

**BOARD OF ADJUSTMENT**

KEVIN E. CARSON  
LAUREN ROWAN  
JOHN WILLIAMSON



**Sussex County**

DELAWARE  
sussexcountyde.gov  
(302) 855-7878

**AGENDA**

**July 7, 2025**

**6:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Approval of Agenda**

**Additional Business**

**Board of Adjustment Annual Reorganization**

**Case No. 13064 – State of Delaware; Division of Fish & Wildlife**

seek a special use exception for a rifle and pistol range. (Section 115-23(A), 115-25, and 115-210 of the Sussex County Zoning Code). The property is located on the east side of Hunters Cove Road approximately 683 ft. south of Owens Road. 911 Address: 12613 Hunters Cove Road, Greenwood. Zoning District: AR-1. Tax Map: 430-9.00-19.00

**Public Hearings**

**Case No. 13087 – Sea Air Village**

seeks variances from the separation distance re-quirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located southeast of Atlantic Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 20059 Delaware Avenue, Lot J65, Re-hoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3209

**Case No. 13088 – Sea Air Village**

seeks variances from the separation distance re-quirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located southeast of Atlantic Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 20057 Delaware Avenue, Lot F89, Re-hoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3163

**Case No. 13089 – Sea Air Village**

**seeks variances from the separation distance re-quirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located southeast of Atlantic Avenue within the Sea Air Village Manufactured Home Park. 911 Address: 36270 Edge Avenue, Lot N51, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-13.00-310.00-3228**

**Case No. 13091 – Brian Quier**

**seeks a variance from the rear yard setback require-ments for a proposed structure. (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the west side of River Bend Drive and the East Side of Koszy Lane approximately 100 ft. to the north of Thorogoods Road. 911 Address: 105 River Bend Drive, Dagsboro. Zoning District: AR-1. Tax Map: 233-5.00-41.01**

**Case No. 13092 – Barbara Faculjak**

**seeks variances from the front and corner front yard setback for existing structures and from the maximum fence height within the front yard and corner front yard setback requirement for an existing structure (Section 115-34, 115-182, 115-184 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Rogers Avenue and south side of Coastal Highway. 911 Ad-dress: 20961 Rogers Avenue, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-51.00**

\*\*\*\*\*

**MEETING DETAILS-**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 30, 2025. 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://sussexcountye.gov/council-chamber-broadcast>

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

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountye.gov](mailto:pandz@sussexcountye.gov). All comments are encouraged to be submitted by 4:30 P.M. on July 3, 2025.

####





**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 # 13064  
Hearing Date 5-5-25  
202502927

**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:**12613 Hunters Cove Road, Greenwood, DE 19950**Variance/Special Use Exception/Appeal Requested:**

To allow the property to continue to be used as a public shooting facility including expanding the shooting range to include a rifle/pistol range.

Tax Map #: 430-9.00-19.00Property Zoning: AR-1**Applicant Information**Applicant Name: Craig RhoadsApplicant Address: 89 Kings HighwayCity DoverState DEZip: 19901Applicant Phone #: (302) 739-9912Applicant e-mail: craig.rhoads@delaware.gov**Owner Information**Owner Name: State of Delaware; Division of Fish & WildlifeOwner Address: 89 Kings HighwayCity DoverState DEZip: 19901Purchase Date: 11/4/13Owner Phone #: (302) 739-9912Owner e-mail: craig.rhoads@delaware.gov**Agent/Attorney Information**

Agent/Attorney Name: \_\_\_\_\_

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

City \_\_\_\_\_

State \_\_\_\_\_

Zip: \_\_\_\_\_

Agent/Attorney Phone #: \_\_\_\_\_

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

**Signature of Owner/Agent/Attorney**Date: 3/4/25

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.

This property has been actively utilized as a public shooting range for over 25 years so continuing this use will not adversely affect adjacent and neighboring properties. The proposed rifle/pistol range construction will be done to completely contain and prevent any projectiles from being able to leave the range and will be operated during the same hours as the existing range so should not have any additional adverse affect to neighboring properties.

---

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)

Sussex County Code requires this Special Use Exception to be renewed and approved every 5 years.

---

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

---

## 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
- ☐ • 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: 3/4/2025

For office use only:

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

Fee: \$400.00 Check #: \_\_\_\_\_

Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_

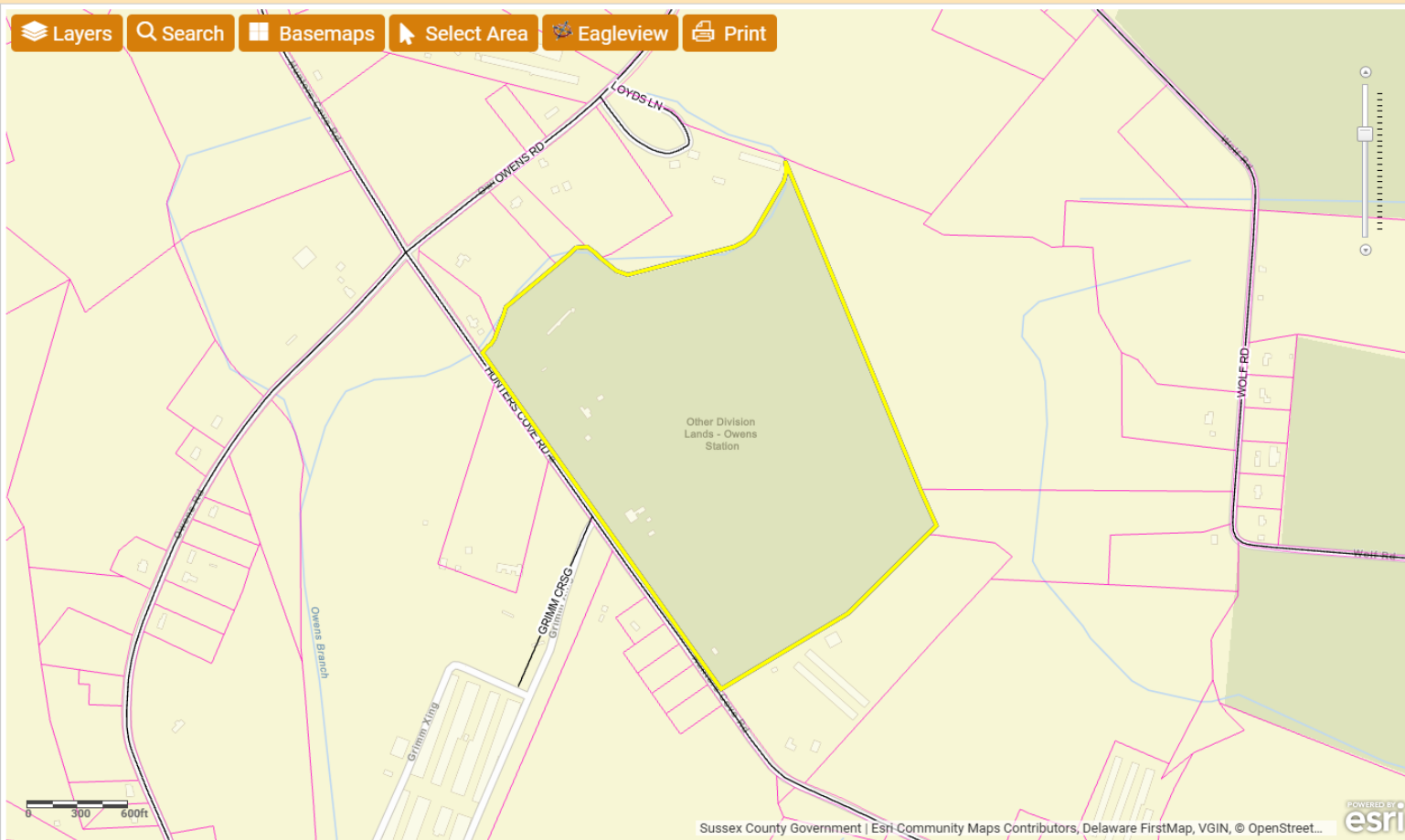
Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Lot#: \_\_\_\_\_ Block#: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Decision of Board: \_\_\_\_\_



Eagleview Search Results [×](#)

Selected Features: [Parcels \(2\)](#)

▼ 1) 430-9.00-19.00 [Zoom](#)

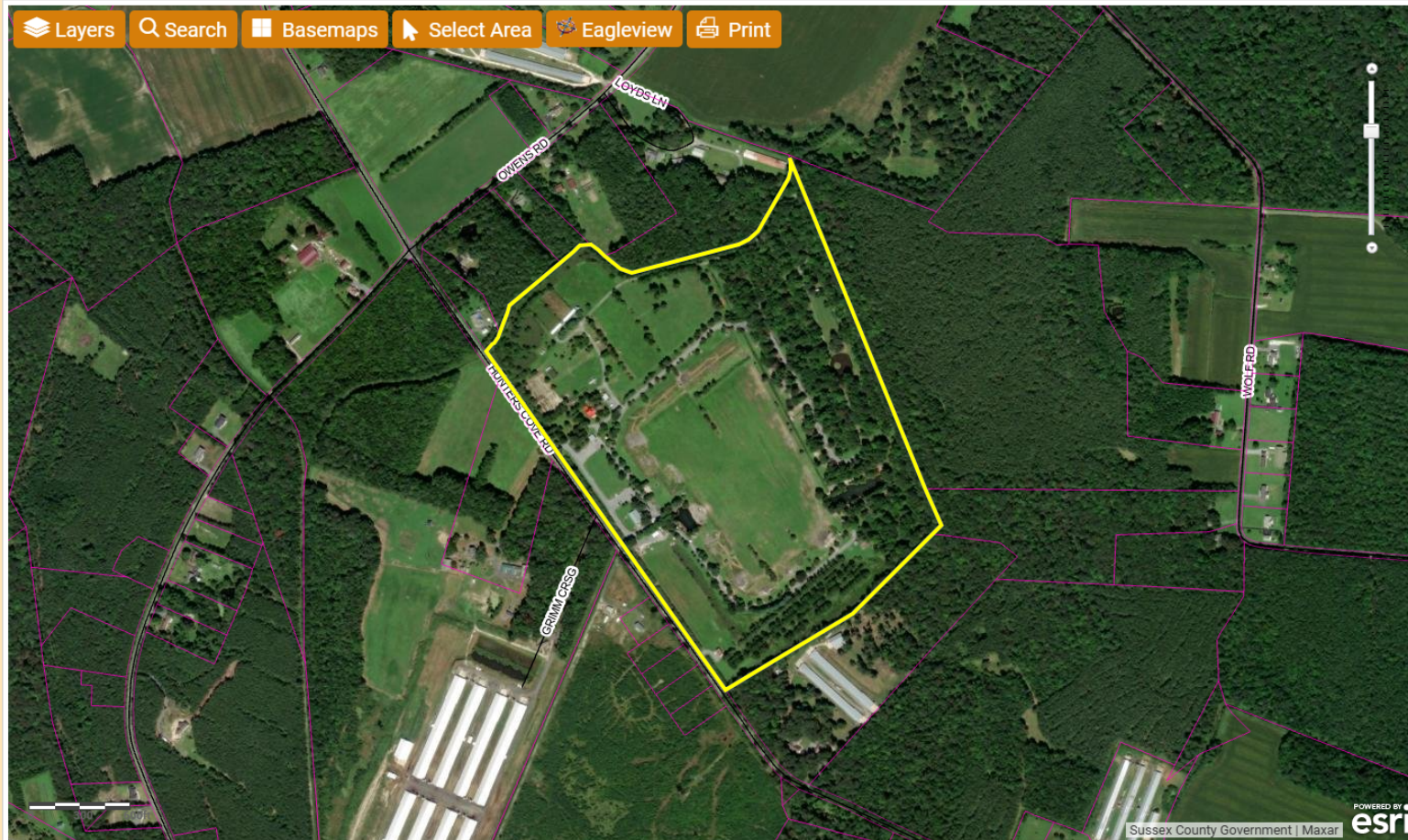
BOOK	4192
PAGE	234
FULLNAME	STATE OF DELAWARE DEPT OF NATURAL RESOU
Second_Owner_Name	& ENVIRNMENTAL CONTROL
MAILINGADDRESS	DIVISION OF FISH & WILDLIFE
CITY	DOVER
STATE	DE
a_account	
DESCRIPTION	NE/RD 602
DESCRIPTION2	73P'SE/RT 611
DESCRIPTION3	FX
LUC	803
SCHOOL	5
MUNI	00
CAP	0
APRBLDG	484600
APRLAND	528400

► 2) 430-9.00-19.00-43883 [Zoom](#)

Selected Features (2)

[Clear Selected](#)





Eagleview Search Results

Selected Features: Parcels (2)

1) 430-9.00-19.00 [Zoom](#)

BOOK	4192
PAGE	234
FULLNAME	STATE OF DELAWARE DEPT OF NATURAL RESOU
Second_Owner_Name	& ENVIRNMENTAL CONTROL
MAILINGADDRESS	DIVISION OF FISH & WILDLIFE
CITY	DOVER
STATE	DE
a_account	
DESCRIPTION	NE/RD 602
DESCRIPTION2	73P/SE/RT 611
DESCRIPTION3	FX
LUC	803
SCHOOL	5
MUNI	00
CAP	0
APRBLDG	484600
APRLAND	528400

2) 430-9.00-19.00-43883 [Zoom](#)

Selected Features (2)

[Clear Selected](#)





Workspaces ▼





Case # 13087  
Hearing Date 7-7-2025  
202506109

# Board of Adjustment Application Sussex County, Delaware

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

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

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☐

Code Reference (office use only)

## Site Address of Variance/Special Use Exception:

20059 Delaware Ave (J65), Rehoboth Beach, DE 19971

## Variance/Special Use Exception/Appeal Requested:

Where the 1)proposed dwelling is 14.4' from the neighboring stairs and 2)16.7' from the neighboring dwelling on site J67. 3)Where the proposed AC is 13.8' from the neighboring dwelling on J67.4)Where the proposed home is 9' and 5)proposed shed is 12.9' from the neighboring shed on lot A80.6)Where the proposed shed is 6.8' from neighboring shed on lot J63.7)Where the proposed stairs are 16.5' from the neighboring home on lot J63 and 8) 12.1' from the neighboring AC on lot J63.

