

BOARD OF ADJUSTMENT

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



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

April 22, 2024

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for February 19, 2024

Approval of the Findings of Fact for February 19, 2024

Public Hearings

Case No. 12924 – West Side New Beginnings, Inc.

seeks a variance for the front and corner front setback requirements for a proposed structure (Section 115-42 of the Sussex County Zoning Code). The property is located North of Burton Avenue and Southeast of Norwood Street. 911 Address: 19801 Norwood Street, Rehoboth Beach. Zoning District: GR. Tax Parcels: 334-13.19-61.00

Case No. 12925 – John and Mary Denney

seek a variance from the front yard setback requirement for a proposed addition (Section 115-34 of the Sussex County Zoning Code). The property is located South of Dot Sparrow Drive and East of Warbler Court within the Summercrest Subdivision. 911 Address: 34760 Dot Sparrow Drive, Rehoboth Beach. Zoning District: MR. Tax Parcels: 334-12.00-838.00

Case No. 12926 – Keystone Novelties Distributors

seeks a special use exception for a temporary tent sale (Section 115-80 of the Sussex County Zoning Code). The property is located Northwest of Sea Air Avenue and West of Tanger Boulevard within the Tanger Outlet Complex. 911 Address: 36470 Seaside Outlet Drive, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00.325.06

Case No. 12927 – Keystone Novelties Distributors

seeks a special use exception for a temporary tent sale (Section 115-80 of the Sussex County Zoning Code). The property is located East of Sussex Highway. 911 Address: 20689 Sussex Highway, Seaford. Zoning District: C-1. Tax Parcels: 331-2.00-18.15

Case No. 12930 – Cynthia Stinger and Thomas Blackiston
seeks a variance from the front yard setback requirement for an existing structure (Section 115-42 of the Sussex County Zoning Code). The property is located South and West Poplar Avenue within the Evergreen Acres Subdivision. 911 Address: 31022 Poplar Avenue, Millsboro. Zoning District: GR. Tax Parcels: 233-5.00-259.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 15, 2024. 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 Board of Adjustment meeting materials, including the “packet” are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>.

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, April 18, 2024.

####

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 # 12924
Hearing Date 4/8/2024
Tentative
202402608

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:

19801 NORWOOD Street, Rehoboth, Delaware 19971

Variance/Special Use Exception/Appeal Requested:

1. We are requesting the placement of a six foot fence around the entire perimeter property line within the set back,
2. The placement of a fence on Burton Avenue to retain our sidewalks, and parking spaces on NORWOOD Street,

Tax Map #: 334-1319-61-00

Property Zoning: GR

Applicant Information

Applicant Name: West Side New Beginnings, Inc.

Applicant Address: 19801 NORWOOD Street

City Rehoboth State DE Zip: 19971

Applicant Phone #: 302-528-2265 Applicant e-mail: Diaz122455@aol.com

Owner Information

Owner Name: West Side New Beginnings, Inc.

Owner Address: 19801 NORWOOD Street

City Rehoboth State DE Zip: 19971 Purchase Date: _____

Owner Phone #: 302-227-5442 Owner e-mail: Diaz122455@aol.com

Agent/Attorney Information

Agent/Attorney Name: N/A

Agent/Attorney Address: N/A

City N/A State N/A Zip: N/A

Agent/Attorney Phone #: N/A Agent/Attorney e-mail: N/A

Signature of Owner/Agent/Attorney

Liang J. Banville

Date: 2-26-24



Sussex County, DE - BOA Application

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 uniqueness of the property is the size of the property. Now we can park ten vehicles. If not granted we would lose additional spaces which to operate our services and programs to the community.

2. Cannot otherwise be developed:

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

The reason for the variance is as it stands now, we would lose three parking spaces which we are limited now with parking. Also the fence would be too close to the sidewalk and entrance to the building.

3. Not created by the applicant:

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

This will be an improvement to the property, especially safety concerns and issues.

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

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

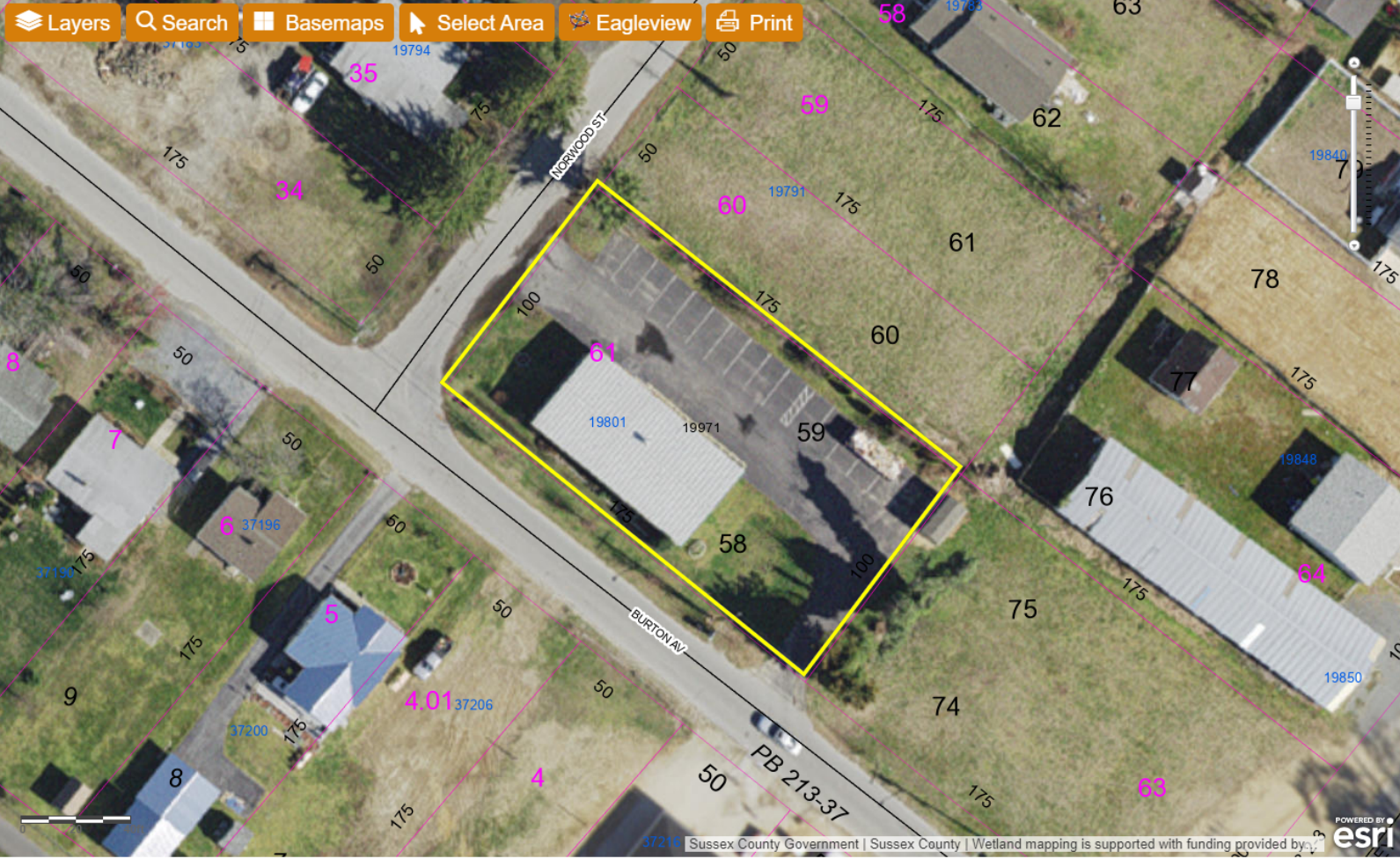
The fence will be an improvement to the neighborhood as well as safety for the children who attend the after school and summer enrichment programs. There are other neighborhood homes who have fences.

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 are requesting the minimum variance that will allow us to install a much needed fence and retain the much needed parking spaces that we would lose without this variance.

- Layers
- Search
- Basemaps
- Select Area
- Eagleview
- Print



Eagleview Search Results

Selected Features: Parcels (1)

1) 334-13.19-61.00 Zoom

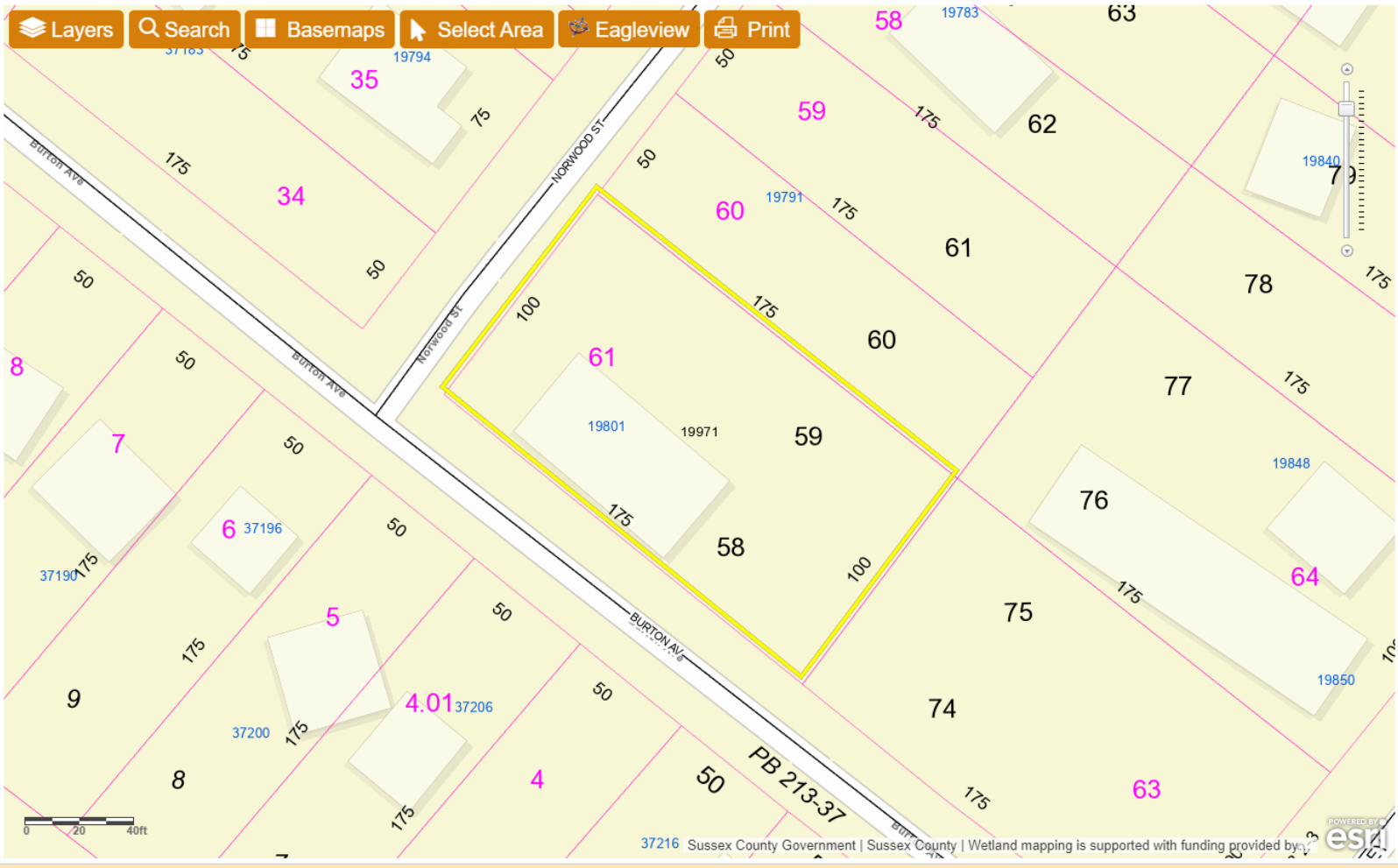
BOOK	1983
PAGE	228
FULLNAME	WEST SIDE NEW BEGINNINGS INC
Second_Owner_Name	
MAILINGADDRESS	19801 NORWOOD STREET
CITY	REHOBOTH BEACH
STATE	DE
a_account	10-14-061
DESCRIPTION	SE/NORWOOD ST
DESCRIPTION2	BURTON AVE LOT 58
DESCRIPTION3	59
LUC	999
SCHOOL	
MUNI	00
CAP	0
APRBLDG	26400
APRLAND	6400
PINWASSEMENTUNIT	334-13.19-61.00
PIN	334-13.19-61.00

- Navigation icons: Home, Previous, Next, Previous, Next

Selected Features (1)

Clear Selected

Layers Search Basemaps Select Area Eagleview Print



Eagleview Search Results

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PIN	334-13.19-61.00

Navigation icons: back, forward, home, search, zoom in, zoom out

Selected Features (1)

Clear Selected



Search [X]

Search by SUSSEXPARELS ▾

334-13.19-61.00 [Q]

Search results (1) Options ▾

- 334-13.19-61.00

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:

34760 DOT SPARROW DRIVE REHOBOTH BEACH, DE 19971

Variance/Special Use Exception/Appeal Requested:

To reduce the side yard setback along Warbler Ct. from 30 feet to 10 feet as typically permitted by Sussex County.

Tax Map #: 334-12.00-838.00

Property Zoning: MR

Applicant Information

Applicant Name: _____

Applicant Address: _____

City _____ State _____ Zip: _____

Applicant Phone #: _____ Applicant e-mail: _____

Owner Information

Owner Name: John & Mary Denney

Owner Address: 4507 PEBBLE DRIVE

City WILMINGTON State DE Zip: 19802 Purchase Date: _____

Owner Phone #: 3025989643 Owner e-mail: jxdenney2@aol.com

Agent/Attorney Information

Agent/Attorney Name: Joseph Dashall J.D.I. Construction LLC

Agent/Attorney Address: _____

City Lewes State DE Zip: 19958

Agent/Attorney Phone #: 302-396-0247 Agent/Attorney e-mail: Jdash2@jtdashall.com

Signature of Owner/Agent/Attorney

Joseph Dashall

Date: 2/29/2024



Board of Adjustment Application - Sussex County, Delaware
Criteria for a Variance for 34760 DOT SPARROW DRIVE, SUMMERCREST
REHOBOTH BEACH, DELAWARE 19971 TAX MAP 334-12.00-838.00

1. UNIQUENESS OF THE PROPERTY:

There is an unnecessarily restrictive side setback on this corner lot #68 created by the arbitrary side setback line placed in the plot plan for SUMMERCREST. This property is a corner property with its side yard facing the open space across Warbler Court of the subdivision tennis courts and the large open area including the retention basin of the subdivision. The subject property is offset on the lot enabling a large sunroom to be built on the open side of the property. If built as planned there would be almost double the open space for a side setback, well within the county code restriction of a 10-foot side setback. Thus, the present plot plan imposing a side setback is unnecessarily restrictive for this corner property.

2. CANNOT OTHERWISE BE DEVELOPED:

Because this sunroom addition is a side expansion of the house and there is no room in the front or rear of the property due to the placement of the house on the lot, the area available to expand is severely restricted with a 30-foot side setback.

