcountyde.gov)

Jamie Whitehouse, Director
Sussex County Planning & Zoning Office
2 The Circle, P.O. Box 417
Georgetown, DE 19947

**RE: Board of Adjustment – Case No. 12743
David and Lisa Moore
SCTP No.: 532-14.00-6.03**

Dear Mr. Whitehouse:

Kindly find the enclosed copy of Applicant David and Lisa Moore's Project Book for Case No. 12743. The Project Book will be used at the public hearing before the Board of Adjustment on October 3, 2022. I will also be emailing an electronic copy of the Project Book to you. Please let me know if you need any additional information prior to the public hearing.

Very Truly Yours,

MORRIS JAMES LLP


David C. Hutt, Esquire

Enclosure

cc: Amy Hollis (email to amy.hollis@sussexcountyde.gov)

David and Lisa Moore

Board of Adjustment

Case No. 12743



David C. Hutt, Esquire
Morris James LLP
Public Hearing

10/03/2022

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Deed: Dated June 11, 2021, Deed Book 5489, Page 127
3. Site & Variance Plan, 06/02/2022
4. Tax Maps (tax parcel, zoning, aerial imagery)
5. Google Earth Imagery
6. Pictures of the Property and Surrounding Area
7. Letters of Support

TAB “1”

**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 # _____
Hearing Date _____

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:

11025 Iron Hill Road, Delmar, DE 19940

Variance/Special Use Exception/Appeal Requested:

Variances are sought from the 200' setback for a commercial dog kennel and its runs, cages or kennels as follows: (1) 36.9' (side); (2) 90.4' (side); (3) 85.9' (side); (4) 101.7' (rear); (5) 117.5' (rear); (6) 69.1' (rear); and (7) 11.6' (side).

Tax Map #: 532-14.00-6.03

Property Zoning: AR-1

Applicant Information

Applicant Name: David L. and Lisa D. Moore

Applicant Address: 11025 Iron Hill Road

City Delmar **State** DE **Zip:** 19940

Applicant Phone #: (302) 841-1423 **Applicant e-mail:** dlm7781@yahoo.com

Owner Information

Owner Name: same as applicant

Owner Address:

City _____ **State** _____ **Zip:** _____ **Purchase Date:** _____

Owner Phone #: _____ **Owner e-mail:** _____

Agent/Attorney Information

Agent/Attorney Name: David C. Hutt, Esq. | Morris James LLP

Agent/Attorney Address: 107 West Market Street

City Georgetown **State** DE **Zip:** 19947

Agent/Attorney Phone #: (302) 856-0018 **Agent/Attorney e-mail:** dhutt@morrisjames.com

Signature of Owner/Agent/Attorney

David L. and Lisa D. Moore

Date: 7-8-22



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

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

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

1. Uniqueness of property:

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

The property is unique because it ranges from 340' wide to 420' wide which narrowness means that it would be exceptionally difficult to locate (center) a dog kennel or run 200' from the adjacent property lines. If the property did not have this condition, i.e., if the property had a greater width, the 200' setback could be met.

2. Cannot otherwise be developed:

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

Due to the narrowness of the property, there is no possibility that these dog kennels and runs could be placed 200' from all surrounding boundary lines.

3. Not created by the applicant:

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

The applicant did not create the dimensions of the lot, nor did they build the existing home and outbuildings. The applicants are requesting this variance to arrange the dog kennel using the existing width of the property and building locations.

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.

If the variance is authorized, it will not alter the essential character of the neighborhood as the proposed dog kennel will use existing buildings, including the existing equestrian facilities (barn and track area). In addition, the use will not impair the use or development of adjacent properties as there are other commercial uses within the immediate vicinity of the property and the neighboring lots are large parcels.

5. Minimum variance:

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

The dog kennels and runs were designed to utilize the existing buildings on the property and stay within the area on the property previously used as an equestrian facility (barn, track and pasture). The location of the dog kennels and runs represents the minimum variances that will afford the requested relief and allow the use of the property for a commercial dog kennel.

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.

Not applicable.

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)

Not applicable.

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

Not applicable.