Tax Map #: 334-13.00-310.00-3209

Property Zoning: AR-X 1

## Applicant Information

Applicant Name: Sea Air Village

Applicant Address: 19837 Sea Air Ave

City Rehoboth Beach State DE Zip: 19971

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

## Owner Information

Owner Name: Sea Breeze LP DBA Sea Air Village

Owner Address: 19837 Sea Air Ave

City Rehoboth Beach State DE Zip: 19971 Purchase Date:

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

## Agent/Attorney Information

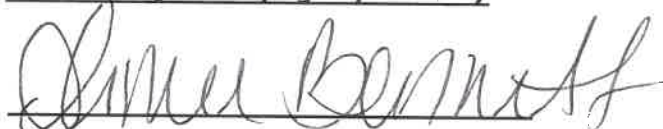
Agent/Attorney Name: Aimee Bennett (Agent)

Agent/Attorney Address: 19837 Sea Air Ave

City Rehoboth Beach State DE Zip: 19971

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

## Signature of Owner/Agent/Attorney



Date: 4/11/25



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

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

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

**1. Uniqueness of property:**

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

See Attached

---

**2. Cannot otherwise be developed:**

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

See Attached

---

**3. Not created by the applicant:**

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

See Attached

---

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

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

See Attached

---

**5. Minimum variance:**

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

See Attached

## 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: 4/11/25

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: \_\_\_\_\_

1. Uniqueness of the property:

- That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to the circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.
- 1-8 The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1950's and 1960's prior to the current county requirements for separation distances. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community, but I am still unable to place on the lot with the required setbacks. The new home placement will reduce the width of the structure on the lot as the prior unit had an attached addition. It will also allow the stairs and shed to be moved within the current allowable lot setbacks. The narrow width of the lot and the previous build out of the surrounding adjacent lots makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood while maintaining compliance with Sussex County's current Zoning Code.

2. Cannot otherwise be developed:

- That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- 1-8: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property, without said variance the property cannot be developed. The previous home could not be reasonably repaired without significant expense.

3. Not created by the applicant:

- That such exceptional practical difficulty has not been created by the appellant.
- 1-8: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighboring homes. In this instance the neighboring unit to the left encroaches the lot setback and the AC encumbers the current lot by at least a few feet. It appears impossible for a home to be placed on the property without violating the separation distance requirements. As noted previously, the new

“replacement home” will correct some of the previous separation distance issues by increasing the distance between units, yet a variance is still needed for placement. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.

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

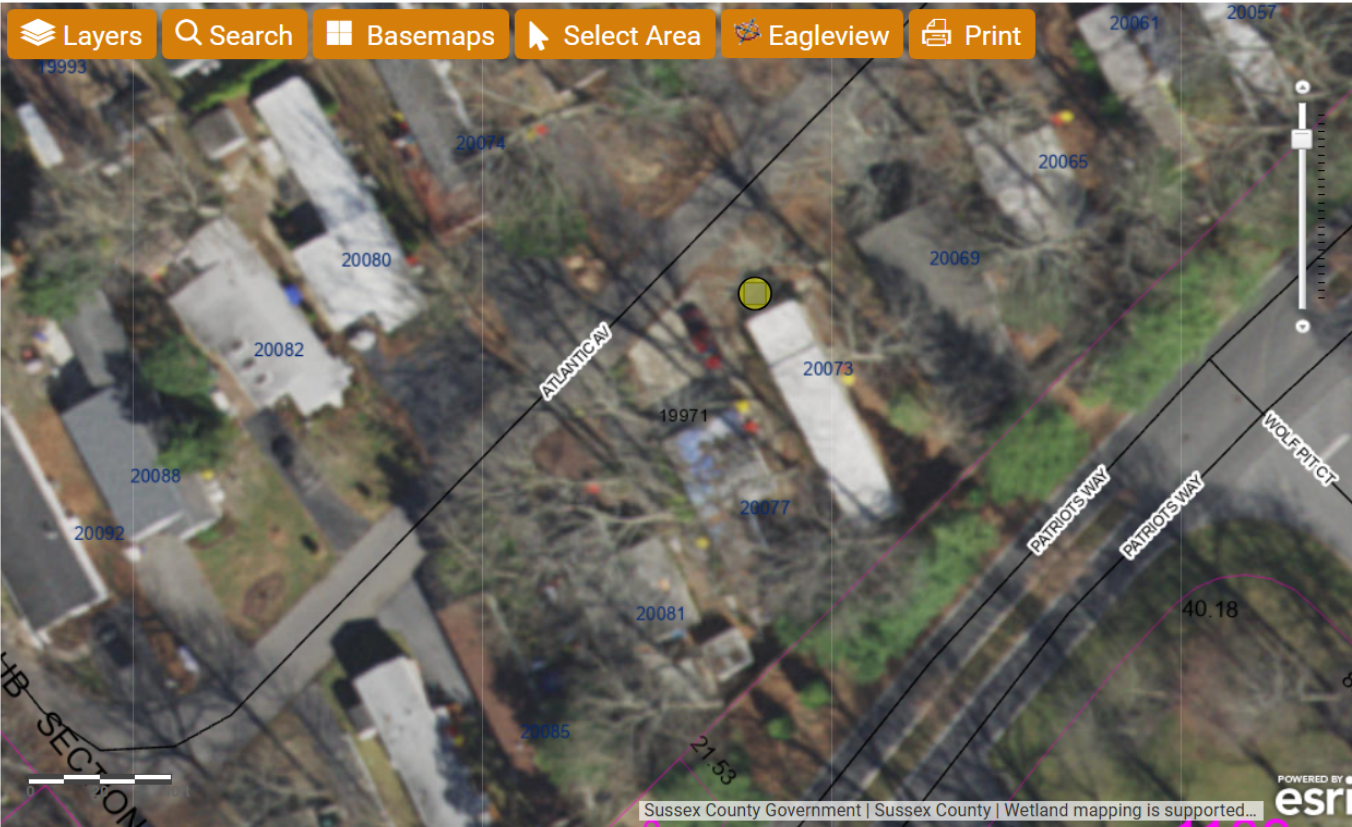
- That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.
- 1-8: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to the community & to modernize the homes within the community which will subsequently add value and improve the characteristics of the community/neighborhood.

5. Minimum Variance:

- That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
- 1-8: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible of the regulations at issue. The home is the narrowest currently available, reduces the width of the structures on the lot and minimizes the need for variance on the property.







Eagleview Search Results

Selected Features: Addresses (1)

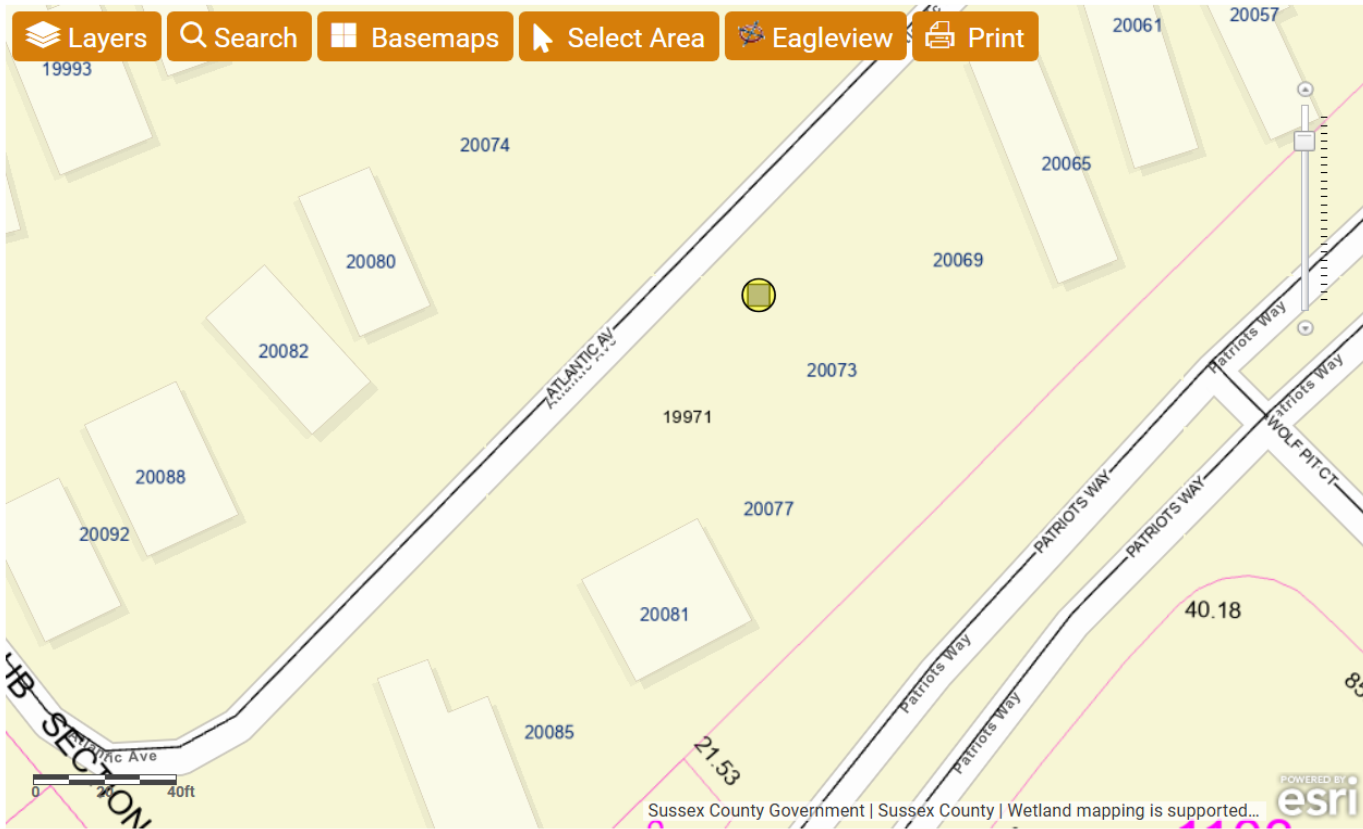
1) 20059 ATLANTIC AV, REHOBOTH BEACH, DE, 19971 (100%)

Status	M
Score	100
Match_addr	20059 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
LongLabel	20059 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
ShortLabel	20059 ATLANTIC AV
Addr_type	StreetAddress
Type	
PlaceName	
Place_addr	20059 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
Phone	
URL	
Bank	20

Selected Features (1)

Clear Selected

Layers Search Basemaps Select Area Eagleview Print



Eagleview Search Results

Selected Features: Addresses (1)

1) 20059 ATLANTIC AV, REHOBOTH BEACH, DE, 19971 (100%)

Status	M
Score	100
Match_addr	20059 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
LongLabel	20059 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
ShortLabel	20059 ATLANTIC AV
Addr_type	StreetAddress
Type	
PlaceName	
Place_addr	20059 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
Phone	
URL	
Rank	20



Selected Features (1)

Clear Selected

Sussex County Government | Sussex County | Wetland mapping is supported...