3. NOT CREATED BY APPLICANT:

The 30-foot side setback line was recorded in the subdivision plot plan by the developer, prior to establishing the orientation of the home on the lot. That 30-foot setback line merely follows the contour of the curbing, even around a corner lot such as ours. We only had a house survey at settlement, and it did not show any setback lines, particularly a 30-foot setback line when the county code standard was a 10-foot setback! We were not given a plot plan at settlement nor was our attention called to this deviation from the county code 10-foot setback requirement.

4. WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD:

The structure will abide by all HOA rules and regulations and maintain the essential character of the neighborhood. We have advised the HOA of our plans and our intent to obtain a variance of the side setback to the county code 10-foot setback. Our plan maintains open visual sightlines at the corner of the property, maintaining visual sightlines from the roadways and adjacent properties.

5. MINIMUM VARIANCE:

22.6' on the northwest corner of the addition and 25.1' from the southwest corner of the addition, from Warbler Court. (see site plan)

Check List for Applications

The following shall be submitted with the application

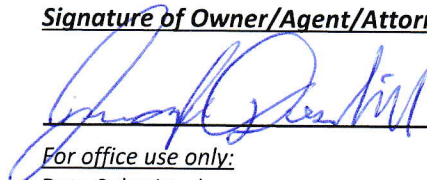
- **Completed Application**
- **Provide a survey of the property** (Variance)
 - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
 - Survey shall show distances from property lines to buildings, stairs, deck, etc.
 - Survey shall be signed and sealed by a Licensed Surveyor.
- **Provide a Site Plan or survey of the property** (Special Use Exception)
- **Provide relevant Application Fee** (please refer to fees effective July 1, 2022)
- **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

 _____

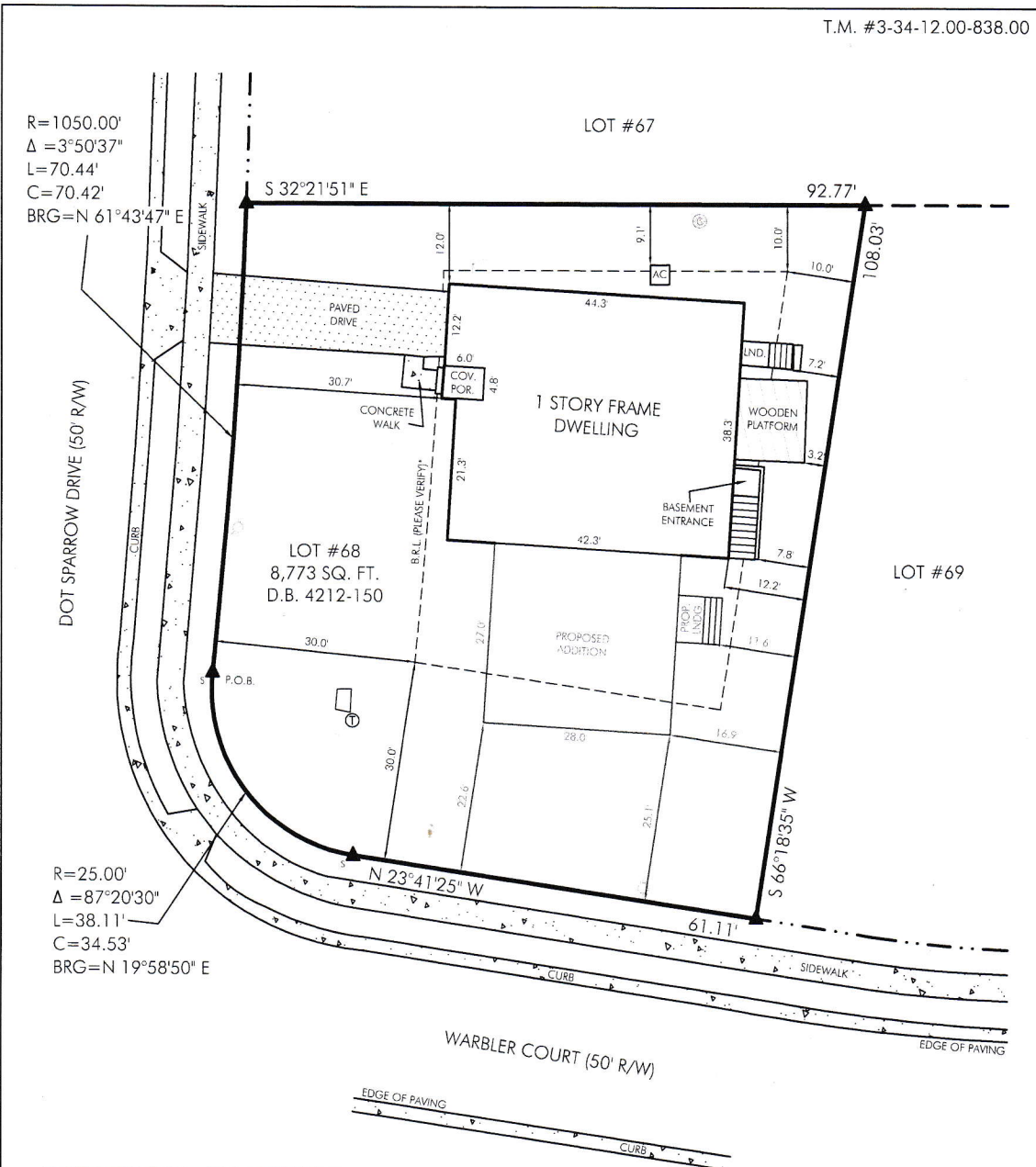
Date: 2/29/2024

For office use only:

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

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

T.M. #3-34-12.00-838.00



R=1050.00'
 $\Delta = 3^{\circ}50'37''$
 L=70.44'
 C=70.42'
 BRG=N 61°43'47" E

R=25.00'
 $\Delta = 87^{\circ}20'30''$
 L=38.11'
 C=34.53'
 BRG=N 19°58'50" E

NOTES:
 *ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (302-855-7878) AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).
 THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.
 NO TITLE SEARCH PROVIDED OR STIPULATED.
 SURVEY CLASS: SUBURBAN

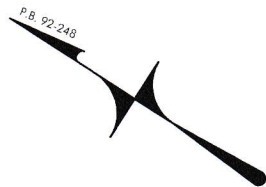
PROPOSED CONDITIONS
 BOUNDARY SURVEY PLAN FOR
JOHN X. DENNEY, JR. &
MARY L. DENNEY

34760 DOT SPARROW DRIVE, LEWES
 LOT #68 OF "SUMMERCREST" SUBDIVISION
 LEWES & REHOBOTH HUNDRED SUSSEX COUNTY
 STATE OF DELAWARE

FEBRUARY 22, 2024 SCALE: 1" = 20'

LEGEND:

- ▲ IRON ROD (FOUND)
- ▲ IRON ROD (SET)
- POINT

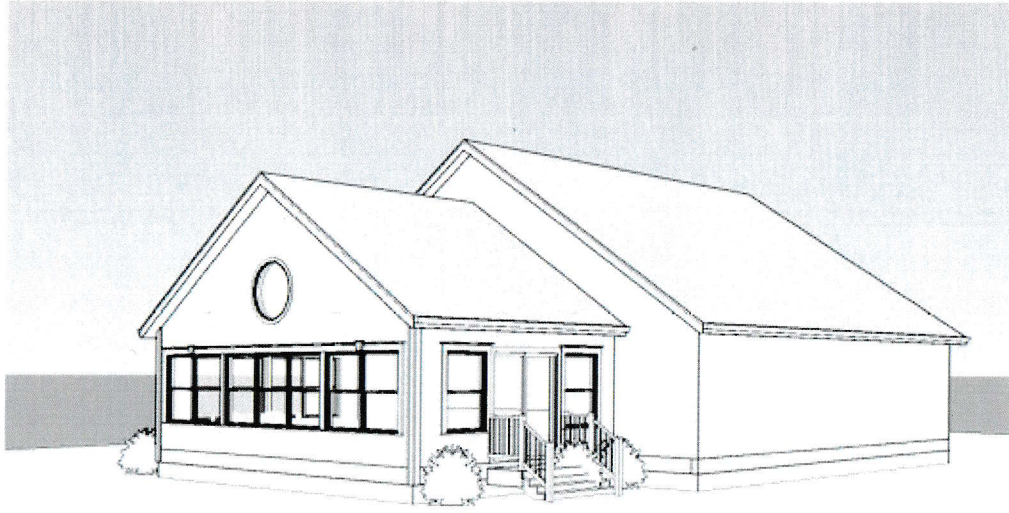


Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

302 226 2229 phone 302 226 2239 fax 2103A Coastal Highway Dewey Beach, DE 19971



3 VIEW-2



2 VIEW-1

Layers Search Basemaps Select Area Eagleview Print



Eagleview Search Results

Selected Features: Parcels (1)

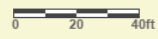
1) 334-12.00-838.00 Zoom

BOOK	4212
PAGE	150
FULLNAME	DENNEY JOHN X JR
Second_Owner_Name	MARY L DENNEY
MAILINGADDRESS	4507 PEBBLE DRIVE
CITY	WILMINGTON
STATE	DE
a_account	10-09-838
DESCRIPTION	SUMMERCREST
DESCRIPTION2	LOT 68
DESCRIPTION3	
LUC	999
SCHOOL	
MUNI	00
CAP	0
APRBLDG	44700
APRLAND	6500
PINWASSEMENTUNIT	334-12.00-838.00
PIN	334-12.00-838.00
ZIPCODE	19806

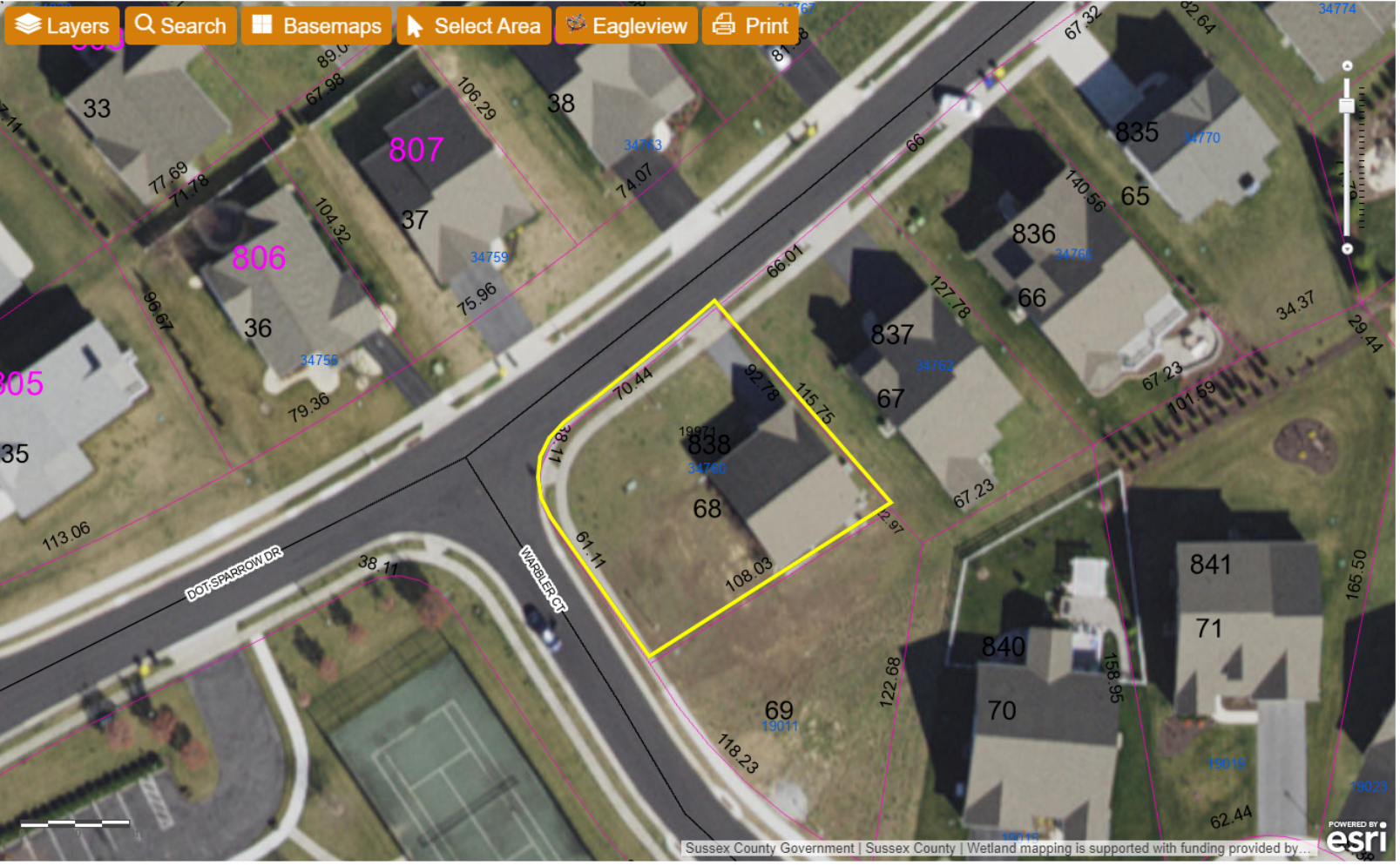
Navigation icons: back, forward, home, search, refresh, zoom in, zoom out

Selected Features (1)