Check List for Applications

The following shall be submitted with the application

- ☒ • **Completed Application**
- ☒ • **Provide a survey of the property (Variance)**
 - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
 - Survey shall show distances from property lines to buildings, stairs, deck, etc.
 - Survey shall be signed and sealed by a Licensed Surveyor.
- ☐ • **Provide a Site Plan or survey of the property (Special Use Exception)**
- ☒ • **Provide Fee \$400.00**
- ☒ • **Provide written response to criteria for Variance or Special Use Exception** (may be on a separate document if not enough room on the form)
- ☐ • **Copy of Receipt (staff)**
- ☐ • **Optional - Additional information for the Board to consider** (ex. photos, letters from neighbors, etc.)
- ☒ • **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearing for the application.**

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

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

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

Signature of Owner/Agent/Attorney

Alice Moore David Moore

Date: 7.8.22

For office use only:

Date Submitted: _____ Fee: \$400.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____ Lot#: _____ Block#: _____
Date of Hearing: _____ Decision of Board: _____

TAB “2”

TM #: 5-32-14.00-6.03
PREPARED BY & RETURN TO:
The Smith Firm, LLC
8866 Riverside Dr.
Seaford, DE 19973
File No. S19-328/

This Deed, made this 22 day of November, 2019,

- BETWEEN -

MICHAEL P. CORDREY, party of the first part,

- AND -

DAVID L. MOORE and LISA D. WILLIAMSON, of 11025 Iron Hill Rd., Delmar, DE 19940, as joint tenants unto the survivor of them, their heirs and assigns and not as tenants in common, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece and parcel of land, situate, lying and being in Little Creek Hundred, Sussex County and State of Delaware, and being more particularly described as follows, to wit:

BEGINNING at an iron pipe (set) lying on the northwesterly right of way line of S.C.R. #454A (50' R/W) Iron Hill Rd. and being a common corner for these lands and Lot #1; thence running along these lands the following five courses and distances: (1) North 29 degrees 25 minutes 55 seconds East 461.89 feet to an iron pipe (set); thence (2) North 04 degrees 27 minutes 20 seconds West 166.75 feet to an iron pipe (set); thence (3) North 29 degrees 09 minutes 13 seconds East 62.17 feet to an iron pipe (set); thence (4) South 67 degrees 49 minutes 37 seconds East 72.58 feet to an iron pipe (set); thence (5) North 26 degrees 16 minutes 59 seconds East 146.24 feet to point, said point being a corner for these lands; thence turning and running along these lands, South 66 degrees 28 minutes 45 seconds East 419.94 feet to an iron rod (found), said iron rod being a corner for these

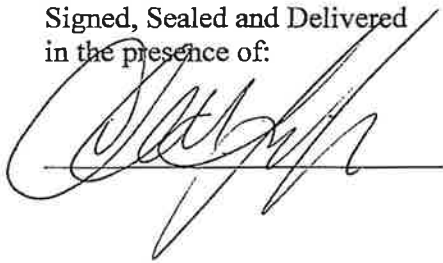
lands; thence turning and running along these lands, South 32 degrees 52 minutes 52 seconds West 825.29 feet to an iron pipe (found) lying on the northeasterly right of way line of Iron Hill Rd., said iron pipe being a corner for these lands; thence turning and running along these lands by and with Iron Hill Rd., North 66 degrees 49 minutes 24 seconds West 340.73 feet to the point and place of beginning, said to contain 7.219 acres of land, more or less, as shown on a survey entitled "Minor Subdivision Plan for Michael R. Smith", prepared by Miller-Lewis, Inc., Land Surveyor, dated March 22, 2019, and recorded in the Office of the Recorder of Deeds, in and for Sussex County in Plot Book 283, Page 26.

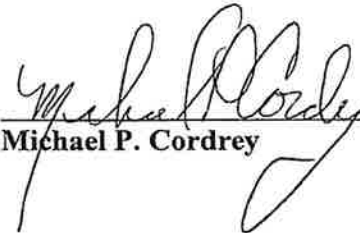
BEING a portion of the same lands conveyed to Michael P. Cordrey and Sharon L. Cordrey from Michael P. Cordrey and Sharon J. Cordrey a/k/a Sharon L. Cordrey, by Deed dated October 27, 1989, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on October 30, 1989, in Deed Book 1681, Page 108. The said Sharon L. Departed this life, testate, on or about October 20, 2016 leaving Michael P. Cordrey sole owner.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:



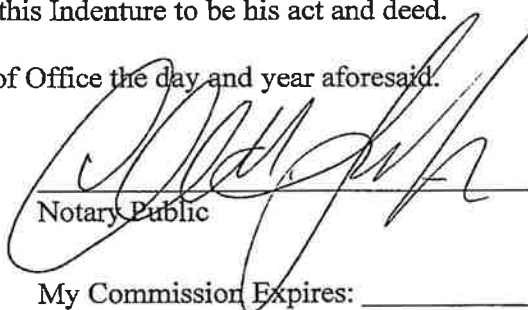
 (SEAL)
Michael P. Cordrey

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on November 22, 2019, personally came before me, the subscriber, Michael P. Cordrey, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

SHAB R. LINGENFELDER
Attorney - Bar #5774
Admitted to Delaware Bar: 12/12/2012
Notary
Uniform Law on Notarial Acts
Pursuant to 29 Del. C., Sec 4323(3)


Notary Public
My Commission Expires: _____

TM #: 5-32-14.00-6.03

PREPARED BY & RETURN TO:

The Smith Firm, LLC

8866 Riverside Dr.

Seaford, DE 19973

File No. S21-207/

This Deed, made this 11th day of June, 2021,

- BETWEEN -

DAVID L. MOORE and LISA D. MOORE f/k/a LISA D. WILLIAMSON, of 11025 Iron Hill Rd., Delmar, DE 19940, part of the first part,

- AND -

DAVID L. MOORE and LISA D. MOORE, of 11025 Iron Hill Rd., Delmar, DE 19940, husband and wife as tenants by the entirety unto the survivor of them, his or her heirs and assigns, parties of the second part.

WITNESSETH: That the said part of the first part, for and in consideration of the sum of **One and 00/100 Dollars (\$1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece and parcel of land, situate, lying and being in Little Creek Hundred, Sussex County and State of Delaware, and being more particularly described as follows, to wit:

BEGINNING at an iron pipe (set) lying on the northwesterly right of way line of S.C.R. #454A (50' R/W) Iron Hill Rd. and being a common corner for these lands and Lot #1; thence running along these lands the following five courses and distances: (1) North 29 degrees 25 minutes 55 seconds East 461.89 feet to an iron pipe (set); thence (2) North 04 degrees 27 minutes 20 seconds West 166.75 feet to an iron pipe (set); thence (3) North 29 degrees 09 minutes 13 seconds East 62.17 feet to an iron pipe (set); thence (4) South 67 degrees 49 minutes 37 seconds East 72.58 feet to an iron pipe (set); thence (5) North 26 degrees 16 minutes 59 seconds East 146.24 feet to point, said point being a corner for these lands; thence turning and running along these lands, South 66 degrees 28 minutes 45 seconds

East 419.94 feet to an iron rod (found), said iron rod being a corner for these lands; thence turning and running along these lands, South 32 degrees 52 minutes 52 seconds West 825.29 feet to an iron pipe (found) lying on the northeasterly right of way line of Iron Hill Rd., said iron pipe being a corner for these lands; thence turning and running along these lands by and with Iron Hill Rd., North 66 degrees 49 minutes 24 seconds West 340.73 feet to the point and place of beginning, said to contain 7.219 acres of land, more or less, as shown on a survey entitled "Minor Subdivision Plan for Michael R. Smith", prepared by Miller-Lewis, Inc., Land Surveyor, dated March 22, 2019, and recorded in the Office of the Recorder of Deeds, in and for Sussex County in Plot Book 283, Page 26.

BEING the same lands conveyed to David L. Moore and Lisa D. Williamson from Michael P. Cordrey, by Deed dated November 22, 2019, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on November 26, 2019, in Deed Book 5159, Page 186.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record, this reference to which shall not be construed to reimpose the same.


IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:



 (SEAL)
David L. Moore




 (SEAL)
Lisa D. Moore f/k/a Lisa D. Williamson

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on June 11 2021, personally came before me, the subscriber, David L. Moore and Lisa D. Moore f/k/a Lisa D. Williamson, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

MICHAEL R. SMITH
Attorney - Bar #4916
Admitted to Delaware Bar: 12/15/2006
Notary
Uniform Law on Notarial Acts
Pursuant to 29 Del. C., Sec 4323(3)


Notary Public

My Commission Expires: _____

TAB “3”



LANDS NIT
MICHAEL R. SMITH "RUS"
DB 5145 5.6

LANDS NIT
MICHAEL R. SMITH
DB 5847 3.45

LANDS NIT
ROBERT L. & LINDA J. KREPPS
DB 4870 1.64

2.9 ACRES

IRON HILL ROAD (50' RW) SCR #454A



- MONUMENTATION
- IRON PIPE (FOUND)
 - ⊙ IRON PIPE (SET)
 - ▲ IRON ROD (FOUND)

DOUGLAS L. MILLER, REGISTERED LAND SURVEYOR, STATE OF DELAWARE, hereby certifies that the information shown on this plan has been prepared under his supervision and meets the standards of practice as required by the State of Delaware Board of Professional Land Surveyors. Any changes to the original conditions, circumstances, or conditions of property or person after the date shown hereon shall be accompanied by a new survey and the original survey shall be void.

DATE: 1/22/2022

SURV. CLASS: SURV. 1

- PRELIMINARY NOTES
1. ALL FIRE LANS, FIRE HYDRANTS AND FIRE ALARMS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE FIRE PREVENTION REGULATIONS.
 2. MAXIMUM HEIGHT 25'0" NOT TO EXCEED 32'
 3. A REMODELED EXISTING STRUCTURE IS PROPOSED.
 4. BUILDING CONSTRUCTION TYPE: 1.000 "FRAM" CATEGORY 1. CASES OF DOGS OR CATS BOARDS HIGHLY THAT WILL BE REMOVED.
 5. FIRE BUILDING WILL NOT REQUIRE A FIRE SUPPRESSION SYSTEM (STAFFED 24/7).
 6. WATER TO BE PUMPED FROM PRIVATE WELL.

- VARIANCE REQUESTS
1. A 50' 0" SETBACK VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.
 2. A 50' 0" SIDEYARD VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.
 3. A 50' 0" SIDEYARD VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.
 4. A 50' 0" REAR YARD VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.
 5. A 50' 0" REAR YARD VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.
 6. A 50' 0" REAR YARD VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.
 7. A 50' 0" REAR YARD VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.
 8. A 50' 0" REAR YARD VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.
 9. A 50' 0" REAR YARD VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.
 10. A 50' 0" REAR YARD VARIANCE FROM THE 200' 0" SETBACK REQUIREMENT FOR A DOG HOUSE.