© 2025 Eagleview

map: Auto (Oblique) ▾ Dates: Latest ▾ < image 1 of 9 > 03/10/2025

20 ft  
5 m

Case # 13088  
Hearing Date 7-7-2025

**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

202506111

**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:**

20057 Atlantic Ave (F89), Rehoboth Beach, DE 19971

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

Where the proposed home is 1) 16.4' & 2) 16.4' from the neighboring home on lot F91. Where the proposed AC is 3) 13.4' from the neighboring stairs on lot F91.

**Tax Map #:** 334-13.00-310.00-316 3

**Property Zoning:** AR-2 1

**Applicant Information**

Applicant Name: Sea Air Village

Applicant Address: 19837 Sea Air Ave

City Rehoboth Beach State DE Zip: 19971

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

**Owner Information**

Owner Name: Sea Breeze LP DBA Sea Air Village

Owner Address: 19837 Sea Air Ave

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

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

**Agent/Attorney Information**


Agent/Attorney Name: Aimee Bennett (Agent)

Agent/Attorney Address: 19837 Sea Air Ave

City Rehoboth Beach State DE Zip: 19971

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

**Signature of Owner/Agent/Attorney**



Date: 4/11/25



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

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

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

**1. Uniqueness of property:**

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

See Attached

**2. Cannot otherwise be developed:**

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

See Attached

**3. Not created by the applicant:**

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

See Attached

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

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

See Attached

**5. Minimum variance:**

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

See Attached



## 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: 4/11/25

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: \_\_\_\_\_

1. Uniqueness of the property:

- That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to the circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.
- 1-3 The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1950's and 1960's prior to the current county requirements for separation distances. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community, but I am still unable to place on the lot with the required setbacks. The new home placement will allow for an offset correction at the rear of the home where the home overstepped the 5' offset mark and at the lot boundary with site F87 where the previous shed encroached into lot F87. It will also allow the driveway to be moved back onto lot F89, whereas it currently encroaches into lot F87. The narrow width of the lot and the previous build out of the surrounding adjacent lots makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood while maintaining compliance with Sussex County's current Zoning Code.

2. Cannot otherwise be developed:

- That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- 1-3: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property, without said variance the property cannot be developed.

3. Not created by the applicant:

- That such exceptional practical difficulty has not been created by the appellant.
- 1-3: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighboring homes. In this instance it appears all of the homes surrounding the unit are stepped a few feet left of the lot line boundaries creating a cascading effect. It appears impossible for a home to be placed on the property without violating the separation distance requirements. As noted previously, the

new “replacement home” will correct some of the previous separation distance issues, yet a variance is still needed for placement. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.

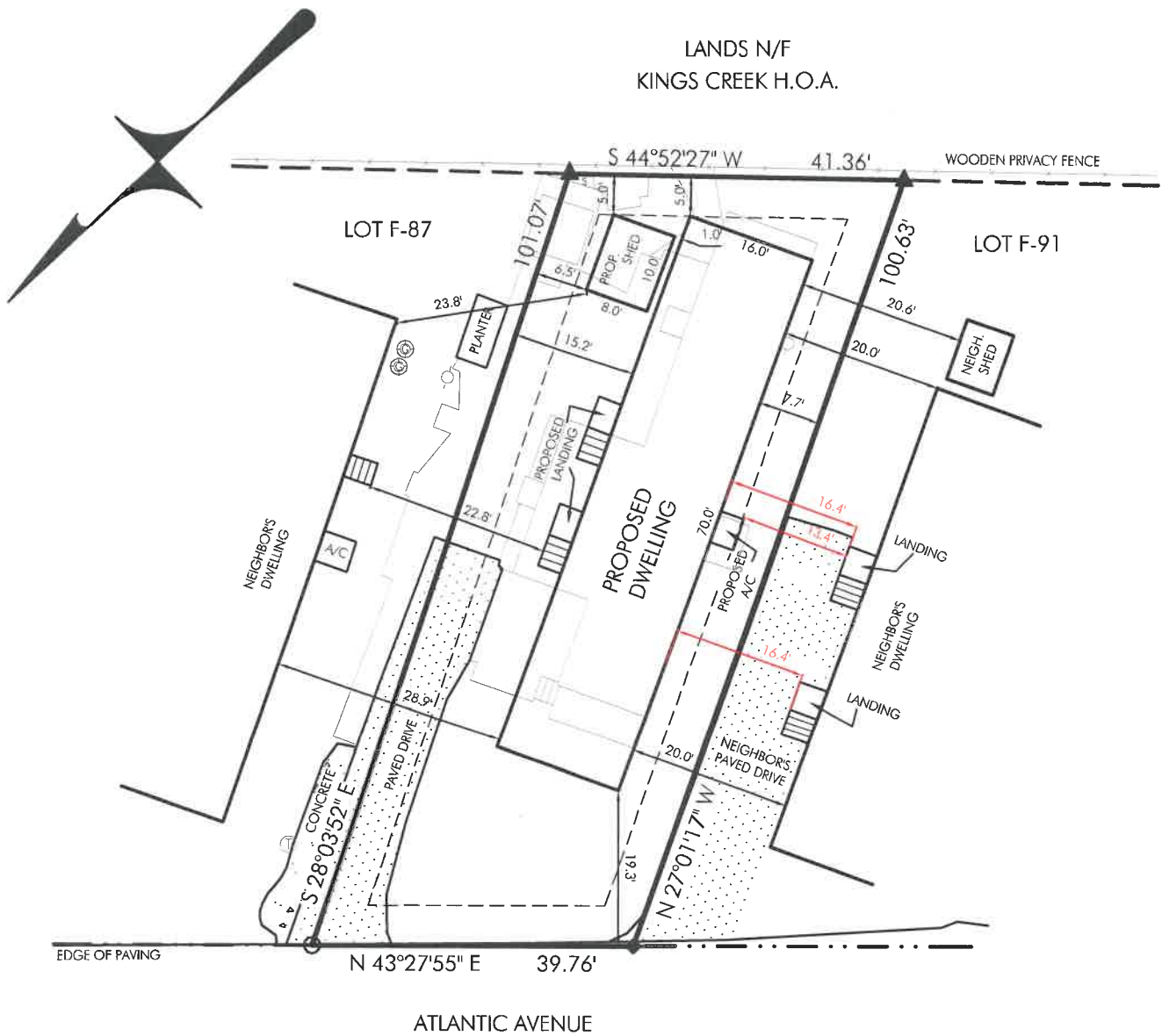
4. Will not alter the essential character of the neighborhood:

- That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.
- 1-3: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to the community & to modernize the homes within the community which will subsequently add value and improve the characteristics of the community/neighborhood.

5. Minimum Variance:

- That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
- 1-3: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible of the regulations at issue. The home is the narrowest currently available and minimizes the need for variance on the property.

T.M. #3-34-13.00-310.00 (PART)

LANDS N/F  
KINGS CREEK H.O.A.

## PROPOSED CONDITIONS LOCATION PLAN FOR 20057 ATLANTIC AVENUE

TOTAL AREA: 3,884 SQ. FT., 0.0892 ACRES

LOT F-89 OF "SEA AIR" PARK

LEWES &amp; REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

APRIL 15, 2025 SCALE: 1" = 20'

**LEGEND:**

- ▲ IRON ROD (FOUND)
- ◆ "PK" NAIL (FOUND)
- ▲<sub>s</sub> IRON ROD (SET)
- POINT
- ☼ DECIDUOUS TREE W/ DIA.

**NOTES:**

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER.

THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.

NO TITLE SEARCH PROVIDED OR STIPULATED.

Prepared by:

**FORESIGHT** Services

Surveying &amp; Precision Measurement

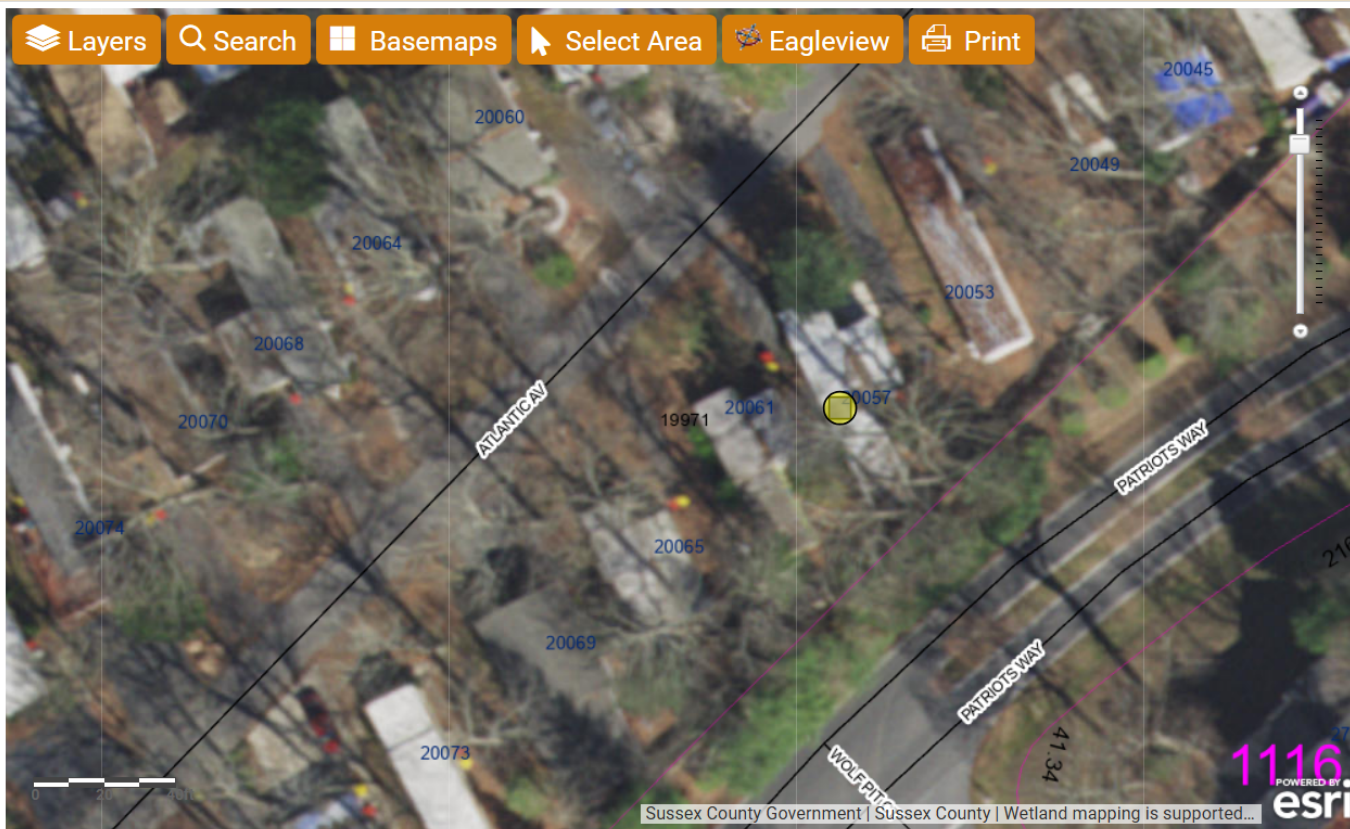
302 226 2229 phone

302 226 2239 fax

2103A Coastal Highway

Dewey Beach, DE 19971





[Eagleview](#)
[Search Results](#)
×

Selected Features:

Addresses (1)

**1) 20057 ATLANTIC AV, REHOBOTH BEACH, DE, 19971 (100%)**

Status	M
Score	100
Match_addr	20057 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
LongLabel	20057 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
ShortLabel	20057 ATLANTIC AV
Addr_type	PointAddress
Type	
PlaceName	
Place_addr	20057 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
Phone	
URL	
Bank	20