Clear Selected



Layers Search Basemaps Select Area Eagleview Print



Eagleview Search Results

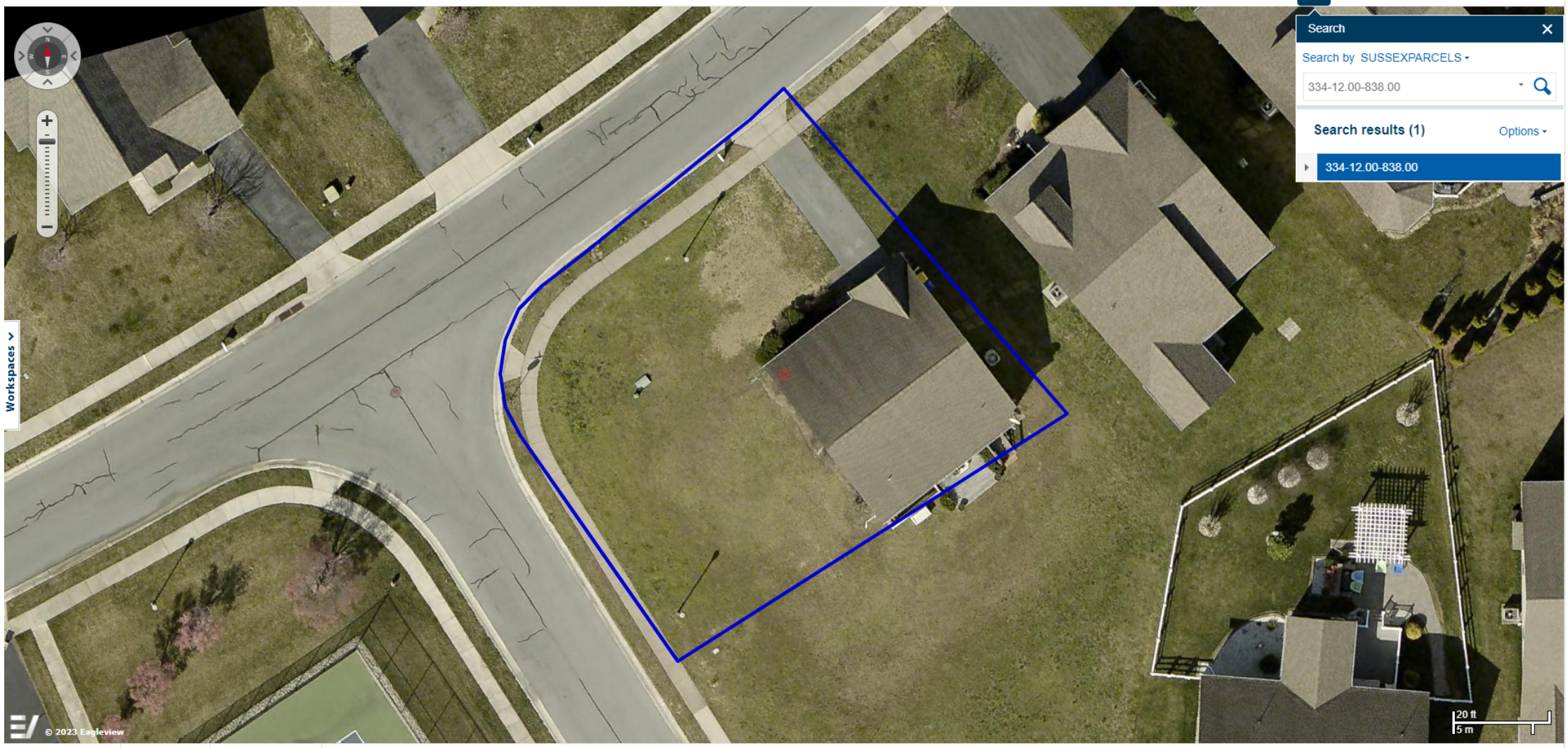
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DESCRIPTION3	
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SCHOOL	
MUNI	00
CAP	0
APRBLDG	44700
APRLAND	6500
PINWASSEMENTUNIT	334-12.00-838.00
PIN	334-12.00-838.00
ZIPCODE	19806

Selected Features (1)

Clear Selected



Search

Search by SUSSEXPARELS ▾

334-12.00-838.00

Search results (1) Options ▾

334-12.00-838.00

Workspaces ▾

BUILDING CODE
REQUIRED **YES 56644**

**BUILDING PERMIT APPLICATION
SUSSEX COUNTY, DELAWARE**

PERMIT NO. **262532**

NEEDS TOWN PERMIT: _____ DENREC # _____ **S&W OK** Div of Rev **SPEC**

Route **SUMMERCREST** (N) (S) (E) (W) Side: **LOT 68** (ft) (miles) (N) (S) (E) (W) of _____

Subdiv. Or TP: _____ Lot No **LOT 68** Section or Block _____

Town _____ Street **WAMBLER COURT**

District No: **334** Map No **12.00** Parcel No **838.00** Manufactured Home #: _____

Frontage: **76** Depth **89 IRR** Acreage: _____

ASSESSMENT

I. TYPE OF IMPROVEMENT
Cost of Improvements **\$ 141,000.00** Stories **2**
New Building **DWELLING** Size **42 X 51**
Addition **ATT GARGAR** Size **12 X 21**
Relocation **LOFT** Size **19 X 20**
A. Structure **UNFINISHED BASEMENT** Size **42 X 38**
Sign **LANDING STEPS TO GRADE** Size **4 X 4**
Remodeling **FRONT PORCH** Size **6 X 5**
Other _____ Size _____

II. INTERIOR
No of Bedrooms **3**
No of Bathrooms **2**
No of Rooms **7**
Basement **UNFINISHED**

VI. FOUNDATION
Pad Brick
Piling Conc Blk
Poured Concrete Slab
Other _____

III. HEATING
Electric Gas
Heat Pump FHA
Air Condition

VII. FIRE PLACE
Yes No
Massonary Metal

IV. EXTERIOR WALLS
Vinyl Wood
Alum Siding Brick
Other _____ Stone

VIII. ROOFING
Built-Up Metal
Asph Shingle
Wood Shingle
Other _____

IV. INTERIOR WALLS
Dry Wall
Paneling
Other _____

IX. FLOORING
Earth Vinyl
Carpet Tile
Concrete Wood
Other _____

ZONING

TYPE OF USE
Existing Use **VACANT**
Proposed Use **DWELLING, ATT GARGAR, LOFT, UNFINISHED BASEMENT, LANDING STEPS TO GRADE, FRONT PORCH**
Single Family _____ Commercial _____ Other _____
Zoning District **MR RP** No of Units _____

SETBACKS
Front Yard **30** Side Yard **10** Rear Yard **10**
Side yard on side street or corner Lot **15 CORNER DOT SPARROW**
From any dwelling or other ownership _____
From any other unit in a mfg home park _____
Cannot occupy more than _____ of total lot area _____
Height **42**
Board of Adjustment Case No. _____
Conditional Use Case No. _____
Approved by Planing and Zoning **SHERRY COLLINS**

FLOOD

Flood Zone **XP335 J**
Elevation Required above mean sea level _____
To be measured to
1. Finished first floor _____
2. Lowest structural member _____
Elevation certification
Breakaway walls
Placement Survey
Height Certification
Venting
ADDITIONAL REQUIREMENTS AND COMMENTS _____

OWNERS IDENTIFICATION

Name **SUMMERSET, ASSOCIATES LLC**
Address **1050 INDUSTRIAL RD STE 1**
City: **MIDDLETOWN** ST **DE** Zip **19709**
On Lands of **STA 82**

Name & Address of recipient of Certificate of Compliance (Builders)

Name _____
Address _____
City _____ State _____ Zip: _____

The owner of this building or land and the undersigned agree to all applicable Federal State and County Regulations and to apply for certificate of Compliance at Completion. This does not imply approval of other Governmental Agencies or Compliance with private deed restrictions

Signature of Applicant Linda Spencer Name Printed Linda Spencer Phone Number 302-470-8538
Permit Fee **\$427.50 + \$352.50 + \$0.00 = \$780.00** Payment Type **CHECK 1390** Date Issued: **8/22/07**

BP FEE + FIRE ST FEE + DISC FEE + VIOL FEE + MAIL FEE + OTHER FEES = TOTAL PERMIT FEE

ZONING AND BUILDING PERMIT will expire one (1) year from date of issue. Permit may be renewed if construction has begun and continued in a normal manner and not discontinued for reasons other than those BEYOND THE PERMIT-HOLDER'S CONTROL. GRADING OR SURFACE-SHAPING OF THE SITE SHALL NOT BE CONSIDERED AS "ACTUAL CONSTRUCTION." PERMIT MUST BE RENEWED PRIOR TO DATE. ASSESSORS AND INSPECTORS RIGHT TO GO ON PREMISES TO ASSESS AND INSPECT PROPERTY: The owner or owners of these premises do hereby consent to the Board of Assessment and Planning and Zoning Agent and Building Code Officials to enter said premises during the construction for which this PERMIT is granted, or within a reasonable time thereafter, for the purpose of assessing and inspecting said property, said consent being given on the signing of this permit. THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL FOR THE REQUIREMENTS OF OTHER GOVERNMENTAL AGENCIES, WHICH MAY PERTAIN TO THIS SITE

AUTHORIZATION FOR BUILDING/PLACEMENT PERMIT ISSUANCE

TO: ASSESSMENT DIVISION

FROM: PLANNING & PERMITS DIVISION

DISTRICT 3-34 MAP 12.00 PARCEL 838 UNIT _____

SUBDIVISION/STREET SUMMER CREST

LOT 68 BLOCK _____

EXISTING USE VACANT

ISSUE A BUILDING / PLACEMENT PERMIT FOR (TYPE OF IMPROVEMENT):
SFD.

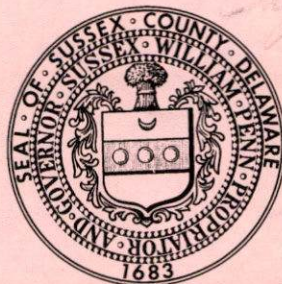
FEES PAID: YES ✓ NO _____ NOT APPLICABLE _____

APPROVED BY: [Signature] DATE: 8/22/07

(WHITE/ASSESSMENT DIVISION)

(GREEN/PROPERTY OWNER)

(YELLOW/ENGINEERING DEPARTMENT)



56644

- SINGLE FAMILY
- COMMERCIAL
- MULTI FAMILY
- MISC

REVIEW RECEIPT NO:

PERMIT NO: _____

334 12. 135.

Summered
504 28231

PLAN REVIEW REPORT

NAME: Summered Properties LLC

ADDRESS: 1050 Industrial Rd. Ste 100

CITY: Middletown STATE: DE ZIP: 19701

DWELLING: 1696 SQUARE FEET DESCRIPTION: 2 story townhouse

ADDITIONS: 344 SQUARE FEET DESCRIPTION: HP garage

ACCESSORY STRUCTURES: 1772 SQUARE FEET DESCRIPTION: main building

THE PLANS SUBMITTED FOR ABOVE PROJECT HAVE BEEN "REVIEWED FOR CODE COMPLIANCE" OF THE INTERNATIONAL BUILDING CODE OR INTERNATIONAL RESIDENTIAL CODE 8-22-07

DATE

PLEASE CONTACT THE FIRST STATE INSPECTION AGENCY AT (302) 856-3517 FOR ALL INSPECTIONS. (FOOTER, FRAMING, INSULATION, AND FINAL).

FEE INCLUDES: PLAN REVIEW & 5 INSPECTIONS (STICK BUILT) 4 INSPECTIONS (MODULAR). ANY ADDITIONAL INSPECTIONS WILL BE CHARGED \$40.00 PER VISIT.

PLAN REVIEW AND INSPECTION FEE: \$ 250.00 DATE: 8/22/07 CLERK: SH
(PAID WHEN PLANS WERE SUBMITTED)

APPROVED BY: [Signature]

*** A 48 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS ***

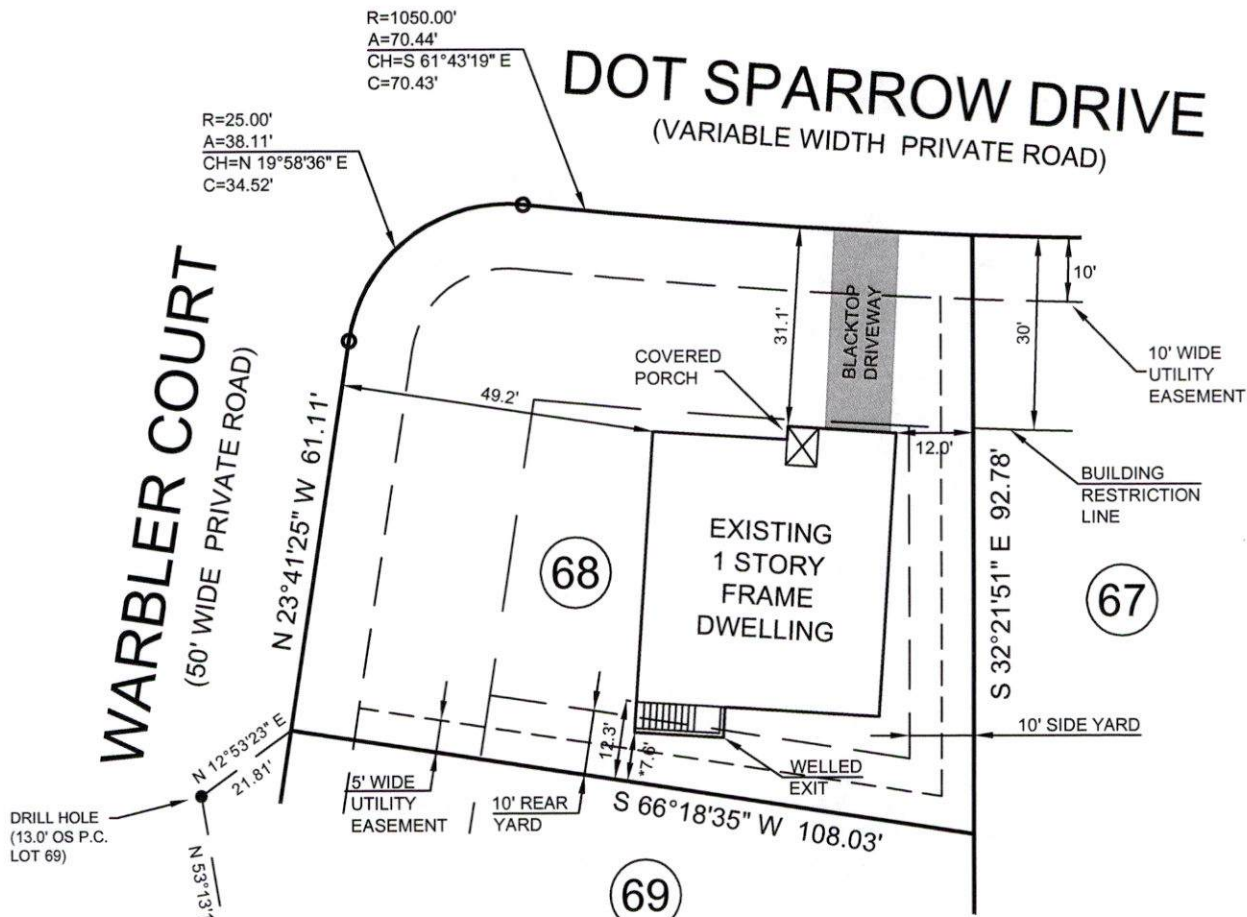
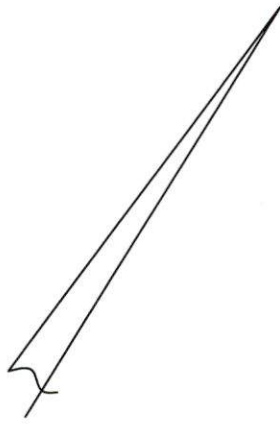
CONTACT PERSON: Linda Spencer PHONE: 302-470-8535

PLEASE PRINT

SIGNATURE: Linda Spencer



262532



*ALLOWABLE PROJECTION UP TO FIVE (5) FEET INTO THE REQUIRED REAR YARD SETBACK

FINAL AS-BUILT PLAN
FOR
LOT 68 - SUMMERCREST
TAX PARCEL NO. 3-34-12.00-838.00
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE
SCALE 1"=30' NOVEMBER 29, 2007

APPROVED *John Johnson*
 Professional Land Surveyor

Karins and Associates
 CONSULTING ENGINEERS
 17 POLLY DRUMMOND CENTER
 SUITE 201
 NEWARK, DE 19711

CERTIFICATE OF COMPLIANCE AND/OR OCCUPANCY

PER

BUILDING CODE DEPARTMENT AND/OR

PLANNING & ZONING DEPARTMENT

SUSSEX COUNTY, DELAWARE

12/27/07



Date of Issue 12/26/07 Expiration Date _____ Tax Map & Parcel 3-31-12-838

(Temporary Permit)

This certifies that the (structure) (premises) described in Permit Number 242532 conforms to and complies with the requirements of the Chapter 52 (Building Code) and Chapter 115 (Zoning Code) for Sussex County, Delaware, and may be occupied as of the above date.