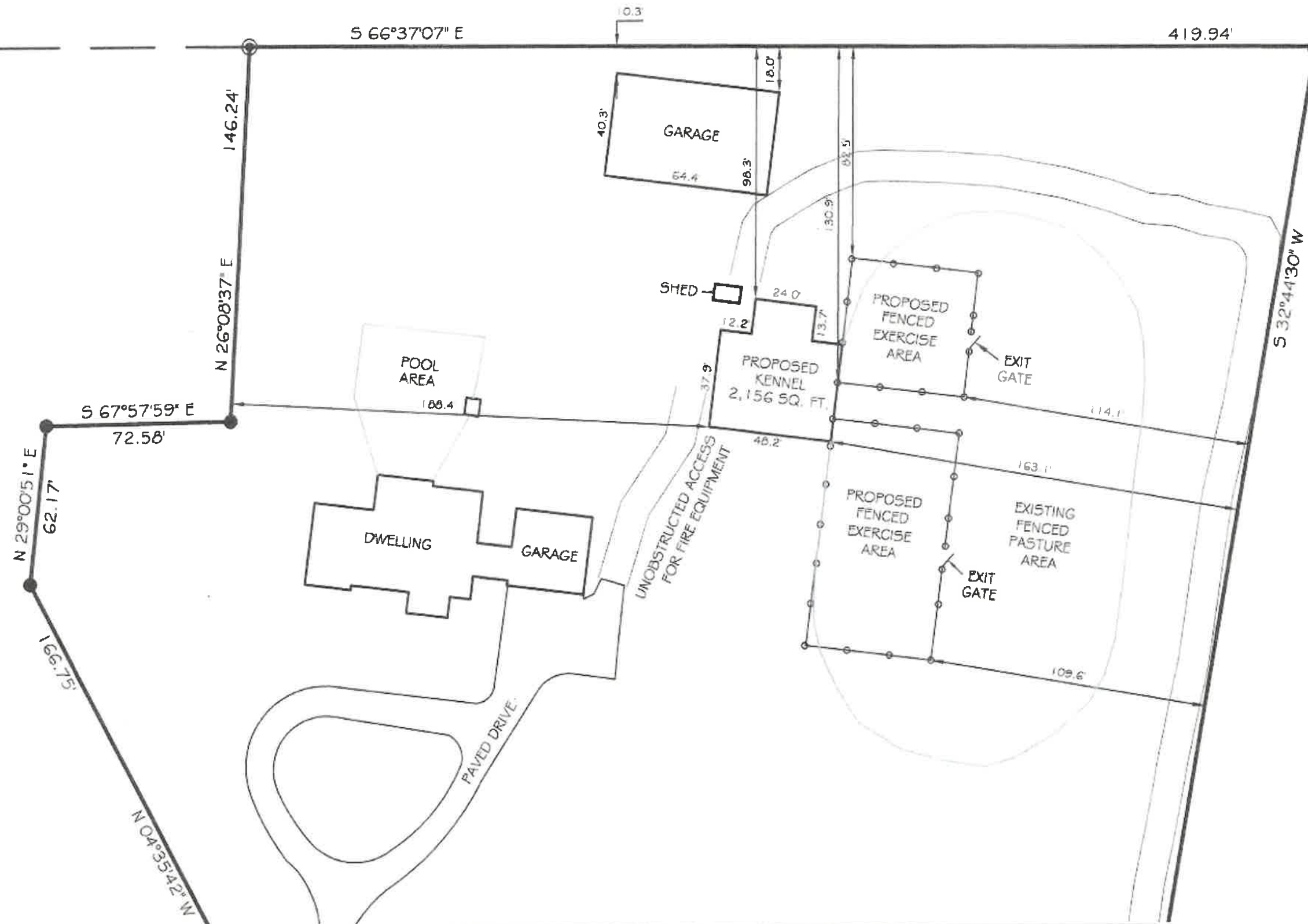
SITE & VARIANCE PLAN FOR
DAVID L. & LISA D. MOORE
1025 IRON HILL ROAD, DELMAR, DE 19940

**MILLER
LEWIS, INC.**
LAND SURVEYING

1550 MIDLAND RD
DELMAR, DE 19940
Ph 302.629.0000 Fax 302.629.0000

CLIENT	CO.
UTILE CREEK	SUSSEX
DATE	DRAWN BY
DELAWARE	D. K. MILLER
BY	DATE
DB 5489 2	5-32-14-6 03

LANDS 141
MICHAEL R. SMITH
DB 4947-348



TAB “4”