⏮

⏪

⬆

⬇

⏩

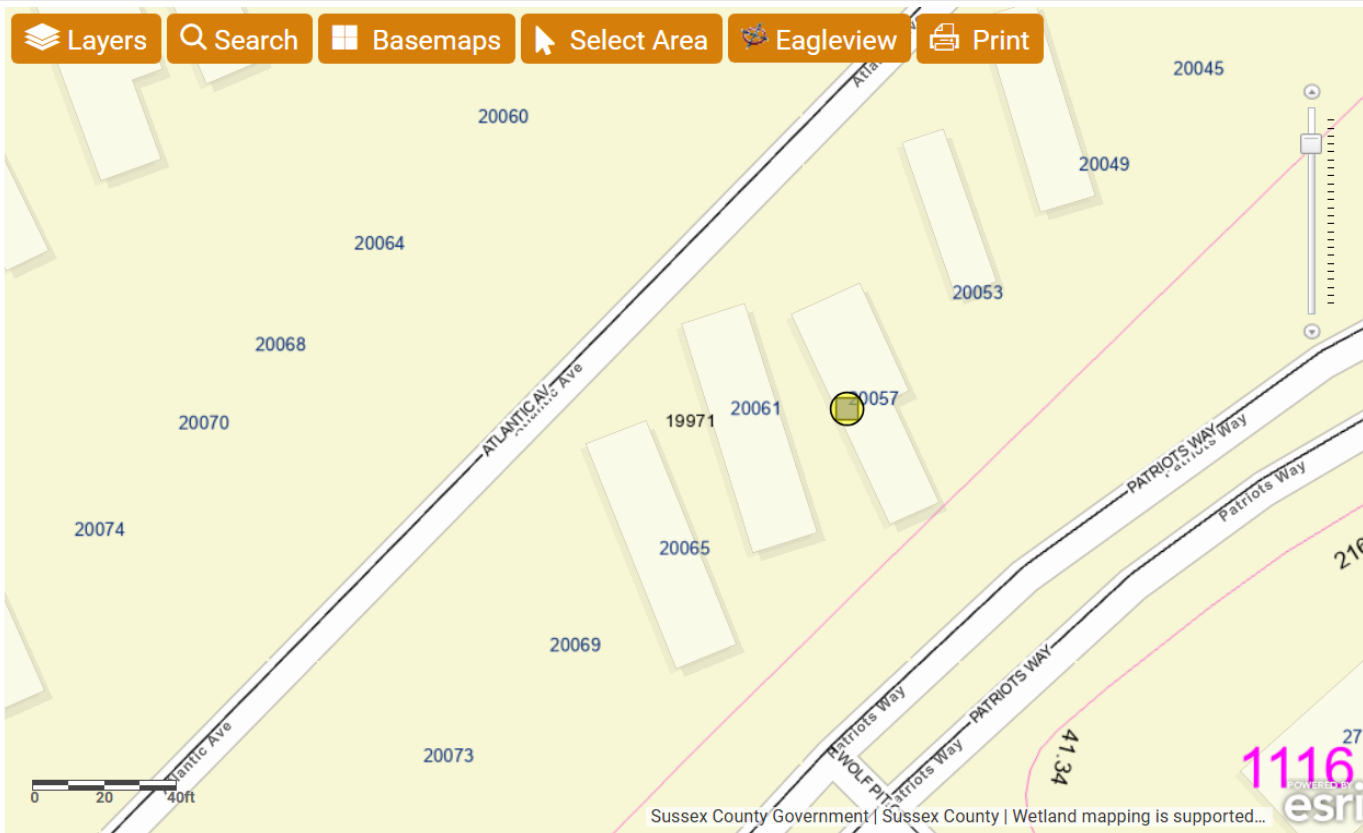
⏭

Selected Features (1)

Clear Selected



[Layers](#)
[Search](#)
[Basemaps](#)
[Select Area](#)
[Eagleview](#)
[Print](#)



Eagleview Search Results ×

Selected Features:

Addresses (1)

▼ 1) 20057 ATLANTIC AV, REHOBOTH BEACH, DE, 19971 (100%)

Status	M
Score	100
Match_addr	20057 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
LongLabel	20057 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
ShortLabel	20057 ATLANTIC AV
Addr_type	PointAddress
Type	
PlaceName	
Place_addr	20057 ATLANTIC AV, REHOBOTH BEACH, DE, 19971
Phone	
URL	
Bank	

[◀](#)
[⏪](#)
[⏩](#)
[▶](#)

Selected Features (1)

[Clear Selected](#)

Sussex County Government | Sussex County | Wetland mapping is supported...



Search

Search by Address ▾

20057 atlantic ave rehoboth beach ▾ 🔍

Search results (2) Options ▾

- ▶ 20057 Atlantic Ave, Rehoboth Beach, DE ...
- ▶ 20057 Atlantic Ave, Rehoboth Beach, DE ...



13089  
Case #  
Hearing Date 7-7-2025  
202506112

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

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

Variance ☒

Special Use Exception ☐

Administrative Variance ☐

Appeal ☐

Existing Condition ☐

Proposed ☐

Code Reference (office use only)

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

36270 Edge Ave (N51), Rehoboth Beach, DE 19971

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

1) Where the proposed home is 15.4' from the stairs on lot N53, the proposed AC is 2) 18.4' from the home on lot N53, & 3) 12.7' from the home on lot M52. Where the proposed shed is 4) 14.7' from the home on lot M52, 5) 15.8 from the shed on lot M50, & 6) 9.5 from the home on lot N49. 7) Where the proposed home is 19.2 from the unit on N49. Where the proposed stairs are 8) 12.2' from the neighboring stairs and 9) 14.0' from the neighboring AC on Lot N49. 10) Where the proposed home is 16.8' from the neighboring stairs on lot N49.

**Tax Map #:** 334-13.00-310.00-3228

**Property Zoning:** AR-2 1

**Applicant Information**

**Applicant Name:** Sea Air Village

**Applicant Address:** 19837 Sea Air Ave

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

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

**Owner Information**

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

**Owner Address:** 19837 Sea Air Ave

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

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

**Agent/Attorney Information**

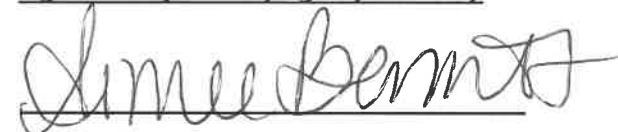
**Agent/Attorney Name:** Aimee Bennett (Agent)

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

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

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

**Signature of Owner/Agent/Attorney**



**Date:** 4/11/25



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.

See Attached

---

**2. Cannot otherwise be developed:**

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

See Attached

---

**3. Not created by the applicant:**

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

See Attached

---

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

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

See Attached

---

**5. Minimum variance:**

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

See Attached

## 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: 4/11/25

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: \_\_\_\_\_

1. Uniqueness of the property:

- That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to the circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.
- 1-3 The uniquely narrow dimensions of this lot create a challenge placing the manufactured home and maintaining minimum separation between homes and accessory structures. This lot was laid out with others in the community in the 1950's and 1960's prior to the current county requirements for separation distances. The lots sizes are small in comparison with the size of the modern manufactured home. I have selected a standard size floorplan for this home that is comparable to other new homes in the community, but I am still unable to place on the lot with the required setbacks. The new home placement will allow for an offset correction at the rear of the home where the home overstepped the 5' offset mark and at the lot boundary with site N53 where the home previously encroached into the 5' setback. The narrow width of the lot and the previous build out of the surrounding adjacent lots makes it difficult to place a new manufactured home on the property consistent with others in the neighborhood while maintaining compliance with Sussex County's current Zoning Code.

2. Cannot otherwise be developed:

- That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- 1-3: Due to the uniqueness of the property, the property cannot be developed in strict conformity with the Sussex County Zoning Code. I propose to place a normal width sized manufactured home that is consistent with other new homes in the community and a standard size shed that is consistent with other new homes in the community but am unable to do so without violating the separation distance requirements between neighboring manufactured homes and accessory structures (ie, sheds). The variances are necessary to enable reasonable use of the property, without said variance the property cannot be developed.

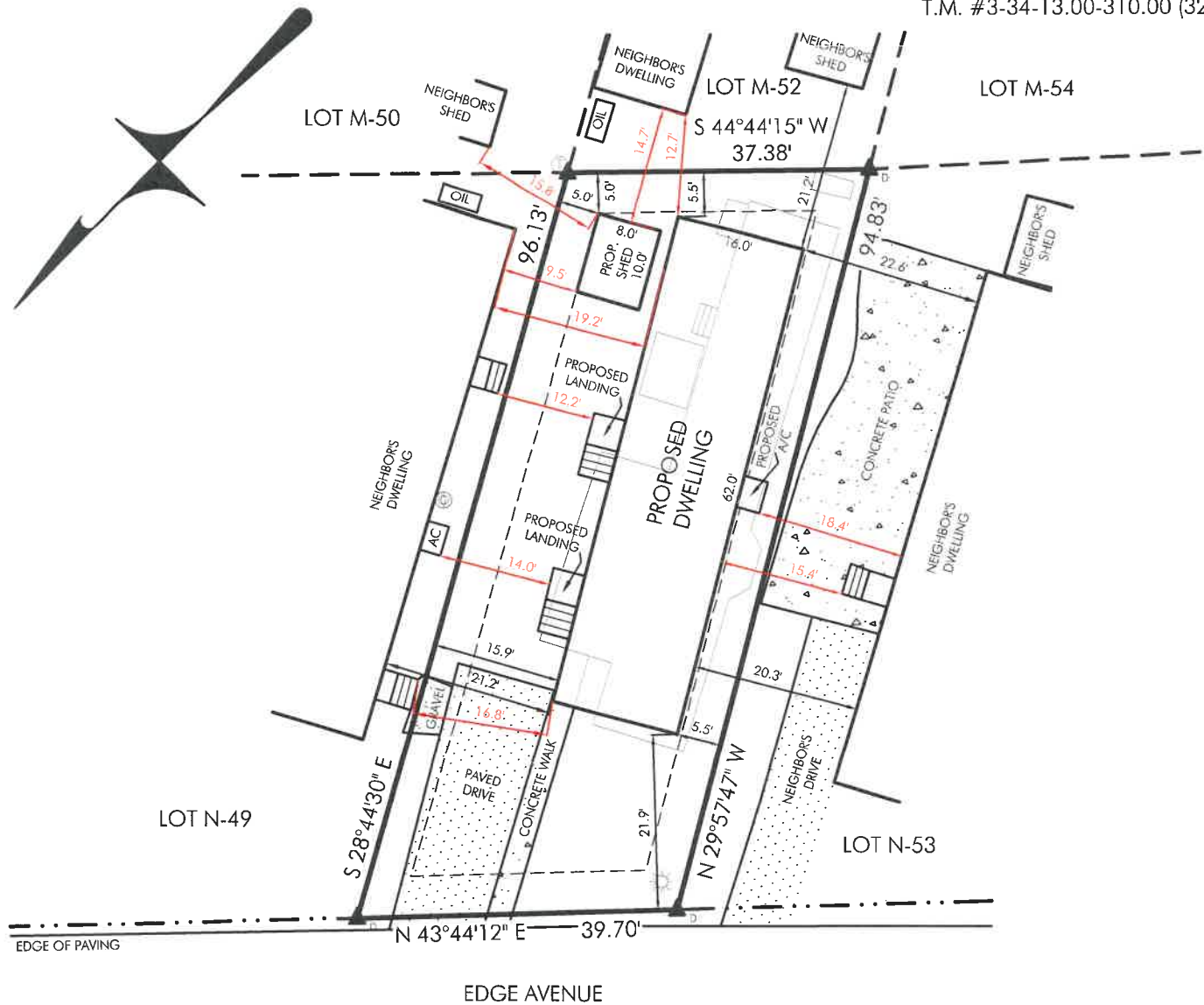
3. Not created by the applicant:

- That such exceptional practical difficulty has not been created by the appellant.
- 1-3: The exceptional practical difficulty was not created by the applicant. The property is quite narrow which greatly limits the buildable area thereof. The neighboring lots are also narrow causing development of nearby lots to be nearer to lot lines/neighboring homes. in this instance it appears all of the homes surrounding the unit are stepped a few feet left of the lot line boundaries creating a cascading effect. It appears impossible for a home to be placed on the property without violating the separation distance requirements. As noted previously, the new "replacement home" will correct some of the previous zoning defects, yet a variance is still

needed for placement. The exceptional practical difficulty was created by the unique conditions of the property and the development of adjacent lots.

4. Will not alter the essential character of the neighborhood:
  - That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
  - 1-3: The variances will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare thereof. I am seeking this variance to add to the conformity to the community & to modernize the homes within the community which will subsequently add value and improve the characteristics of the community/neighborhood. The home previously on this lot had been defunct and abandoned without maintenance for years.
5. Minimum Variance:
  - That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
  - 1-3: The variances sought are the minimum variances necessary to afford relief and the variances requested represent the least modifications possible of the regulations at issue. The home is the narrowest currently available and minimizes the need for variance on the property.

T.M. #3-34-13.00-310.00 (3228)

**LEGEND:**

IRON ROD (FOUND)

DISTURBED IRON ROD (FOUND)

**NOTES:**

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY. NO TITLE SEARCH PROVIDED OR STIPULATED.