Approved Use FDwelling w/additions

Approved By [Signature]
Building Code Department for
Certificate of Occupancy

Applicant's Name Summerset Associates LLC

Address 1050 Industrial Rd Ste 1

Middletown, DE 19709

Approved By [Signature]
Planning & Zoning Department
for Certificate of Compliance

N/A: Non-Applicable

Summerset Assoc 21

[Signature]
Karina
10/18

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 # 12926
Hearing Date 4-22-2024

RECEIVED

202402855

MAR 01 2024

SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check all applicable)

Variance []
Special Use Exception [x]
Administrative Variance []
Appeal []

Existing Condition []
Proposed []
Code Reference (office use only)

Site Address of Variance/Special Use Exception:

36470 Seaside Outlet Drive Rehoboth Beach DE 19971

Variance/Special Use Exception/Appeal Requested:

Special use exception to conduct temporary tent sale during 4th of July Season. Exact dates to be determined with goal of 6/21 - 7/4. Tent install to be completed 3 days before beginning sales date and removal 3 days after end sales date. Request for 3 year approval

Tax Map #: 334-13.00-325.06

Property Zoning: Commer

Applicant Information

Applicant Name: Alex Mutzabaugh - Keystone Novelties Distributors LLC
Applicant Address: 531 N 4th Street
City Denver State PA Zip: 17517
Applicant Phone #: (717) 390-0844 Applicant e-mail: Amutzabaugh@keystonenovelties.com

Owner Information

Owner Name: Tanger Properties Limited Partnership c/o Tanger Managment LLC
Owner Address: P.O. Box 414225
City Boston State MA Zip: 02241 Purchase Date:
Owner Phone #: (336) 834-6882 Owner e-mail: Stephanie.Weber@tangeroutlets.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

Alex Mutzabaugh

Date: 2/29/24



Sussex County, DE - BOA Application

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.

Sussex County, DE - BOA Application

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.

No - Request is consistent with current Zoning.

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

Temporary Tent for retail sales - up to 14 days for each year leading up to the 4th of July Season.

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

Requesting special approval to hold temporary event for longer than 3 day period currently allowed.

Sussex County, DE - BOA Application

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 relevant Application Fee (please refer to fees effective July 1, 2022)
- 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

 Date: 2/29/24

For office use only:
 Date Submitted: _____ Fee: _____ Check #: _____
 Staff accepting application: _____ Application & Case #: _____
 Location of property: _____

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

ON-SITE AGREEMENT

THIS AGREEMENT is entered into this **February 28, 2024** by and between **Tanger Services, Inc.**, with an address of 3200 Northline Ave., Suite 360, Greensboro, North Carolina 27408 (“Tanger”), and **Keystone Novelties Distributors, LLC** with an address of **531 N 4th Street, Denver, PA 17517** (“Client”); Tanger and Client may hereinafter be referred to as a “Party” or “Parties.”

WHEREAS, Tanger is the property manager for the Tanger Outlet Centers located throughout the United States and Canada.

1. Scope of Agreement. The Client will receive the deliverables for the scope and term of the agreement as detailed in the below chart:

Fireworks Tent Sale - base rent with sales over .

2 year deal that coincides with City required 2 year permit. Tanger reserves the right to relocate location of tent for 2025 if necessary.

Keystone shall use and occupy the area marked on site map for the retail sale and display of state-approved Class C, 1.4G Consumer Fireworks. Keystone to secure all necessary permits and approvals from local jurisdiction and fire marshals ensuring compliance is met. Keystone to secure 24-hour security during activation period. Hours of operation will be between 8am to 11pm depending on dates.

Tent - will be secured during activation. Keystone will wrap storage container with branding. Artwork to be approved by Tanger Mgmt.

At the conclusion of activation Keystone will ensure the area is cleaned,

Contract ID: M-0005118

IN WITNESS WHEREOF, each party hereto warrants and represents that this Agreement has been duly authorized by all necessary corporate action and that this Agreement has been duly executed by and constitutes a valid and binding agreement of that party.

TANGER**Tanger Services Inc.**By: *Jessica Roberts* Name: Jessica Roberts Title: VP, Marketing Partnerships **CLIENT****Keystone Novelties Distributors, LLC**By: *John F. May* Name: John May Title: Managing Director

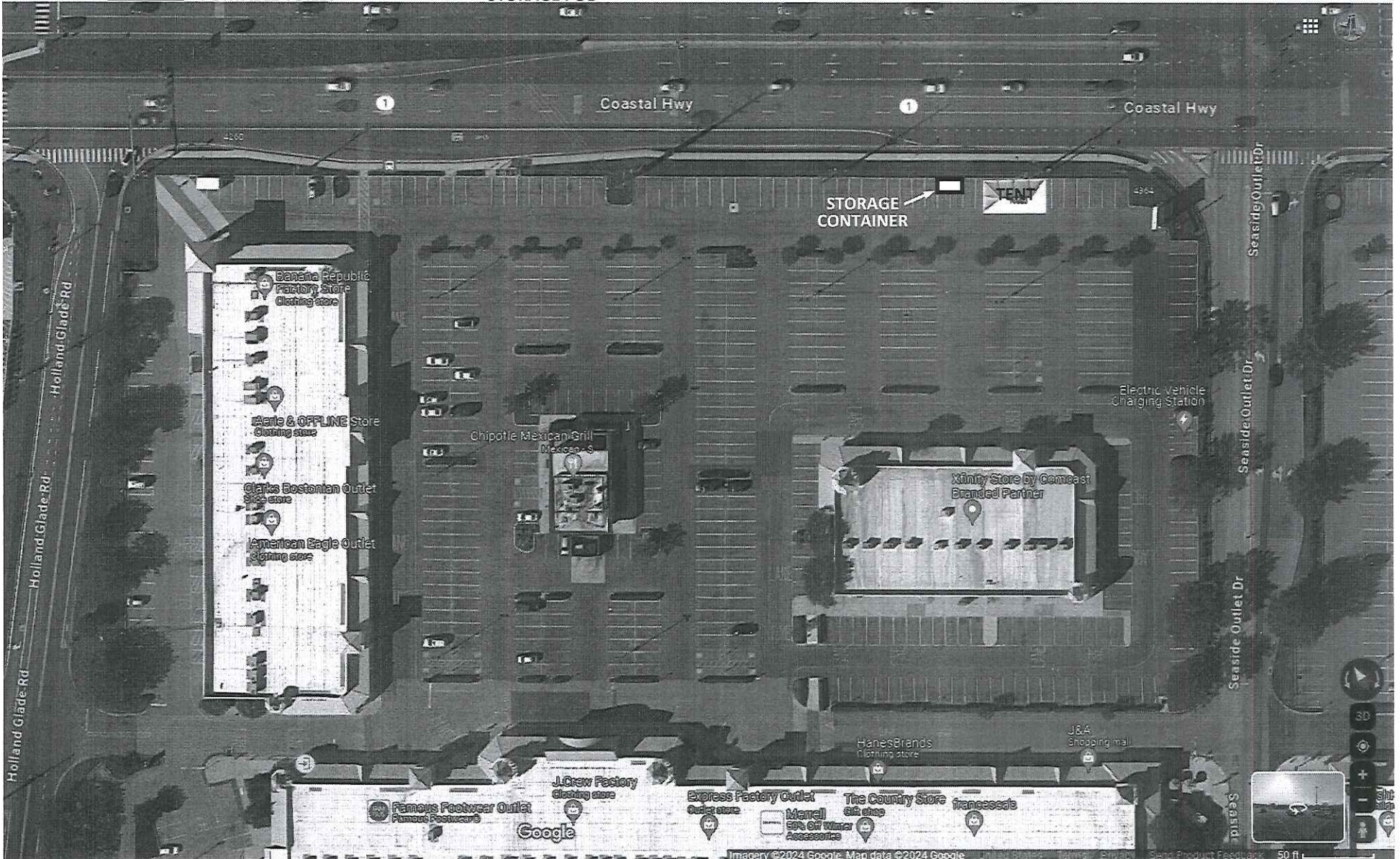
TENT LOCATION PLOT PLAN LAST SAVED JANUARY 31, 2024

- LOCATION NAME: REHOBOTH BEACH DE TANGER
- LOCATION ADDRESS: 36461 SEASIDE OUTLET DR, REHOBOTH BEACH, DE 19971
- NOTES: PARCEL# 334-13.00-325.06 (NEW TENT PLACEMENT FOR 2024)



LEGEND:

TENT (represented by a white rectangle with a black border)
PORTABLE TOILET (represented by a cross symbol)
GENERATOR (represented by a starburst symbol)
STORAGE POD (represented by a white rectangle with a black border)



2024 Beginning Inventory DE

Item	Total Cartons	Total Units	Item	Total Cartons	Total Units
#10 Color Sparkler	1	48	Magic Color Burst (B1G1)	1	48
#20 Gold Sparkler	1	48	Magic Snakes, Pack of 4	1	36
#8 Gold Sparkler	2	96	Mammoth Smoke	1	100
3D Glasses Packs of 75	1	75	Maximum Overload	2	24
Anniversary Celebration S&S	1	8	Mega Monster Finale	2	8
A Real Doozy	1	36	Mini Mystic Sundae	1	18
Badbass	2	24	Morning Glory, 14"	1	360
Big Dog	3	12	Mystic Sundae	1	8
Big Guns	2	16	Open Flower Happy Bird	1	72
Bite Me	1	8	Party Poppers (B1G1)	1	60
Boss Hog	2	8	Prickly Pete (Give Away)	2	24
Chase the Ace / Desert Moon (not in VA) (B1G1)	1	24	Red Riot (B1G1)	2	72
Crackling Balls (Not ordered as of 1/23)	1	96	Silver Star (B1G1)	1	30
Crackling Crystals	1	12	Smoke Balls - Color	1	180
Cuckoo (B1G1)	1	72	Snappers Adult Large	2	288
Dancing Diamonds (Stinger replacement in 2023)	1	60	Snappers (Keystone brand)	1	300
Deck The Sky	2	24	Spaced Out	2	16
Dragon Slayer Sword	1	60	Tanks with Star	1	240
Fans in the Stands	2	12	Tie Dye Surprise (B1G1)	2	72
Fight Like a Girl	2	12	Tomahawk Rocket Fountain	1	144
Fire and Ice	2	8	Turbo	1	30
Flash Frenzy	2	36	Value Pack Fountain	2	24
Flower Power	1	12	Venus Volcano	1	8
Flying Betsy (not in VA)	2	48	Waterfront Celebration	2	36
Freaky Tiki	2	16	We the People	1	24
Gotham City	1	8	Whirlwind 64 packs per location	0.3	57.6
Ground Blooms, Crackling	1	240	Whispering Willow	1	24
Hand Held Snow Cone	1	48	World of Wonders	2	8
HN 90/Floral Fountains (B1G1)	2	144	Wrath of the Beast	2	12
Jack in the Box	1	20	Assortments		
Jumbo Morning Glory	2	96	Crowd Pleaser (CT)	3	36
Jumping Jacks	1	20	Heavyweight Champion	3	18
Killer Bees	1	48	High Voltage	3	9
Lady Liberty Fountain	2	32	Jackpot! (CT)	3	24
Lighthouse	2	24	Larger Than Life	3	6
Lightning Rod Candles	1	96	Mega Monster	3	3
Lil' Big Shot	1	54	Wild Card	3	12
Extras					
5lb Extinguisher			1 Small & 1 Large Sign Holder		
Water Extinguisher			Trays		
8 Baskets			Banners		
2 Pennants			Lowest Prices Sign (w/ holder)		
Paper Bags					
Received By: _____			Tent #: _____		



Keystone Fireworks Tents

Keystone Novelties Distributors, LLC

531 N. 4th Street Denver PA 17517 Email: permits@keystonenovelties.com
 Main Ph. 717-390-0844, Leasing ex.102, Permits ex.103,
 Fax: 717-290-7774

February 22, 2024

Sussex County (DE)
 2 The Circle P.O. Box 589
 Georgetown, DE, 19947

Keystone Novelties is in the process of planning for our annual Fourth of July tent sales. I have included in this package everything that I believe is necessary for the purposes of applying for our permit. Below is an outline of our intended event & supporting documents provided with this submittal.