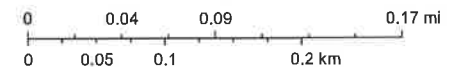
Sussex County



September 28, 2022

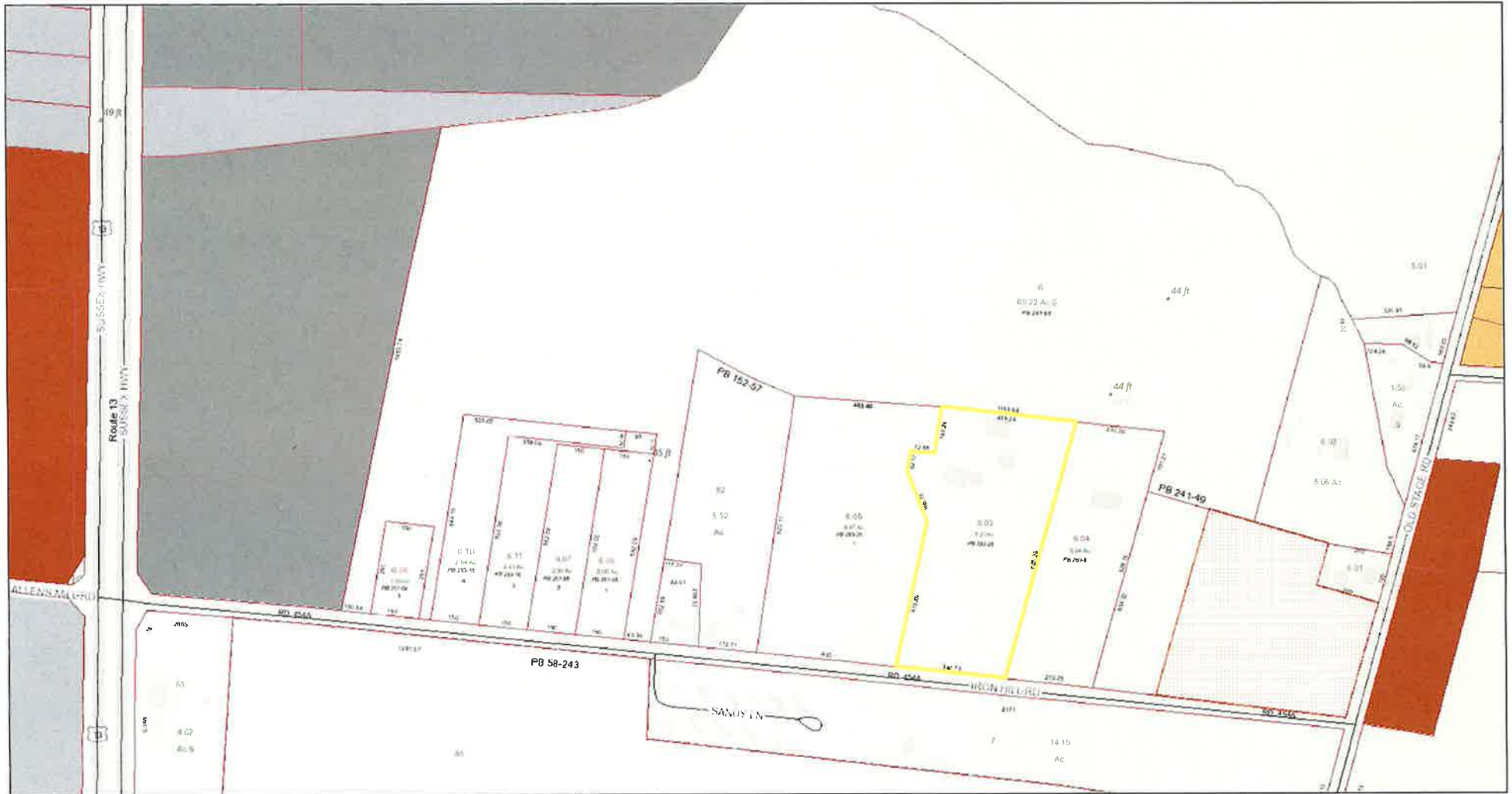
- Override 1
- Override 1
- Tax Parcels
- Streets
- County Boundaries

1:4,514



Delaware Department of Education, Wetland mapping is supported with funding provided by the Environmental Protection Agency, Delaware Geological Survey, Delaware Public Service Commission, DNREC, Division of Watershed Stewardship, Drainage Program, john.inkster@state.de.us, Sussex County, Sussex County

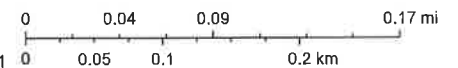
Sussex County



September 28, 2022

- | | | | | |
|---|---|--|--|--|
| Override 1 | Agricultural Residential - AR-2 | Neighborhood Business - B-1 | General Commercial - C-4 | Light Industrial - LI-2 |
| Override 1 | Medium Residential - MR | Neighborhood Business - B-2 | General Commercial - C-5 | Heavy Industrial - HI-1 |
| Tax Parcels | General Residential - GR | Business Research - B-3 | Commercial Residential - CR-1 | County Boundaries |
| Streets | High Density Residential - HR-1 | General Commercial - C-1 | Institutional - I-1 | |
| Zoning | High Density Residential - HR-2 | General Commercial - C-2 | Marine - M | |
| Agricultural Residential - AR-1 | Vacation, Retire, Resident - VRP | General Commercial - C-3 | Limited Industrial - LI-1 | |

1:4,514



Sussex County, Sussex County Government, County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA, Esri Community Maps Contributors, County of Sussex, DE, Delaware FirstMap, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc.