PROPOSED CONDITIONS  
LOCATION PLAN FOR  
**36270 EDGE AVENUE**

TOTAL AREA: 3,529 SQ. FT., 0.0810 ACRES

LOT N-51 OF "SEA AIR" PARK

LEWES &amp; REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

MARCH 19, 2025 SCALE: 1" = 20'

Prepared by:

**FORESIGHT**Services

Surveying &amp; Precision Measurement

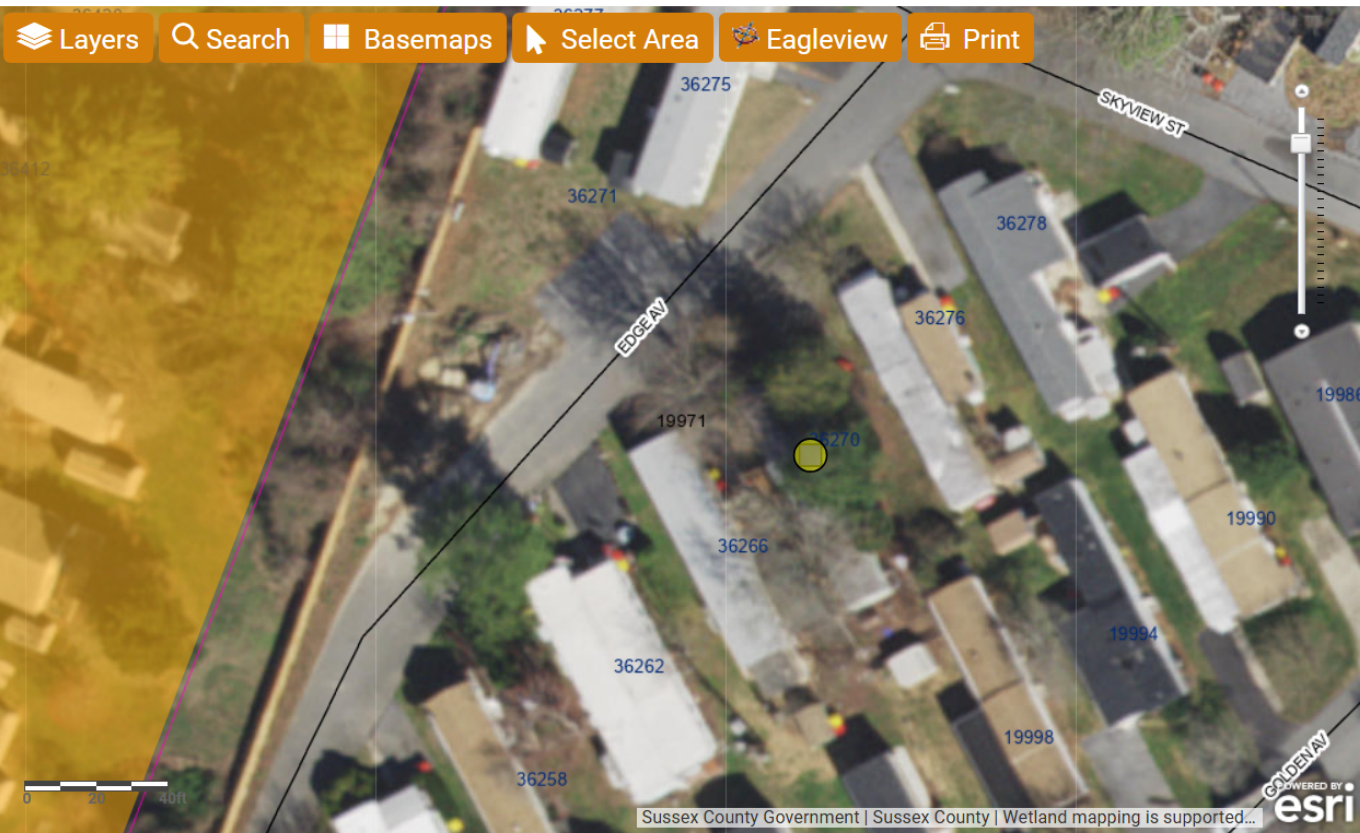
302 226 2229 phone

302 226 2239 fax

2103A Coastal Highway

Dewey Beach, DE 19971





Eagleview Search Results X

Selected Features: Addresses (1)

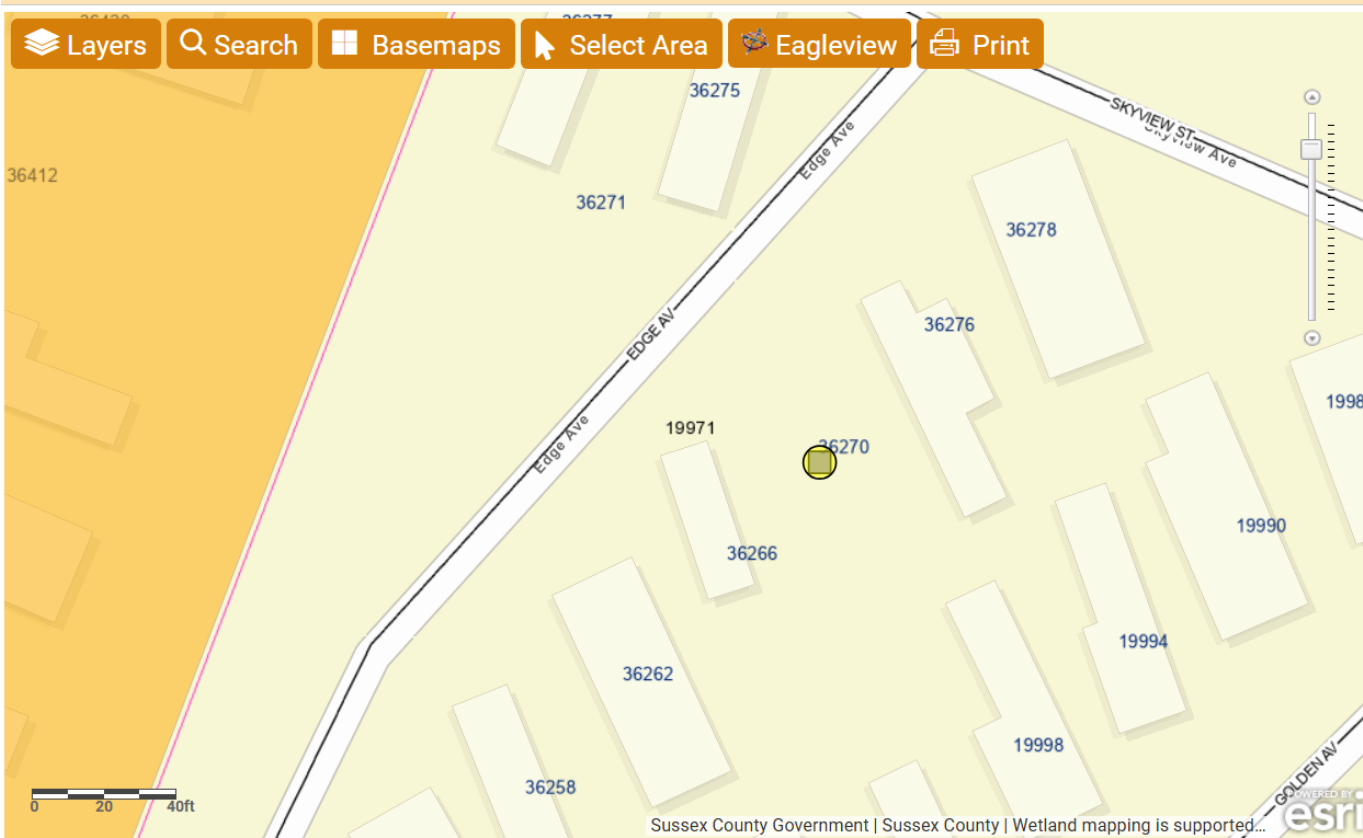
▼ 1) 36270 EDGE AV, REHOBOTH BEACH, DE, 19971 (100%)

Status	M
Score	100
Match_addr	36270 EDGE AV, REHOBOTH BEACH DE, 19971
LongLabel	36270 EDGE AV, REHOBOTH BEACH DE, 19971
ShortLabel	36270 EDGE AV
Addr_type	PointAddress
Type	
PlaceName	
Place_addr	36270 EDGE AV, REHOBOTH BEACH DE, 19971
Phone	
URL	
Rank	20

Selected Features (1)

Clear Selected

Layers Search Basemaps Select Area Eagleview Print



Eagleview Search Results

Selected Features: Addresses (1)

1) 36270 EDGE AV, REHOBOTH BEACH, DE, 19971 (100%)

Status	M
Score	100
Match_addr	36270 EDGE AV, REHOBOTH BEACH DE, 19971
LongLabel	36270 EDGE AV, REHOBOTH BEACH DE, 19971
ShortLabel	36270 EDGE AV
Addr_type	PointAddress
Type	
PlaceName	
Place_addr	36270 EDGE AV, REHOBOTH BEACH DE, 19971
Phone	
URL	
Rank	20



Selected Features (1)

Clear Selected

Sussex County Government | Sussex County | Wetland mapping is supported...







Search

Search by Address ▾

36270 edge ave rehoboth beach

Search results (2) Options ▾

- 36270 Edge Ave, Rehoboth Beach, DE 19...
- 36270 Edge Ave, Rehoboth Beach, DE 19...

# 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 # 13091  
Hearing Date 2025 06 09

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

Variance ☒ Existing Condition ☐  
Special Use Exception ☐ Proposed ☐  
Administrative Variance ☐ Code Reference (office use only) \_\_\_\_\_  
Appeal ☐ \_\_\_\_\_

## Site Address of Variance/Special Use Exception:

105 River Bend Dr. Dagsboro, DE 19939

## Variance/Special Use Exception/Appeal Requested:

Variance request is for a 5' setback from the rear to accommodate a pole barn at 105 River Bend Drive Dagsboro, DE 19939

Tax Map #: 233-5.00-41.01

Property Zoning: AR-2

## Applicant Information

Applicant Name: BRIAN QUIER  
Applicant Address: 1415 WESTGATE DR.  
City BETHLEHEM State PA Zip: 18017  
Applicant Phone #: 484 554-5394 Applicant e-mail: ALLHARLEY@YAHOO.COM


## Owner Information

Owner Name: BRIAN QUIER & ROSE QUIER  
Owner Address: 105 RIVER BEND DR.  
City DAGSBORO State DE Zip: 19939 Purchase Date: 9/13/2024  
Owner Phone #: 484 554-5394 Owner e-mail: ALLHARLEY@YAHOO.COM

## Agent/Attorney Information

Agent/Attorney Name: TROY WALLACE  
Agent/Attorney Address: 9788 CHARLES STREET  
City SEAFORD State DE Zip: 19973  
Agent/Attorney Phone #: 717 201-3957 Agent/Attorney e-mail: TROY@FETTERVILLESALSAES.COM

## Signature of Owner/Agent/Attorney



Date: 5/16/2025





**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.

There is a septic drain field that expands across the top of the north side of the property cutting off access to drive a vehicle on. Without the 5' rear setback the location is so shallow that would cause the building to block access to the current attached garage and take away driveway parking and maneuverability. A 5' rear setback will allow the pole barn front to align with the edge of the current driveway. The house sits back farther than the other homes in the neighborhood.

**2. Cannot otherwise be developed:**

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

There is a septic drain field that expands across the top of the north side of the property cutting off access to drive a vehicle on. The proposed location does not provide enough depth that would result in blocking access to the current attached garage and cutting off a big part of the existing driveway. A 5' rear setback would allow the pole barn front to align with the edge of the current driveway. The house sits back farther than the other homes in the neighborhood.

**3. Not created by the applicant:**

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

The current owner purchased the property 9/13/2024 with the existing circumstances pertaining to the limitations of the placement of the proposed pole building.

**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 placement of the building would align with the rear of neighbors existing pole building. The proposed building would enhance the property and neighborhood. The design has added features to enhance the beauty of the structure. This building will allow the storage of various pieces of equipment in a neat orderly fashion under one roof without making the property look like an outdoor storage facility area with items covered in tarps and or multiple smaller buildings.

**5. Minimum variance:**

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

I have designed the building as small as possible to accommodate our storage needs. The front of the building would align with the current driveway and not block parking and access to the existing attached garage.

In submitting this application, I have taken the suggestion of one of the board members to move the building to the right 10' closer to the house only needing the rear 5' setback. After remeasuring this will make use of the minimum variance needed and meet our needs.

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.