Location/Hours & Documents:

- **Location of Sale: 36470 Seaside Outlet Dr, Rehoboth Beach, DE 19973**
- **Sale Dates: 6/21/2024 through 7/4/2024**
 - Tent is set a few days prior to opening date and removed by July 10th
 - Hours of Operation: 9am to 9pm Daily, 9am to 10:30pm on the 3rd and 4th
- **Application(s) Included: Zoning Review Hearing**
- **Plot Map Diagram: Showing proposed location of tent on the property**
- **Insurance Certificates: Liability &/or Workers Comp insurance certificates**
- **Fees: Check for \$500.00 to pay for the permit. If no check is included, please provide amount due and instructions for prompt payment.**

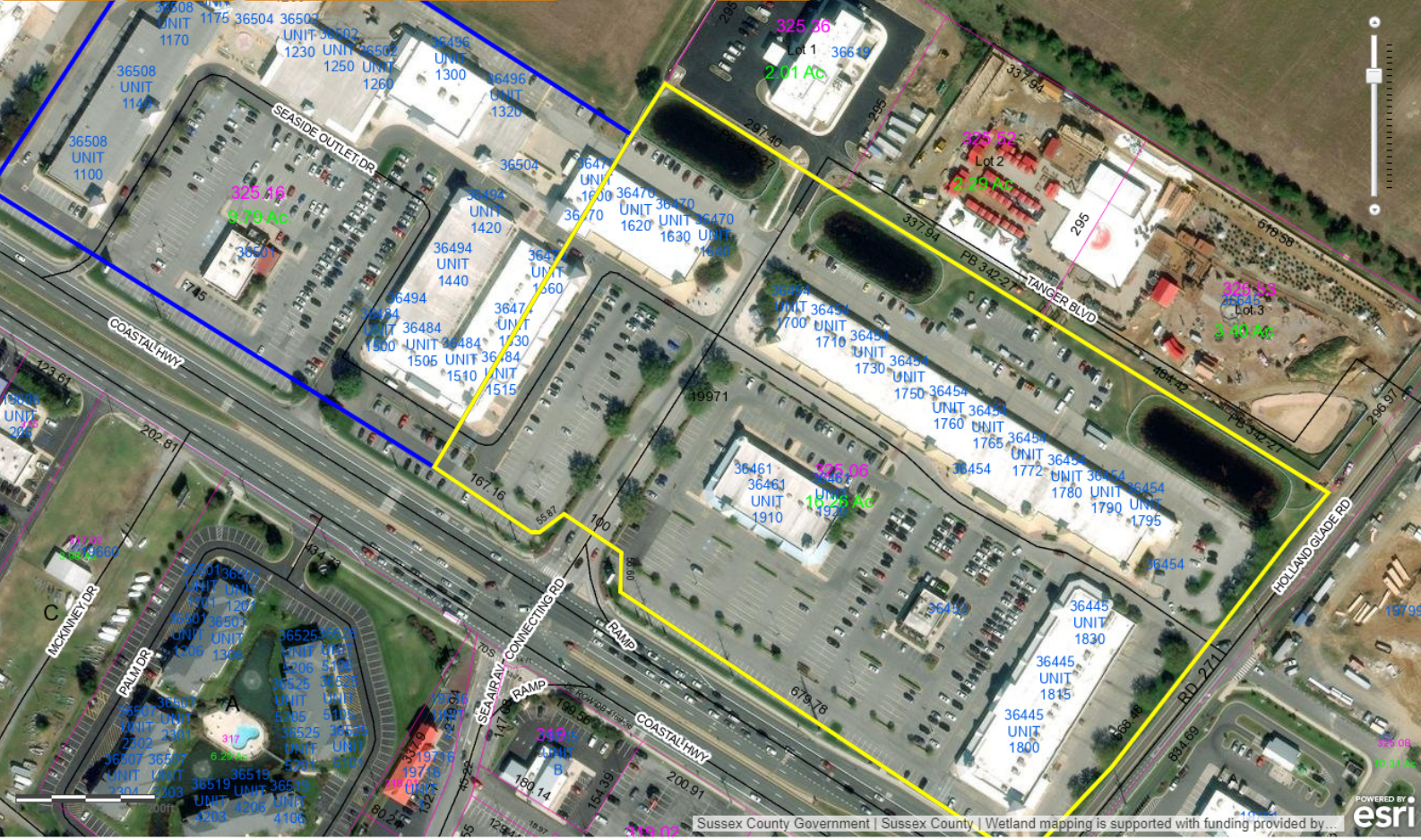
The tent will be put up a few days in advance and removed as soon as possible after July 5th but no later than July 10th. We post "No Smoking" & "Exit" signs at all egress points and always have a fire extinguisher on hand.

Should you have any questions or if anything has changed for this year, please call me at my permit extension or email me at the listed email address (both located in header).

Respectfully,

Alex Mutzabaugh
 Field Operations Manager
 Keystone Novelties Distributors LLC

Layers Search Basemaps Select Area Eagleview Print



Eagleview Search Results

Selected Features: Parcels (2)

1) 334-13.00-325.06 Zoom

BOOK	2931
PAGE	206
FULLNAME	COROC/REHOBOTH III LLC
MAILINGADDRESS	3200 NORTHLINE AVE STE 360
CITY	GREENSBORO
STATE	NC
a_account	10-10-325.6
DESCRIPTION	NW/HOLLAND GLADE RD
LUC	999
MUNI	00
CAP	0
APRBLDG	1527300
APRLAND	325200
PINWASSEMENTUNIT	334-13.00-325.06
PIN	334-13.00-325.06
ZIPCODE	27408
FRONTFOOT	0
DEPTH	0
FIRE	86

2) 334-13.00-325.16 Zoom



Selected Features (2)

Clear Selected

Layers Search Basemaps Select Area Eagleview Print



Eagleview Search Results

Selected Features: Parcels (2)

1) 334-13.00-325.06 Zoom

BOOK	2931
PAGE	206
FULLNAME	COROC/REHOBOTH III LLC
MAILINGADDRESS	3200 NORTHLINE AVE STE 360
CITY	GREENSBORO
STATE	NC
a_account	10-10-325.6
DESCRIPTION	NW/HOLLAND GLADE RD
LUC	999
MUNI	00
CAP	0
APRBLDG	1527300
APRLAND	325200
PINWASSEMENTUNIT	334-13.00-325.06
PIN	334-13.00-325.06
ZIPCODE	27408
FRONTFOOT	0
DEPTH	0
FIRE	86

2) 334-13.00-325.16 Zoom

Navigation icons: back, forward, up, down, search, refresh

Selected Features (2)

Clear Selected





Workspaces

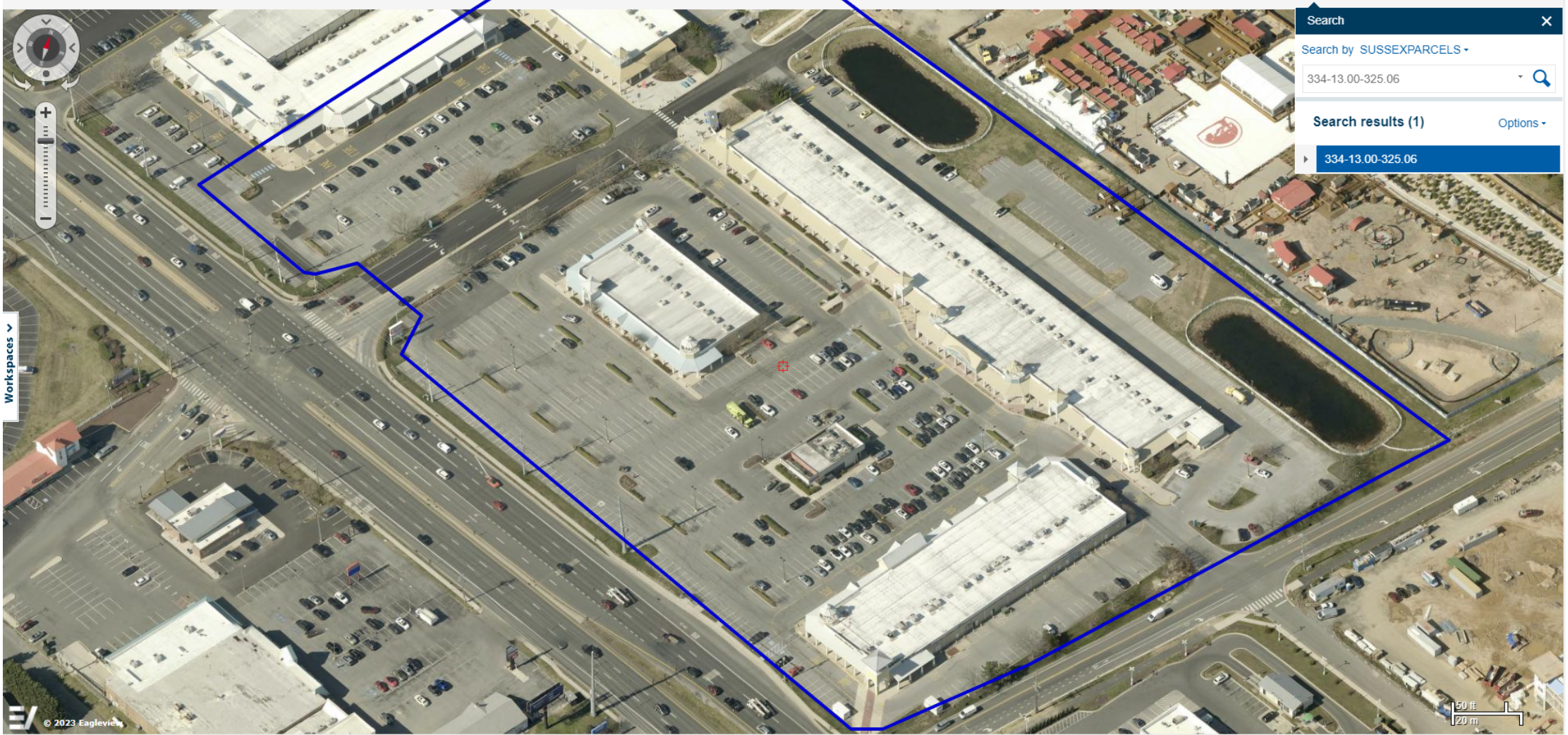
Search [X]

Search by SUSSEXPARCELS

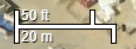
334-13.00-325.06

Search results (1) Options

334-13.00-325.06



© 2023 Eagleview



map: Auto (Oblique) | Dates: Latest | image 2 of 11 | 03/06/2023



Case # 12927
Hearing Date 4-22-2024 202402857

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

RECEIVED

MAR 01 2024

**SUSSEX COUNTY
PLANNING & ZONING**

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:

20689 Sussex Hwy Seaford DE 19973

Variance/Special Use Exception/Appeal Requested:

Special use exception to conduct temporary tent sale during 4th of July Season. Exact dates to be determined with goal of 6/21 - 7/4. Tent install to be completed 3 days before beginning sales date and removal 3 days after end sales date. Request for 3 year approval

Tax Map #: 331-2.00-18.15 Property Zoning:

Applicant Information

Applicant Name: Alex Mutzabaugh - Keystone Novelties Distributors LLC
Applicant Address: 531 N 4th Street
City Denver State PA Zip: 17517
Applicant Phone #: (717) 390-0844 Applicant e-mail: Amutzabaugh@keystonenovelties.com

Owner Information

Owner Name: DEStorage.com Seaford LLC
Owner Address: PO Box 139
City Seaford State DE Zip: 19973 Purchase Date:
Owner Phone #: (302) 381-8669 Owner e-mail: cody@bartons.pro

Agent/Attorney Information

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

Signature of Owner/Agent/Attorney

Alex Mutzabaugh

Date: 2/29/24



Sussex County, DE - BOA Application

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.

Sussex County, DE - BOA Application

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.

No - Request is consistent with current Zoning.

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

Temporary Tent for retail sales - up to 14 days for each year leading up to the 4th of July Season.

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

Requesting special approval to hold temporary event for longer than 3 day period currently allowed.

Sussex County, DE - BOA Application

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 relevant Application Fee (please refer to fees effective July 1, 2022)
- 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.

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**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

 Date: 2/29/24

For office use only:

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

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



Keystone Fireworks Tents

Keystone Novelties Distributors, LLC

531 N. 4th Street Denver PA 17517 : Email: Info@keystonenovelties.com

Main Ph. 717-390-0844, Leasing ex.102, Fax: 717-290-7774

THIS AGREEMENT IS MADE BETWEEN, Barton's Rental (Lessor), and Keystone Novelties Distributors, LLC (Lessee), for the purpose of allowing the retail sale of approved fireworks at the premises (Location):

Location Address/Property Description:
20689 Sussex Hwy, Seaford, DE, 19973

Location: SEAFORD DE BARTON'S RENTAL & SUPPLY

Municipality: Sussex County (DE)

Lessor Agrees to the following terms and conditions:

- Lessor represents that the parking lot or commonly occupied Location listed above is owned and/or controlled by the Lessor and that the Lessor grants Lessee the exclusive right to operate a retail fireworks tent or outlet at the property. The space shall be used exclusively for the tent and associated equipment required to execute the sale, including but not limited to a 20-foot storage container, portable toilet & at least one parking space dedicated to the tent clerk on the premises during the term of this Agreement. The Lessor agrees to the placement of the tent and related equipment as detailed in the Tent Placement Addendum.
- The term of this Agreement shall include the 2024 - 2026 July 4th holiday period(s). The tent and related equipment shall be placed no sooner than June 17th and removed no later than July 11th each year the lease is in effect. The dates for the sale will not exceed: June 21st through July 4th of each year this agreement is in effect.
- Following the initial term, the Lessor hereby grants the Lessee First Rights of Refusal to match any offer to lease the location for fireworks sales during the forthcoming renewal year.
- Lessor will have the right to void this lease if the above Location is sold or developed for any purpose other than the sale of fireworks or other seasonal merchandise by providing 45 days advanced written notice prior to cancelation.
- Lessee requests the following additional operational elements to support the tent sale. If agreed, please initial as indicated:
 - Lessor agrees to allow a 28 ft PUP trailer (Backhaul trailer) placed on property: No *CS* (initials)
 - Lessor agrees to allow access to electric if exterior access already exists: Yes *CS* (initials)

In return, Lessee agrees to the following terms and conditions:

- Lessee shall pay to Lessor the amount of _____ by check, yearly starting on June 20th, 2024, until lease is concluded per item (#2) of Lessor section above or voided per the terms in items (#4 & 5).
- Lessee shall provide a current certificate of insurance, proving liability coverage in force at time of occupancy. All entities/individuals listed below will be included as additional insured on Lessee's policy. Insurance coverage will be in an amount not less than \$1,000,000.00.
- Lessee guarantees that the premises will be returned to their original condition including the patching of any stake holes and removal of all trash and supplies.
- This lease agreement shall be assignable by Lessee and is contingent upon Lessee securing any local and state permits or licenses that may be required. If the sale of fireworks is prohibited by public authority or if required permits or licenses cannot be obtained prior to the commencement of the selling season, then this agreement is terminated with all monies returned promptly. If the local municipality having jurisdiction over this outlet limits the sale of fireworks, then this lease agreement is subject to revision or termination by the Lessee.
- Lessee shall have the right to void this agreement up to 45 days prior to the commencement of the selling period each year.