Sussex County



September 28, 2022

- | | | | | |
|---------------------------------|----------------------------------|-----------------------------|-------------------------------|-------------------------|
| Override 1 | Agricultural Residential - AR-2 | Neighborhood Business - B-1 | General Commercial - C-4 | Light Industrial - LI-2 |
| Override 1 | Medium Residential - MR | Neighborhood Business - B-2 | General Commercial - C-5 | Heavy Industrial - HI-1 |
| Tax Parcels | General Residential - GR | Business Research - B-3 | Commercial Residential - CR-1 | County Boundaries |
| Streets | High Density Residential - HR-1 | General Commercial - C-1 | Institutional - I-1 | |
| Zoning | High Density Residential - HR-2 | General Commercial - C-2 | Marine - M | |
| Agricultural Residential - AR-1 | Vacation, Retire, Resident - VRP | General Commercial - C-3 | Limited Industrial - LI-1 | |

Sussex County, Sussex County Government, Esri Community Maps Contributors, County of Sussex, DE, Delaware FirstMap, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, County of Sussex, DE, Delaware FirstMap, VITA,

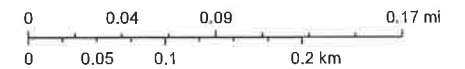
Sussex County



September 28, 2022

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

1:4,514



Delaware Department of Education, Wetland mapping is supported with funding provided by the Environmental Protection Agency, Delaware Geological Survey, Delaware Public Service Commission, DNREC, Division of Watershed Stewardship, Drainage Program, john.inksler@state.de.us, Sussex County, Sussex County

TAB “5”



Google Earth

600 ft





TAB “6”















CENTRAL

TURF & IRRIGATION SUPPLY

IRRIGATION • LANDSCAPE • LIGHTING • CEMENT

302.907.0283

centraltrb.com











TAB “7”

THE SMITH FIRM, LLC

ATTORNEYS AT LAW

MICHAEL R. SMITH
smith@vslegal.net

CHAD R. LINGENFELDER*
lingenfelder@vslegal.net

*ADMITTED IN DE & MD

8866 RIVERSIDE DR.
P.O. BOX 1587
SEAFORD, DELAWARE 19973
PHONE: (302) 875-5595
FAX: (302) 280-6592

BLAKE W. CAREY
carey@vslegal.net

DEREK G. GAY
dgay@vslegal.net

September 19, 2022

Transmitted via Electronic Mail

Sussex County Board of Adjustment
c/o David Hutt, Esq.

**Re: David and Lisa Moore;
Board of Adjustment Case No. 12743;
TM: 532-14.00-6.03**

Dear David:

As you are aware, I'm the owner of lands located to the north (TM: 532-14.00-6.00) and to the west (TM: 532-14.00-6.09) of David and Lisa Moore's residence located on Iron Hill Road in Delmar, Delaware. I'm aware that David and Lisa have submitted application to the Sussex County Board of Adjustment for variances from the setback requirements that are applicable to the operation of a commercial dog kennel on their property. I write to express my support of David and Lisa's application.

I have known David and Lisa for many years. I have observed what the two of them have done with other properties that they have owned in the past, and what they have done with their property on Iron Hill Road. I have spoken with David about the plans to operate a commercial dog kennel from their property, and have seen the plans for that operation. It is my belief that there is a need for the services that they hope to provide. David and Lisa have been good stewards of the land, and I have no doubt that good stewardship will continue with their operation of a kennel.

I am available to respond to any questions or concerns that may exist with respect to the content of this correspondence.

Best Regards,

/s/ Michael R. Smith

Michael R. Smith, Esq.

September 22, 2022

Sussex County Board of Adjustment
2 The Circle
P. O. Box 417
Georgetown, DE 19947

To Whom It May Concern:

We are writing in support of a request for a zoning variance – specifically case Number 12743 made by David and Lisa Moore. We have no objection to this request, and we support approval.

The Moores are and always have been very good neighbors. They are responsible individuals and we believe would be good business people.

Additionally, there is a natural audio buffer between our properties

We believe that a business such that they have proposed would be good for our community. We have always encouraged that the highest and best use of a property be utilized.

Robert Krepps Linda Krepps
11077 Iron Hill Road
Delmar, DE 19940