---

N/A

IV

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

N/A

---

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

N/A

---

## 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: 5/16/2025

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: \_\_\_\_\_

## - SITE PLAN &amp; CROSS SECTION -

(INDICATE DIRECTIONS OF NORTH &amp; SCALE OF SITE PLAN)

ALL BLDG. SEWER TO BE 4" SCH. 40, PVC

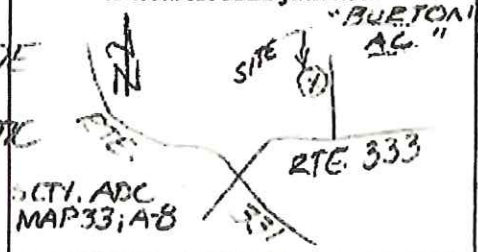
USE 1-1,500 GAL. SEPTIC TANK WITH

A DELTA ECOPOD E50-N PRE-TREATMENT UNIT; RISERS TO GRADE

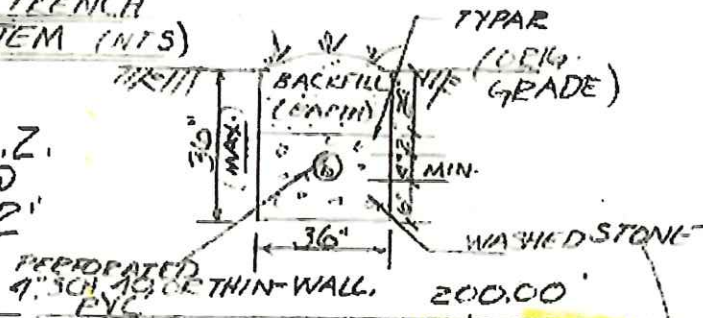
\* - INSTALLER TO SAND-LINE TO CLEAN SOILS WHERE ENCOUNTERED OLD SEPTIC

\* - A TREE WAIVER MAY BE REQUIRED NO WELLS TO BE 50' WITHIN P.D.A. ALT. DRAINFIELD ~ UPGRADE

Draw a general location map of project location and give distance to nearest road junction.

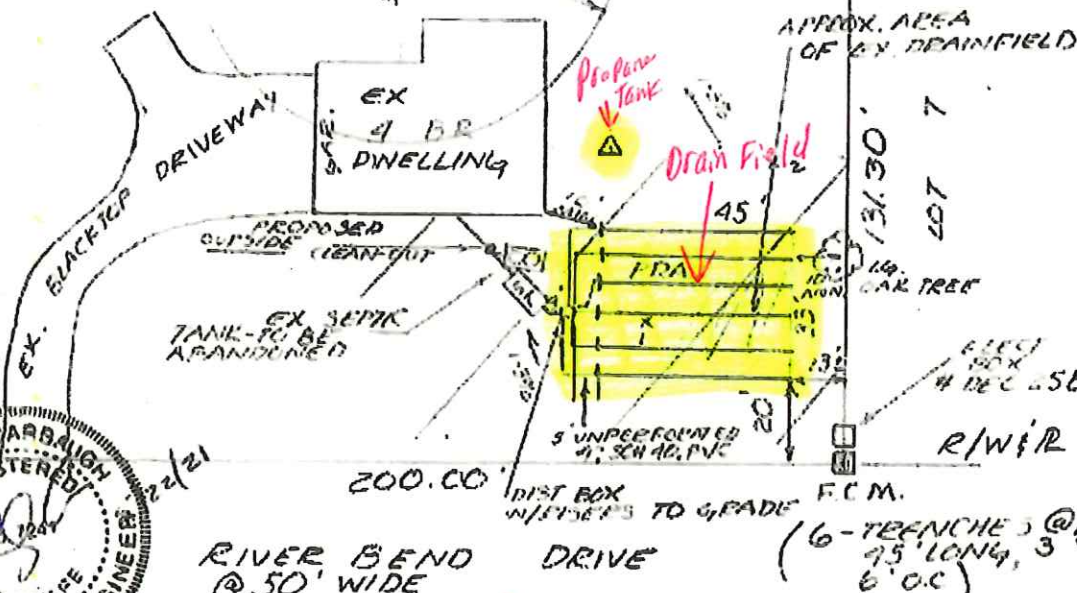


STD. TRENCH SYSTEM (NTS)

L.I.Z.  
@  
72"

ABANDONED  
△ - PROPANE  
TANK - TO BE RELOCATED,  
PER OWNER

○ - TREE - NOT ALL  
TREES ARE  
DEPICTED - USE DNR  
CUTTING  
GUIDELINES ON TREE  
REMOVAL

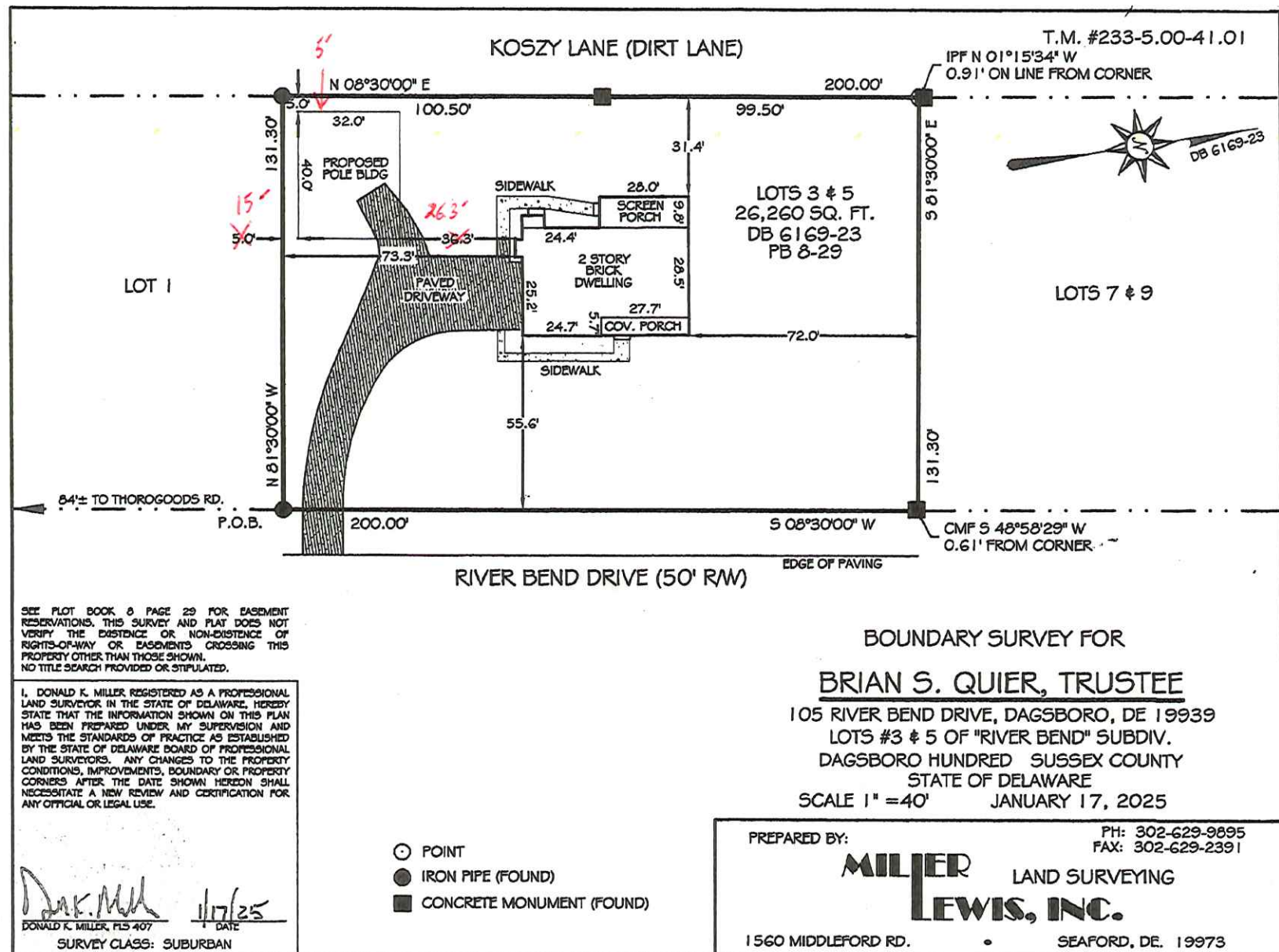
L.C.T.S  
31.5EX WELL  
② P.D., NOT-Y-LOT 1  
131.30'

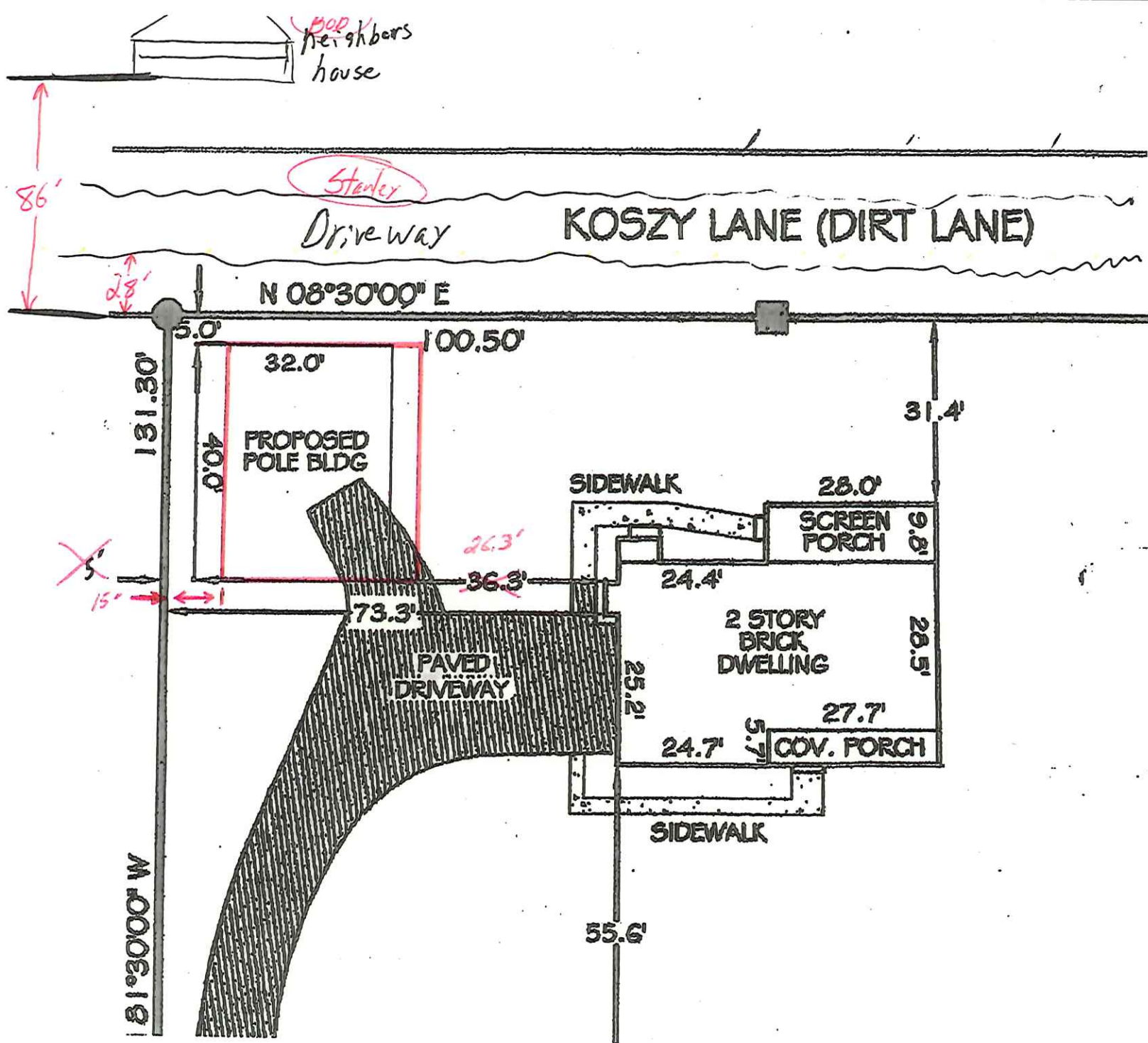
OWNER'S AUTHORIZED AGENT SIGNATURE: (SEE SEPARATE SIGNATURE PAGE) DATE:

• A copy of this page must be submitted with both septic system and well construction report(s)

(THIS IS NOT A SURVEY)











LANCASTER, PA

**Word Bank**

Conc - Concrete  
 DR - Door  
 FTG - Footing  
 FLR - Floor  
 GA - Gauge  
 Int - Interior  
 O/C - On Center  
 PTD - Painted  
 SYP - Southern Yellow Pine  
 SPF - Spruce, Pine, Fir  
 sqft - Square Feet  
 TR - Treated

Contract: 013FSTW25

Free Standing Building Installed on your level site

32' width x 40' length x 12' inside height

Roof System: 2' o/c attic trusses w/ floor Pitch: 10/12 Loading: 30-5-5 standard

Walls: 8' o/c 3-Ply 2x6 Glulam Load-Bearing Posts

Siding: Patriot Panel 28 Gauge Painted Steel \*\*\*LIFETIME WARRANTY\*\*\* (Red)