LESSOR INFORMATION (Payee & Mail To):

Pay to: Barton's Rental
20689 Sussex Hwy
Seaford DE 19973
Contact: Cody Shields
Ph: 302-628-6838 Email: cody@bartons.pro

Signature: Cody Shields
Cody Shields (Feb. 14, 2024 18:58 EST)

Email: cody@bartons.pro

02/14/24

ADDITIONAL INSURED INFORMATION

Barton's Rental
20689 Sussex Hwy
Seaford DE 19973
Cody Shield
Ph: 302-628-6838 Email: cody@bartons.pro

Elizabeth Jaragos
Keystone Novelties Distributors, LLC Date 02/14/24

\$125 LL Cert \$75 LL Cert \$50 LL Cert \$150 + \$125 each year Cert None

TENT LOCATION PLOT PLAN LAST SAVED FEBRUARY 14, 2024

Location Name: SEAFORD DE BARTONS SUPPLY

LEGEND:

- LOCATION ADDRESS: 20689 SUSSEX HWY SEAFORD DE 19973
- NOTES: PROPOSED 30' X 40' OR 20' X 40'



2024 Beginning Inventory DE

Item	Total Cartons	Total Units	Item	Total Cartons	Total Units
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Crackling Crystals	1	12	Smoke Balls - Color	1	180
Cuckoo (B1G1)	1	72	Snappers Adult Large	2	288
Dancing Diamonds (Stinger replacement in 2023)	1	60	Snappers (Keystone brand)	1	300
Deck The Sky	2	24	Spaced Out	2	16
Dragon Slayer Sword	1	60	Tanks with Star	1	240
Fans in the Stands	2	12	Tie Dye Surprise (B1G1)	2	72
Fight Like a Girl	2	12	Tomahawk Rocket Fountain	1	144
Fire and Ice	2	8	Turbo	1	30
Flash Frenzy	2	36	Value Pack Fountain	2	24
Flower Power	1	12	Venus Volcano	1	8
Flying Betsy (not in VA)	2	48	Waterfront Celebration	2	36
Freaky Tiki	2	16	We the People	1	24
Gotham City	1	8	Whirlwind 64 packs per location	0.3	57.6
Ground Blooms, Crackling	1	240	Whispering Willow	1	24
Hand Held Snow Cone	1	48	World of Wonders	2	8
HN 90/Floral Fountains (B1G1)	2	144	Wrath of the Beast	2	12
Jack in the Box	1	20	Assortments		
Jumbo Morning Glory	2	96	Crowd Pleaser (CT)	3	36
Jumping Jacks	1	20	Heavyweight Champion	3	18
Killer Bees	1	48	High Voltage	3	9
Lady Liberty Fountain	2	32	Jackpot! (CT)	3	24
Lighthouse	2	24	Larger Than Life	3	6
Lightning Rod Candles	1	96	Mega Monster	3	3
Lil' Big Shot	1	54	Wild Card	3	12
Extras					
5lb Extinguisher			1 Small & 1 Large Sign Holder		
Water Extinguisher			Trays		
8 Baskets			Banners		
2 Pennants			Lowest Prices Sign (w/ holder)		
Paper Bags					
Received By: _____			Tent #: _____		



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/2/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acisure, LLC dba Britton Gallagher & Associates One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED Keystone Novelties Distributors LLC 531 N. 4th Street Denver PA 17517	INSURER A : Everest Indemnity Insurance Co. NAIC # 10851	
	INSURER B : Everest Denali Insurance Company 16044	
	INSURER C : Axis Surplus Ins Company 26620	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 688897581 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC	Y	Y	SI8GL02280-231	12/31/2023	12/31/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS	Y	Y	SI8CA00024-231	12/31/2023	12/31/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	P-001-000241749-05	12/31/2023	12/31/2024	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
 Group Code: 17603

CERTIFICATE HOLDER	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



Keystone Fireworks Tents

Keystone Novelties Distributors, LLC

531 N. 4th Street Denver PA 17517 Email: permits@keystonenovelties.com
Main Ph. 717-390-0844, Leasing ex.102, Permits ex.103,
Fax: 717-290-7774

February 22, 2024

Sussex County (DE)
2 The Circle P.O. Box 589
Georgetown, DE, 19947

Keystone Novelties is in the process of planning for our annual Fourth of July tent sales. I have included in this package everything that I believe is necessary for the purposes of applying for our permit. Below is an outline of our intended event & supporting documents provided with this submittal.

Location/Hours & Documents:

- **Location of Sale: 20689 Sussex Hwy, Seaford, DE 19973**
- **Sale Dates: 6/21/2024 through 7/4/2024**
 - Tent is set a few days prior to opening date and removed by July 10th
 - Hours of Operation: 9am to 9pm Daily, 9am to 10:30pm on the 3rd and 4th
- **Application(s) Included: Zoning Review Hearing**
- **Plot Map Diagram: Showing proposed location of tent on the property**
- **Insurance Certificates: Liability &/or Workers Comp insurance certificates**
- **Fees: Check for \$500.00 to pay for the permit. If no check is included, please provide amount due and instructions for prompt payment.**

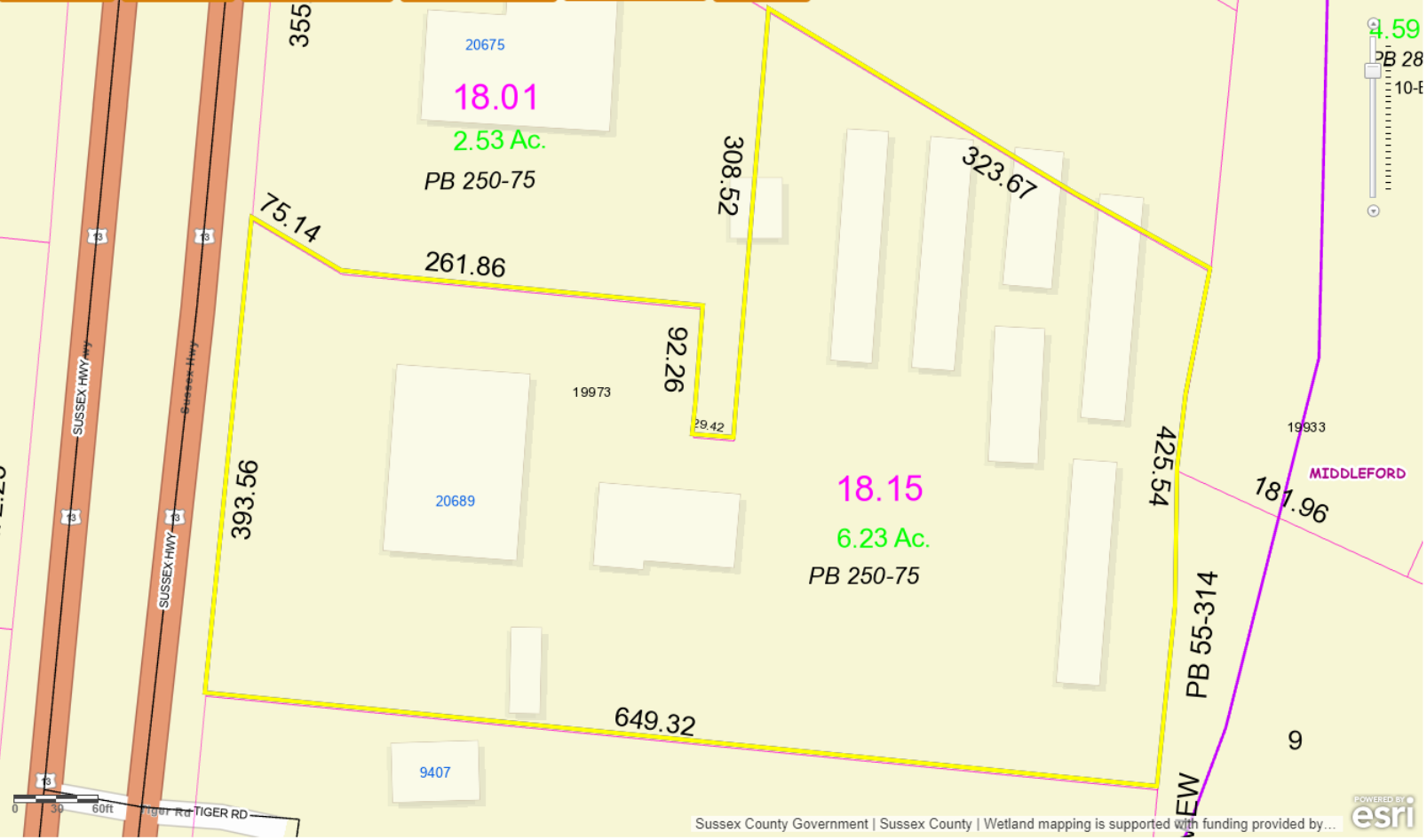
The tent will be put up a few days in advance and removed as soon as possible after July 5th but no later than July 10th. We post "No Smoking" & "Exit" signs at all egress points and always have a fire extinguisher on hand.

Should you have any questions or if anything has changed for this year, please call me at my permit extension or email me at the listed email address (both located in header).

Respectfully,

Alex Mutzabaugh
Field Operations Manager
Keystone Novelties Distributors LLC

Layers Search Basemaps Select Area Eagleview Print



Eagleview Search Results

Selected Features: Parcels (1)

1) 331-2.00-18.15 Zoom

BOOK	4916
PAGE	298
FULLNAME	DESTORAGE.COM SEAFORD LLC
Second_Owner_Name	%DONNA MARCHIANI
MAILINGADDRESS	PO BOX 139
CITY	ROCKLAND
STATE	DE
a_account	
DESCRIPTION	S/CANNON RD
DESCRIPTION2	E/SUSSEX HWY
DESCRIPTION3	
LUC	999
SCHOOL	
MUNI	00
CAP	0
APRBLDG	308400
APRLAND	31200
PINWASSEMENTUNIT	331-2.00-18.15
PIN	331-2.00-18.15

Selected Features (1)

Clear Selected



Workspaces ▾

© 2023 EagleView



Search [X]

Search by SUSSEXPARELS ▾

331-2.00-18.15 [Q]

Search results (1) Options ▾

- ▶ 331-2.00-18.15

map: Auto (Ortho) ▾ Dates: Latest ▾ < image 1 of 3 > 03/05/2023

150 ft
20 m

Case # 12930
Hearing Date 4-22-2024
202402853

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

RECEIVED

MAR 01 2024

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)

SUSSEX COUNTY
PLANNING & ZONING

Site Address of Variance/Special Use Exception:

31022 Poplar Avenue

Variance/Special Use Exception/Appeal Requested:

12.6' front yard setback requirement

Tax Map #: 233-5.00-259.00

Property Zoning: GR

Applicant Information

Applicant Name: Dennis Egbert
Applicant Address: 3700.5 Caronsback Rd
City Selbyville State De Zip: 19975
Applicant Phone #: 717-654-8975 Applicant e-mail: bt@dennis.egbert@gmail.com

Owner Information

Owner Name: Cynthia A Stinger Thomas Z Blackiston
Owner Address: 31022 Poplar Avenue
City Millsboro State De Zip: 19966 Purchase Date: 2/17/21
Owner Phone #: 302-344-3448 Owner e-mail: cstinger19@live.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

Cynthia A Stinger

Date: 3/1/24



Sussex County, DE - BOA Application

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.

odd shape lot that's not level @ the driveway. Pool with foundation is obstructing where shed could go. Sand mound system in the way of shed. In-ground propane tank is in the way. Backyard full of trees

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.

unique factors of property

3. Not created by the applicant:

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

House, septic, well, existing shed in backyard and tree in backyard were already there when I purchased house

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.

Similar structure throughout the community

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.

12-13 ton of Reagravel & 2x6 treated foundation border

Sussex County, DE - BOA Application

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 relevant Application Fee (please refer to fees effective July 1, 2022)
- 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

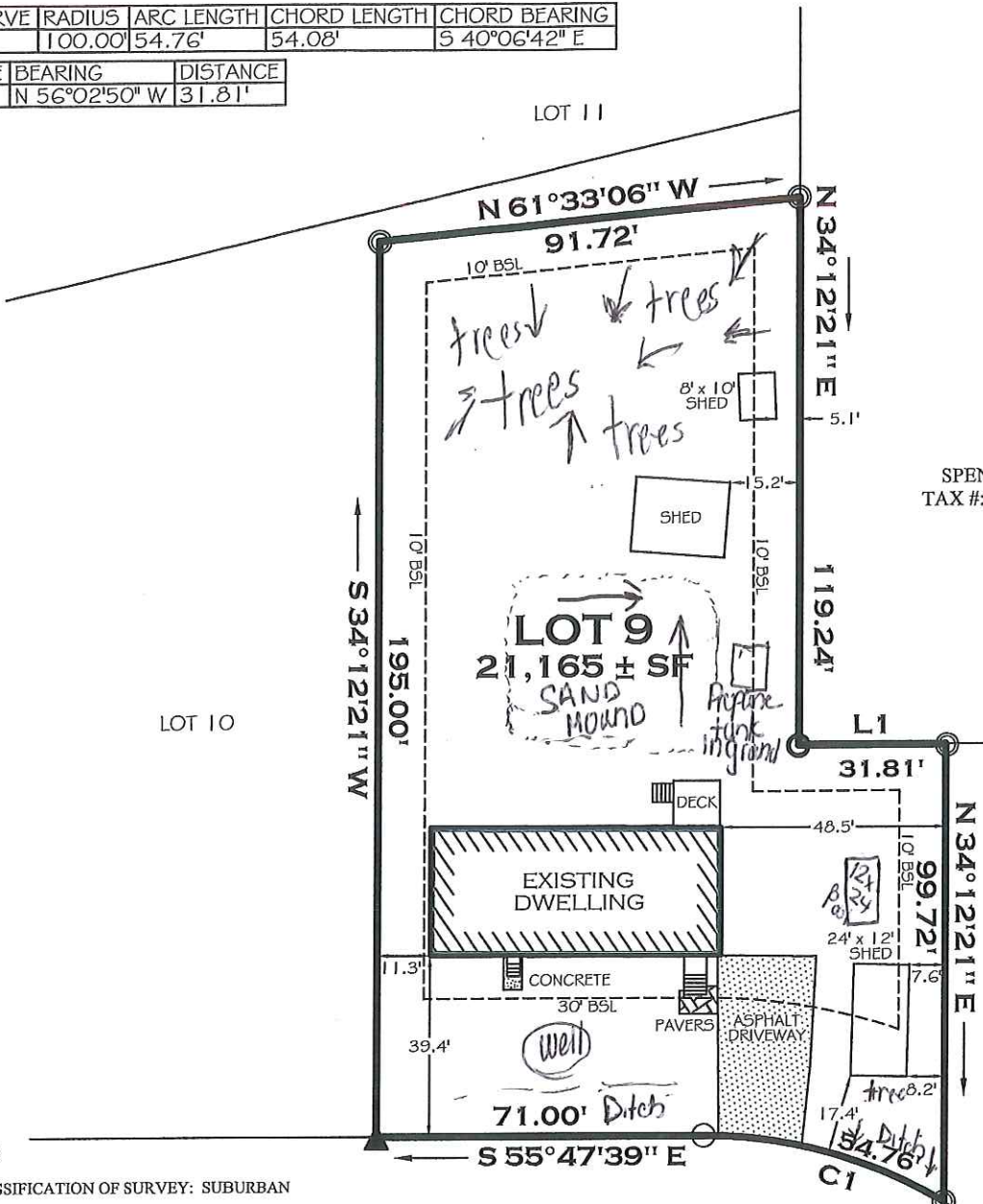
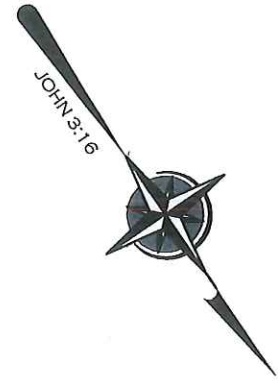
Cynthia J. Egbert Date: 3/11/24

For office use only:
 Date Submitted: _____ Fee: _____ Check #: _____
 Staff accepting application: _____ Application & Case #: _____
 Location of property: _____
 Subdivision: _____ Lot#: _____ Block#: _____
 Date of Hearing: _____ Decision of Board: _____

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	54.76'	54.08'	S 40°06'42" E

LINE	BEARING	DISTANCE
L1	N 56°02'50" W	31.81'



N / F
SPENCER T. MURRAY
TAX #: 2 - 33 - 5.00 - 286.00

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 2.23.24

NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN
2. ZONE: GR
3. BUILDING SETBACK LINES (BSL)
FRONT 30'
SIDE 10'
REAR 10'

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. ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TEN (10) FOOT DRAINAGE AND/OR UTILITY EASEMENT. EASEMENTS ALONG PERIMETER BOUNDARIES SHALL BE TEN (10) FOOT IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.

5. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, BASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

**POPLAR AVENUE
50' RIGHT OF WAY**

LEGEND	
○	IRON PIPE FOUND
⊙	IRON PIPE W/ CAP FOUND
▲	PK NAIL FOUND
○	UNMARKED POINT

TAX MAP	2-33 - 5.00 - 259.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	DAGSBORO
TOWN	---
AREA	21,165 ± SQ. FT.
DEED REF.	5419 / 183
PLAT REF.	32 / 284
DRAWN BY	JMH
DATE	02 / 23 / 2024
SCALE	1" = 40'
SURVEY #	DE - 07309

**BOUNDARY SURVEY
PLAN**

**LOT 9
KERSEY'S EVERGREEN ACRES**

FOR
**THOMAS A. BLACKISTON
& CYNTHIA A. STINGER**

31022 POPLAR AVENUE, MILLSBORO, DE 19966

TRUE NORTH



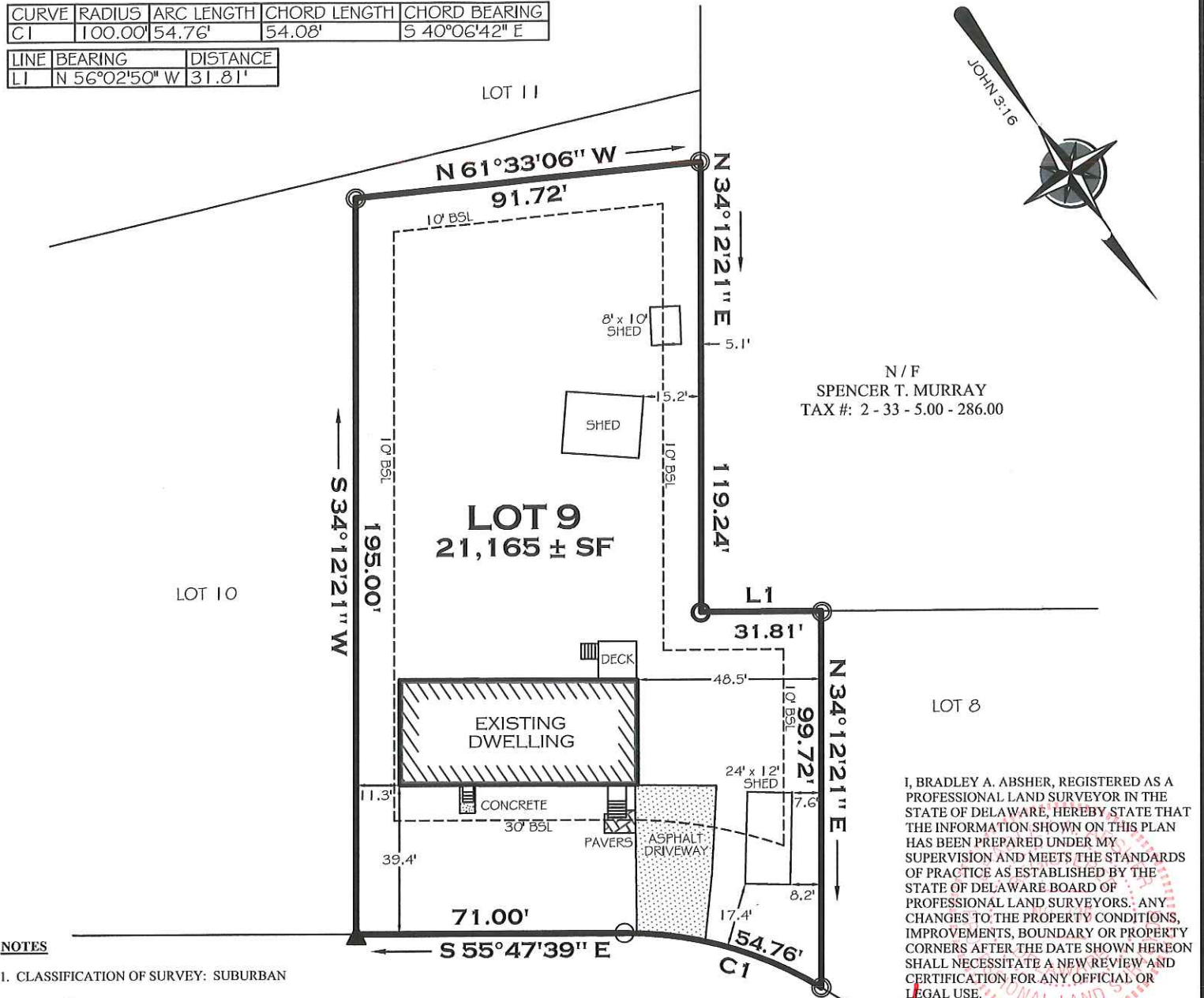
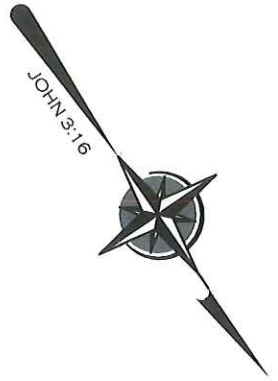
LAND SURVEYING

35322 BAYARD ROAD
FRANKFORD, DE 19945
302-539-2488

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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LINE	BEARING	DISTANCE
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Bradley A. Absher
BRADLEY A. ABSHER, DE PLS # 735
DATE 2.23.24

**POPLAR AVENUE
50' RIGHT OF WAY**

TAX MAP	2-33 - 5.00 - 259.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	DAGSBORO
TOWN	---
AREA	21,165 ± SQ. FT.
DEED REF.	5419 / 183
PLAT REF.	32 / 284
DRAWN BY	JMH
DATE	02 / 23 / 2024
SCALE	1" = 40'
SURVEY #	DE - 07309

**BOUNDARY SURVEY
PLAN**

**LOT 9
KERSEY'S EVERGREEN ACRES**

FOR
**THOMAS A. BLACKISTON
& CYNTHIA A. STINGER**

31022 POPLAR AVENUE, MILLSBORO, DE 19966

LEGEND

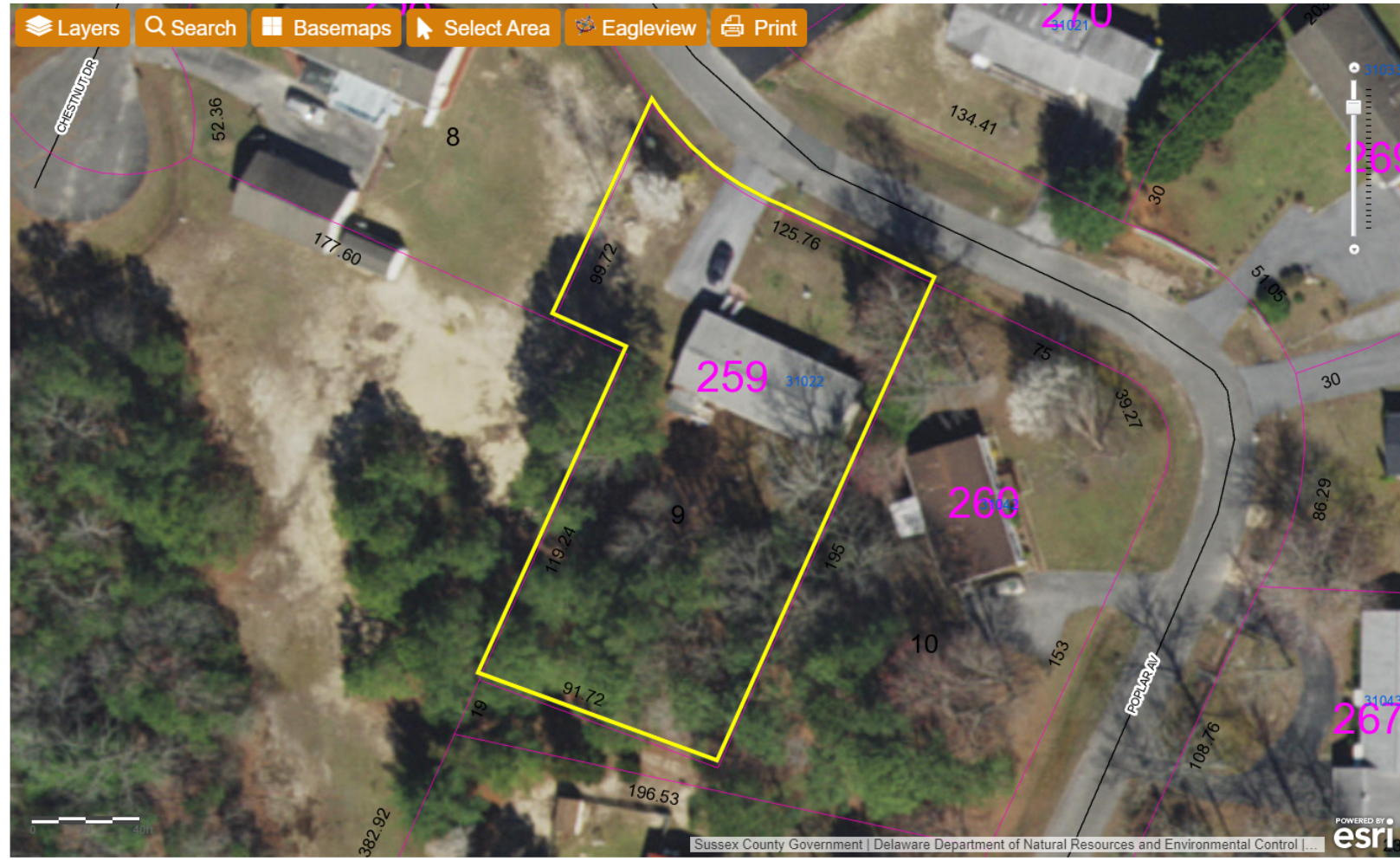
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- ⊖ IRON PIPE W/ CAP FOUND
- ▲ PK NAIL FOUND
- UNMARKED POINT

TRUE NORTH



LAND SURVEYING

35322 BAYARD ROAD
FRANKFORD, DE 19945
302 - 539 - 2488



Eagleview Search Results

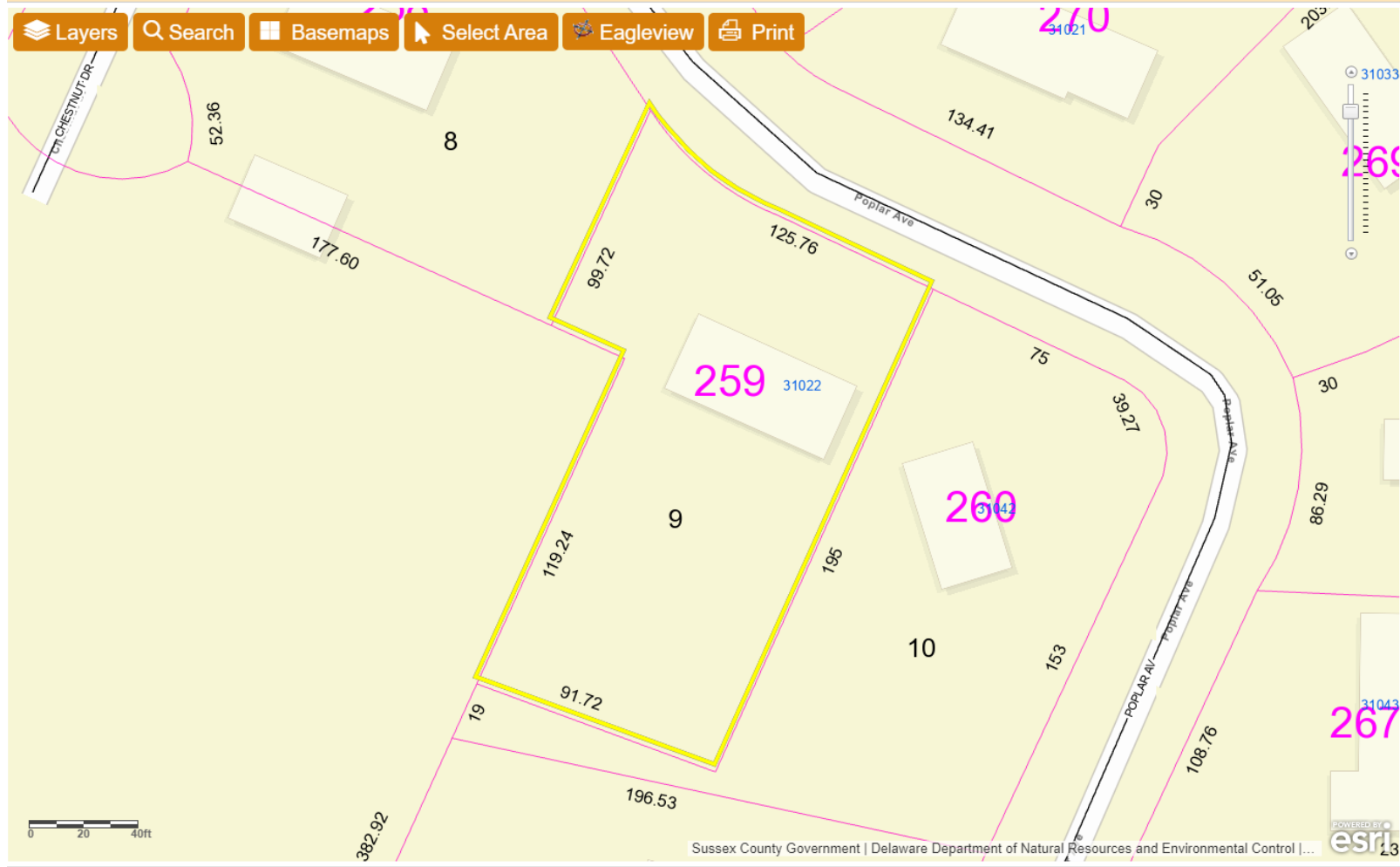
Selected Features: Parcels (1)

▼ 1) 233-5.00-259.00 Zoom

BOOK	5419
PAGE	183
FULLNAME	STINGER CYNTHIA A
Second_Owner_Name	THOMAS Z BLACKISTON
MAILINGADDRESS	31022 POPLAR AVE
CITY	MILLSBORO
STATE	DE
a_account	
DESCRIPTION	EVERGREEN ACRES
DESCRIPTION2	LOT 9
DESCRIPTION3	CT47025
LUC	999
SCHOOL	
MUNI	00
CAP	2
APRBLDG	25600
APRLAND	6000
PINWASSEMENTUNIT	233-5.00-259.00
PIN	233-5.00-259.00
ZIPCODE	19966

Selected Features (1)

Clear Selected



Eagleview Search Results

Selected Features: Parcels (1)

▼ 1) 233-5.00-259.00 Zoom

BOOK	5419
PAGE	183
FULLNAME	STINGER CYNTHIAA
Second_Owner_Name	THOMAS Z BLACKISTON
MAILINGADDRESS	31022 POPLAR AVE
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SCHOOL	
MUNI	00
CAP	2
APRBLDG	25600
APRLAND	6000
PINWASSEMENTUNIT	233-5.00-259.00
PIN	233-5.00-259.00
ZIPCODE	19966

Selected Features (1)
Clear Selected



Search

Search by SUSSEXPARELS -

233-5.00-259.00

Search results (1) Options -

233-5.00-259.00

Workspaces

© 2023 Eagleview

50 ft
10 m

map: Auto (Ortho) | Dates: Latest | < image 1 of 6 > | 03/06/2023

Map navigation icons: Full Screen, Layers, Home, etc.