Trim Color (Bronze)

Siding: 4' Wainscoting Patriot Panel \*\*\*LIFETIME WARRANTY\*\*\* (Bronze)

Roofing Type: Patriot Panel 27 Gauge Painted Steel with Ridge Vent \*\*\*LIFETIME WARRANTY\*\*\* (Bronze)

Roofing Type: Snow Guards - 2 Rows on Both Eaves (Bronze)

Overhangs: 12" Boxed Vented on 2-eaves &amp; 1-gable (Bronze) soffit and fascia

3'x8' Eyebrow Lift Over 6' Entry Door

Overhangs: 24" Boxed Vented on 1-gable (Bronze) soffit and fascia

2'x30' Eyebrow Lift Gable end

Insulation/Underlayment: Radiant Insulation Barrier on Roof

Insulation/Underlayment: Radiant Insulation Barrier on Sides

Insulation/Underlayment: R-21 Batt on Sides

Insulation/Underlayment: R-30 Blown Insulation on Ceiling

Liner Panel: 2 X 4 2' o/c girts only (Finish Interior by Others)

2 - 12 X 10 Insulated Vinyl-Backed (White) Overhead Doors Model T52 with 1 panel lites Sunset 502

1 - 6' X 6'8" Fiberglass 9-lite Entry Door (Out Swing)

1 - 3' X 6'8" Fiberglass 9-Lite Entry Door *in swing*86 lineal ft of 6K Seamless Gutter (White) *Bronze*Total feet of 3x4 Downspout - 32 ft. Qty of Downspouts - 02 *Bronze*

1 - 42" Wide Stairway w/ landing

2 - 36"x48" Double Hung Insulated Windows with Grids

1 - 36"x48" Tempered Double Hung Insulated Windows with Grids

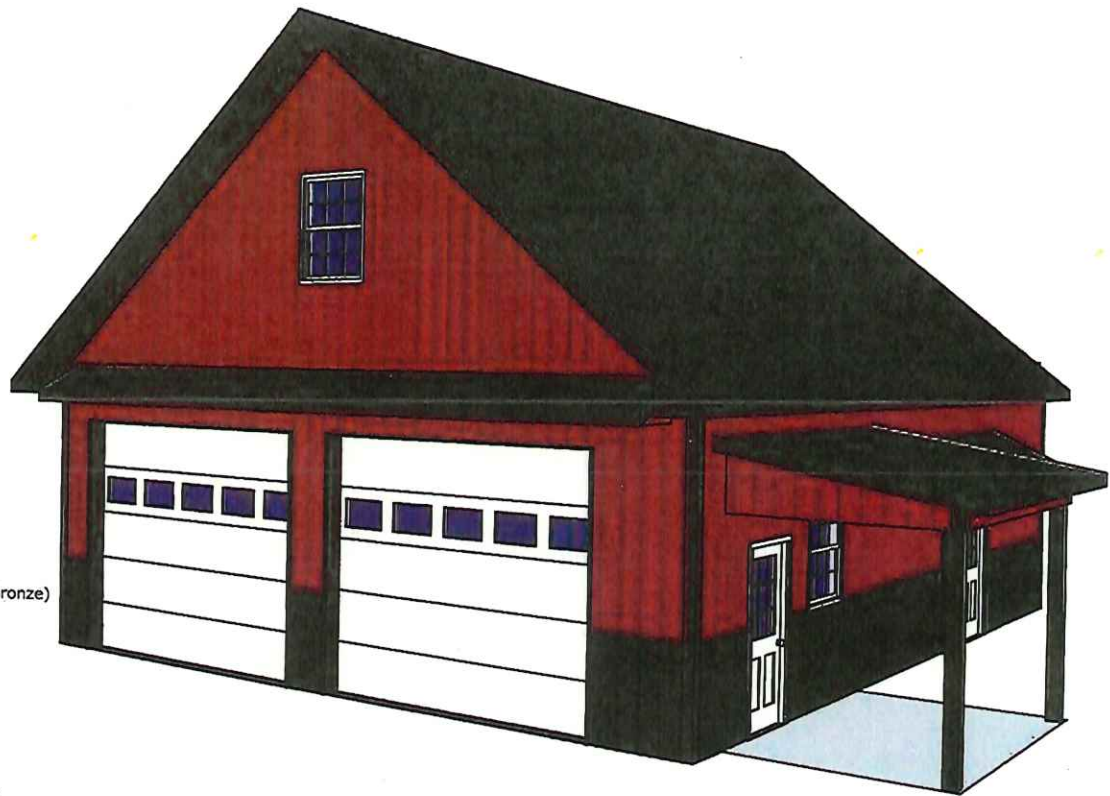
2x8 Treated Skirt Board

Lean-to #1

8 x 12 x 8 Open Below Eave Lean-to with 2/12 pitch, steel ceiling

Roofing Type: Patriot Panel 27 Gauge Painted Steel with Ridge Vent \*\*\*LIFETIME WARRANTY\*\*\* (Bronze)

Overhangs: 12" Boxed Vented on 1-eave &amp; 2-gables (Bronze) soffit and fascia

14 lineal ft of 6K Seamless Gutter (White) *Bronze*Total feet of 3x4 Downspout - 12 ft. Qty of Downspouts - 01 *Bronze*2 - Wrapped Posts *Bronze***Special Conditions**

Debris from building left on site

Crew will be out 1-14 day after material delivery

**Cover Sheet****Client Name:** Brian Quier**Address:** 105 River Bend Drive  
Dagsboro, DE, 19939**Phone:** 484-554-5394

My Signature affirms this drawing & design to be correct & accurate.  
I have received my building permit and have forwarded any changes from code  
officials to Fetterville. I understand that there are no changes that can be  
made from this point forward without extra costs being incurred at my expense

X

Customer Signature

X

Date

**Contact:****Troy Wallace**  
717-201-3957**Email:**

Troy@fettervillesales.com

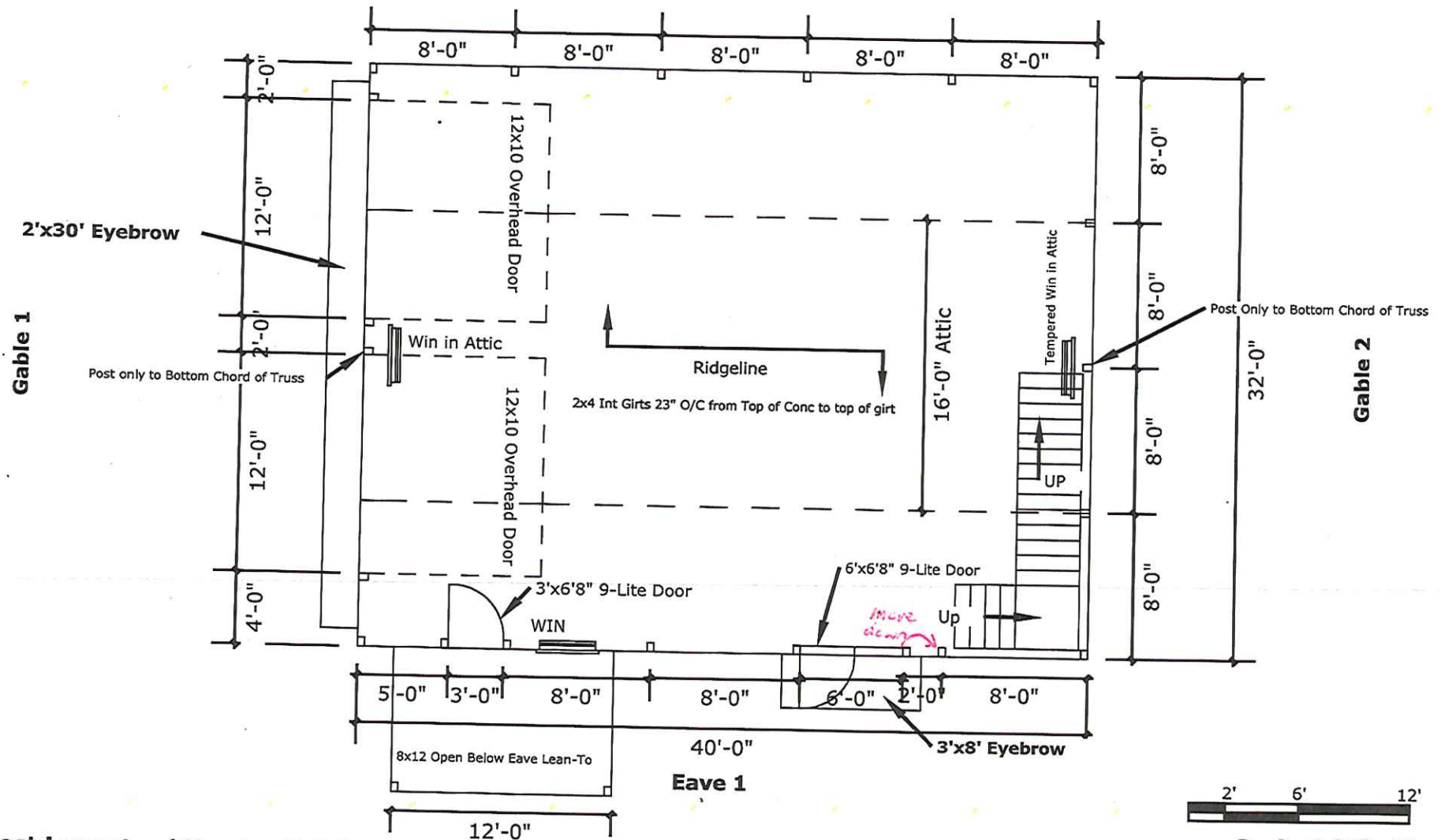
Drawn By: JF

**THIS BUILDING MEETS OR EXCEEDS THE 2021 IBC  
BUILDING CODE FOR POST FRAME CONSTRUCTION**

**CONFIRM FINISH FLOOR  
HEIGHT WITH CUSTOMER**

**Floor Plan**  
Personal use, 1,280 sqft

**Eave 2**



**Post Layout w/ Header Height of 11'11" from Top of Skirt Board to Top of Header**



**Client Name:** Brian Quier

**Address:** 105 River Bend Drive  
Dagsboro, DE, 19939

**Phone:** 484-554-5394

**Contact:**

Troy Wallace  
717-201-3957  
Email:

Troy@fettervillesales.com

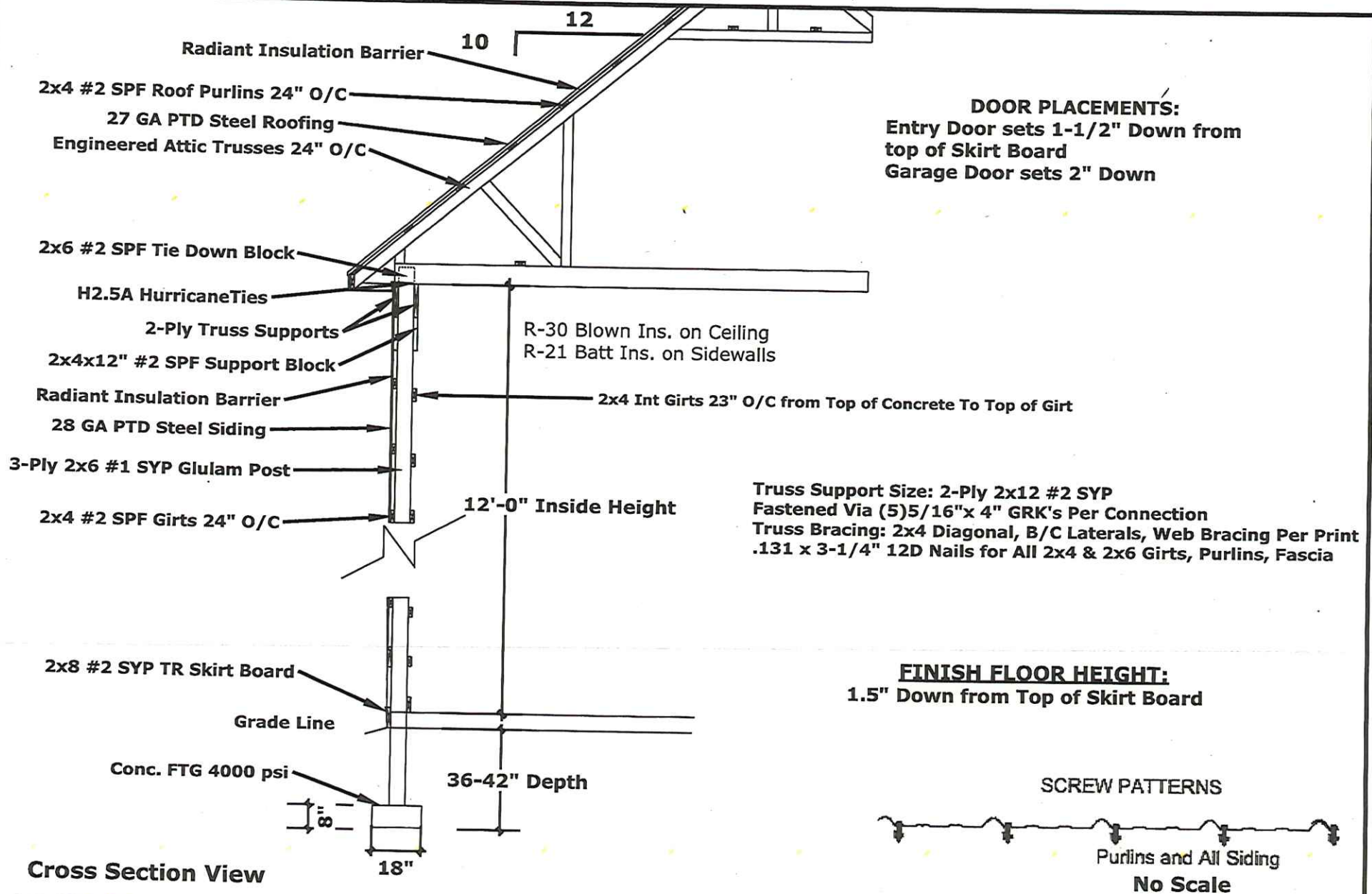
Fetterville Pole Buildings LLC  
245 Fetterville Rd.  
East Earl, PA, 17519  
800-331-1875