1



New Shed that we are asking
for a variance for

(2)



side yard to right is New shed
left is pool

(3)



Sand mound Inbetween house & Backyard shed.

off to the left near fence is the sand mound pipes etc.

(4)



Shed in back yard
Sand mound right in front
of shed

5



Back yard shed

6



Backyard Sheds and buried propane tank

7



Buried propane tank

⑧



Wooded backyard behind Big shed
& little blue shed
flooded

9



Bucke wooded area
Flooded

10



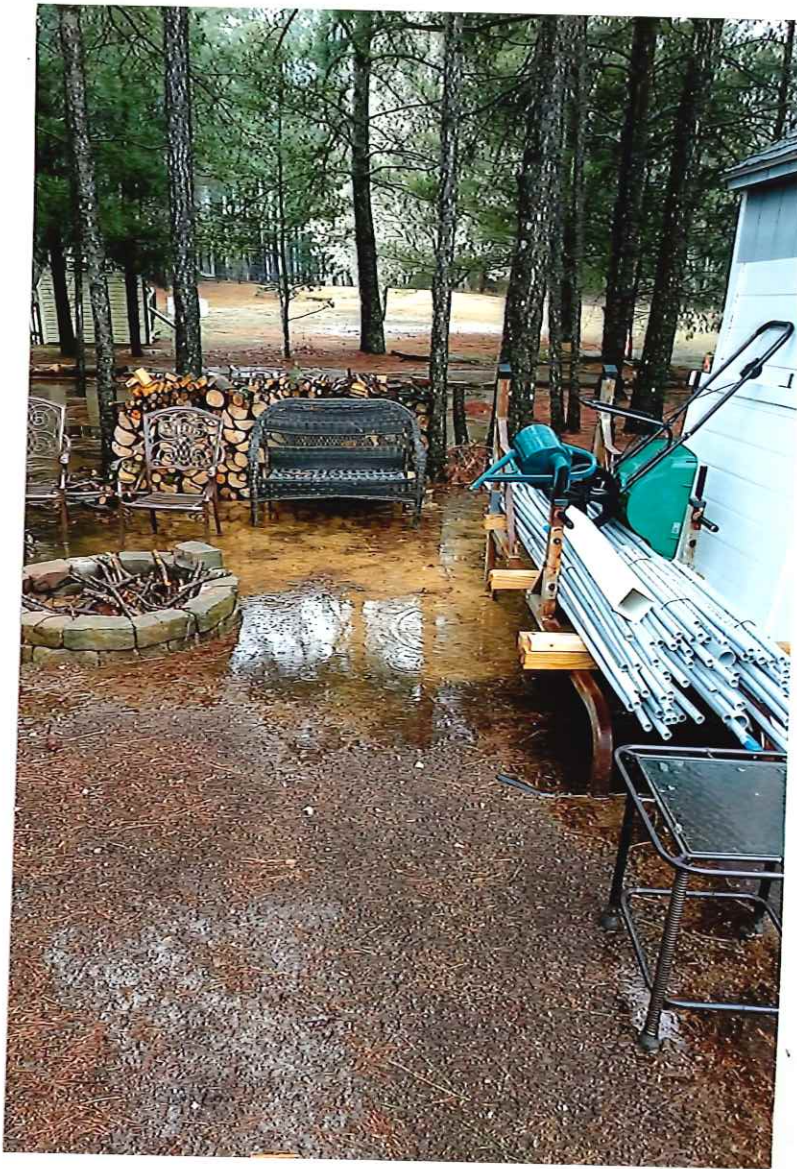
Wooded area of yard
flooded

11



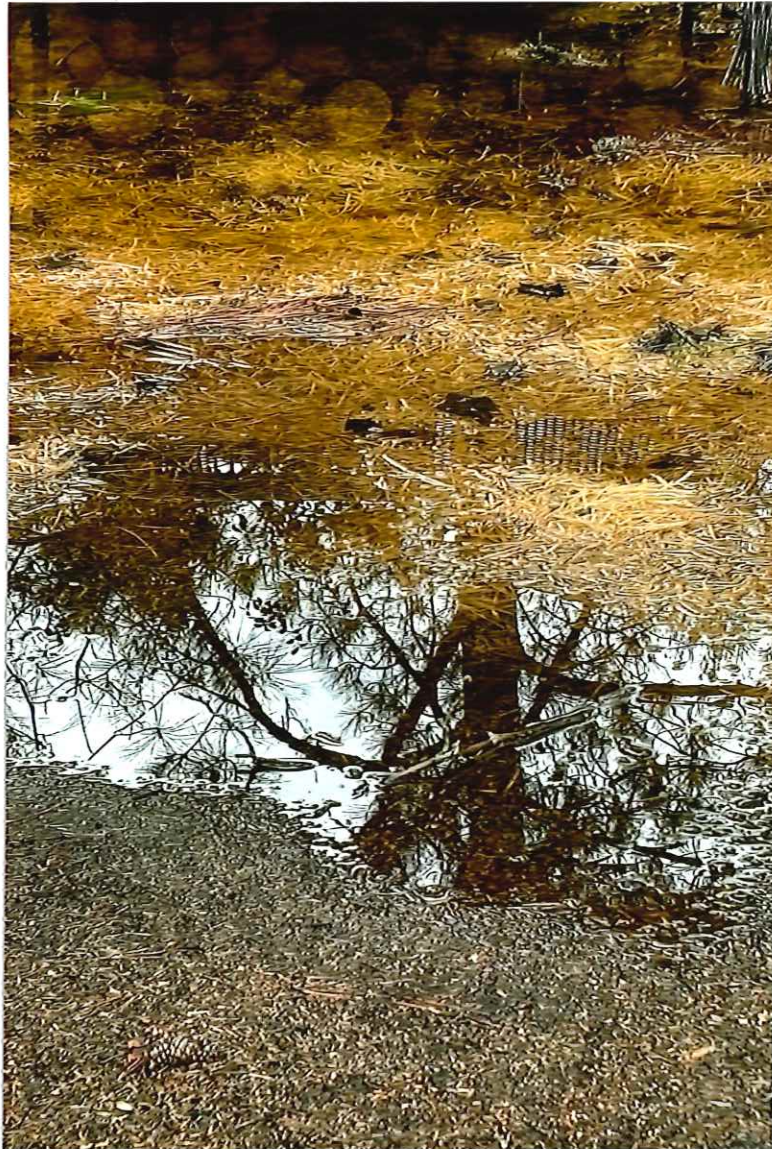
Back wooded area behind Big sheet of
fire pit

(12)



Yard Wooded area behind backyard
shed flooded and to the left
of Blue shed

13



Flooded Back near fire pit

14



Property line
shed is
50ft away
from property
line

Flooded area in Blue shed

15



flooded area near little blue shed

16



Little blue shed Woods
and flooded

17



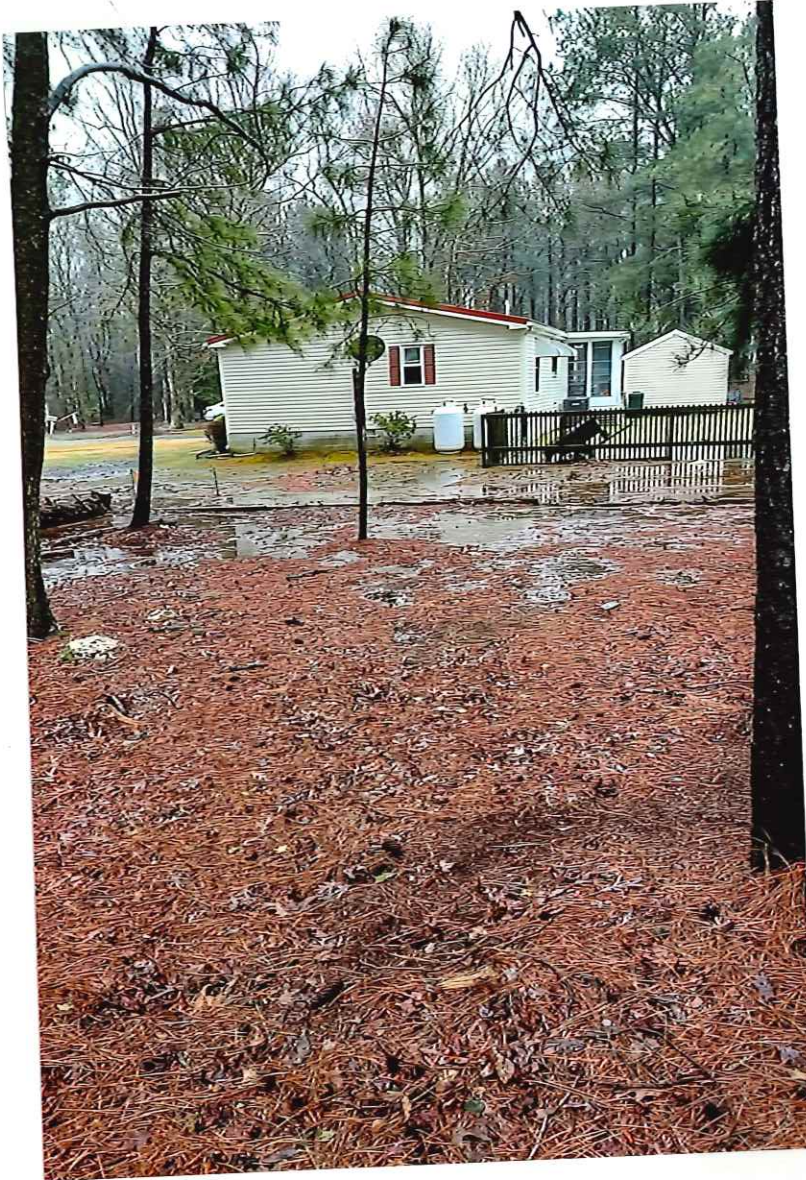
left side of backyard shed & tree's

18



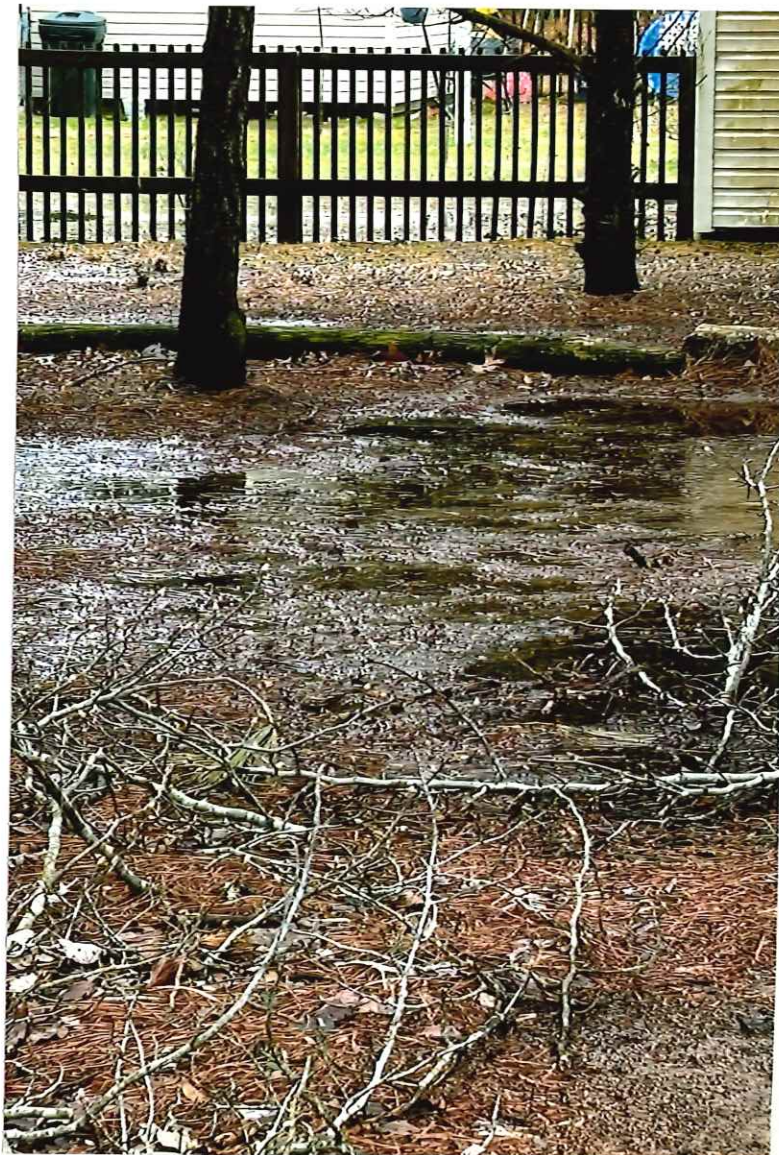
Back wooded yard flooded

19



Back wooded area left corner
flooded

20



Bare wooded area
flooded

Harmon's General Maintenance

Tear down & removal of shed in
back

Estimate: \$3000.⁰⁰

Clarks Trees

Six trees removed

\$3,200.⁰⁰

Sharp Prepure

Five ground tanks dug up and
moved

\$1,800.⁰⁰ est.



Account Number 2060838 Quote Date 1/30/24
 Customer Name Egbert Sales Person _____
 Email _____ Phone Number _____
 Customer Phone Number _____

Service Address 31022 Poplar Ave Billing Address _____
Millsboro _____

Line Item / Stock ID	Description	Total Charge
Removal of Tank		
45 ft Main line 3/4" CSST		
2 120 s 6 Blocks		
1st & 2nd Stage Regulators		
2 pipe		\$1890

Instructions / Comments Remove Lg Tank Set 2-120 s
on left side of House 9 block Run New Main
line to connect under House

Tank Set	\$ _____
Appliance	\$ _____
Installation	\$ _____
Tax	\$ _____
Total Estimate	\$ _____
Total Due	\$ _____

Amount Received \$ _____ X [Signature] _____
 Company Representative Date 1/30/24

All material is to be as specified. Any alteration or deviations, including but not limited to any previous existing conditions, from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. The services provided under this agreement will be performed by either a designated contractor, or by Sharp Energy, Inc. All agreements are contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Worker's Compensation Insurance. This proposal will expire 30 days after the quote date. The Buyer hereby acknowledges receipt of a copy of this agreement and accepts the final quoted price. There will be a 25 % re-stocking fee for special orders.

Signature _____ Date of Acceptance _____

THIS DOCUMENT IS A PROPOSAL. THIS IS NOT A BILL