Drawn By: JF

**Page:**

2





**Client Name:** Brian Quier

**Address:** 105 River Bend Drive  
 Dagsboro, DE, 19939

**Phone:** 484-554-5394

**Contact:**

Troy Wallace  
 717-201-3957  
 Email:

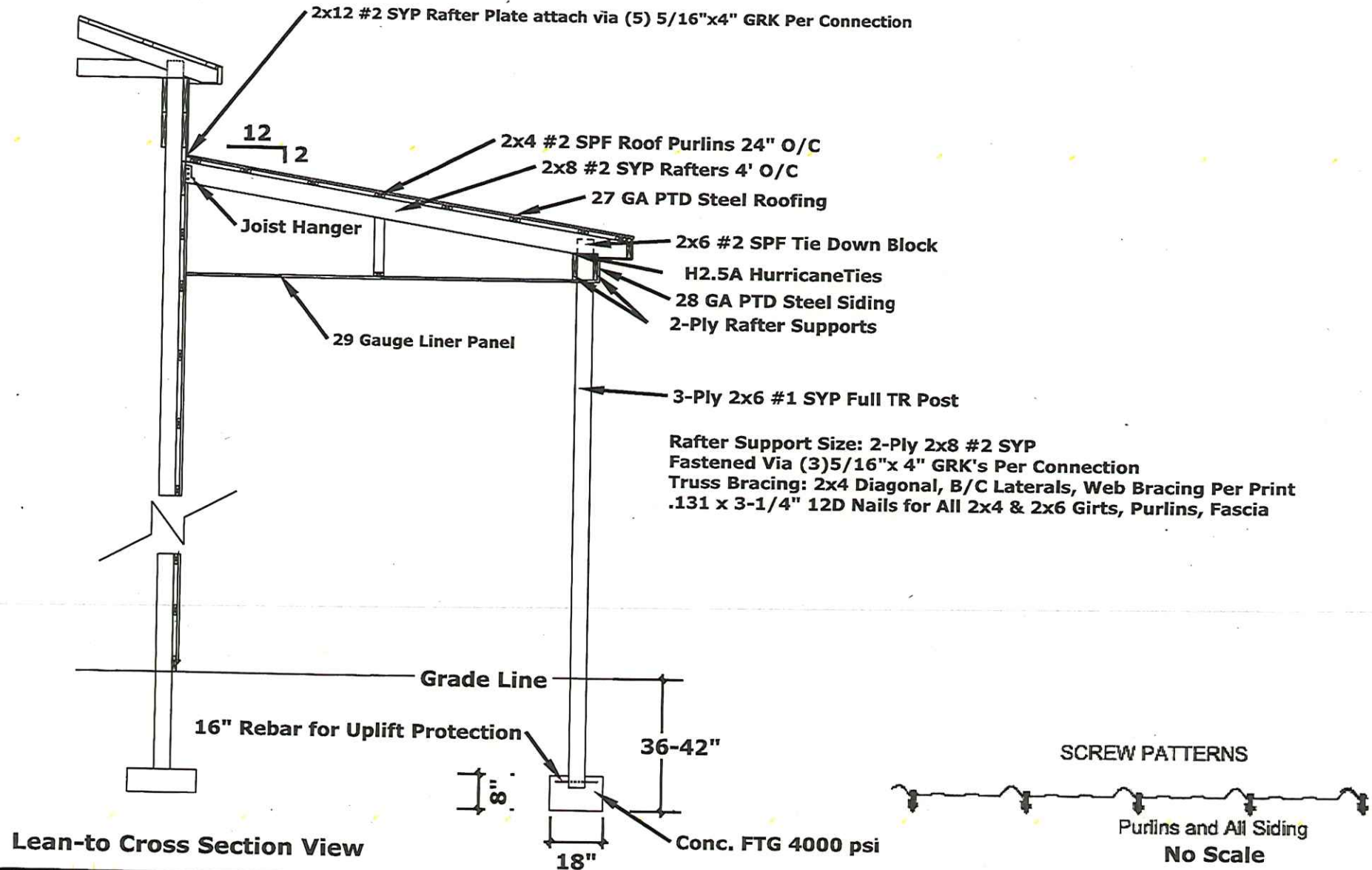
Troy@fettervillesales.com

Fetterville Pole Buildings LLC  
 245 Fetterville Rd.  
 East Earl, PA, 17519  
 800-331-1875

Drawn By: JF

**Page:**

3



**Client Name:** Brian Quier

**Address:** 105 River Bend Drive  
Dagsboro, DE, 19939

**Phone:** 484-554-5394

**Contact:**

Troy Wallace  
717-201-3957

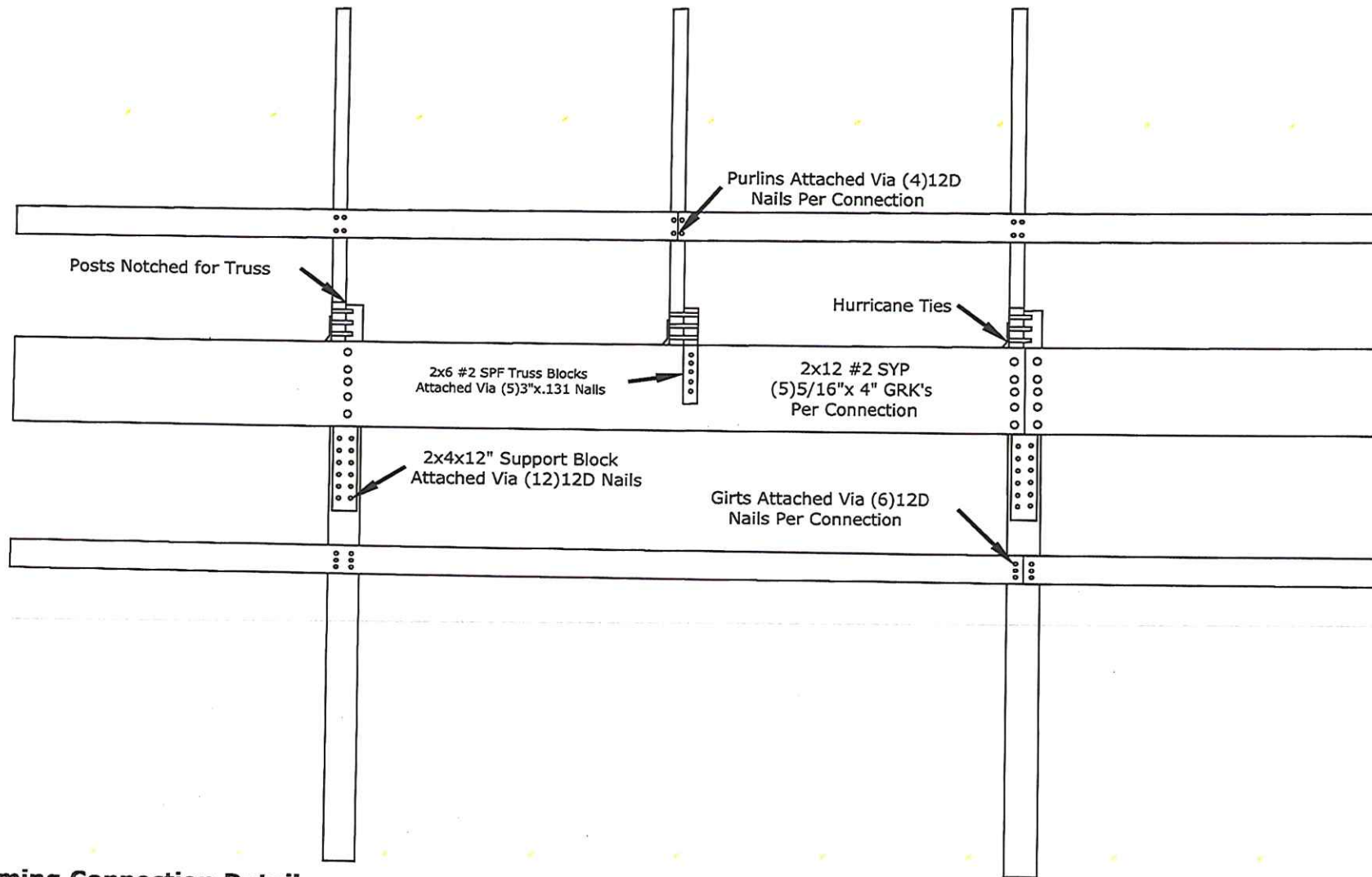
Email:  
Troy@fettervillesales.com

Fetterville Pole Buildings LLC  
245 Fetterville Rd.  
East Earl, PA, 17519  
800-331-1875

Drawn By: JF

**Page:**

4



Framing Connection Detail



**Client Name:** Brian Quier

**Address:** 105 River Bend Drive  
Dagsboro, DE, 19939

**Phone:** 484-554-5394

**Contact:**

Troy Wallace  
717-201-3957  
Email:

Troy@fettervillesales.com

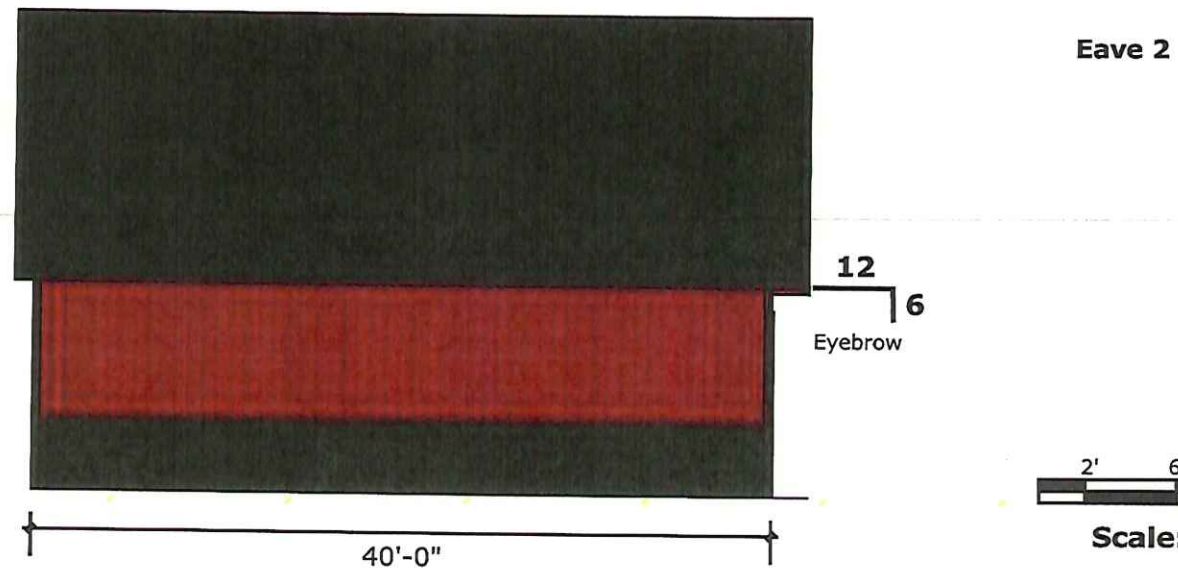
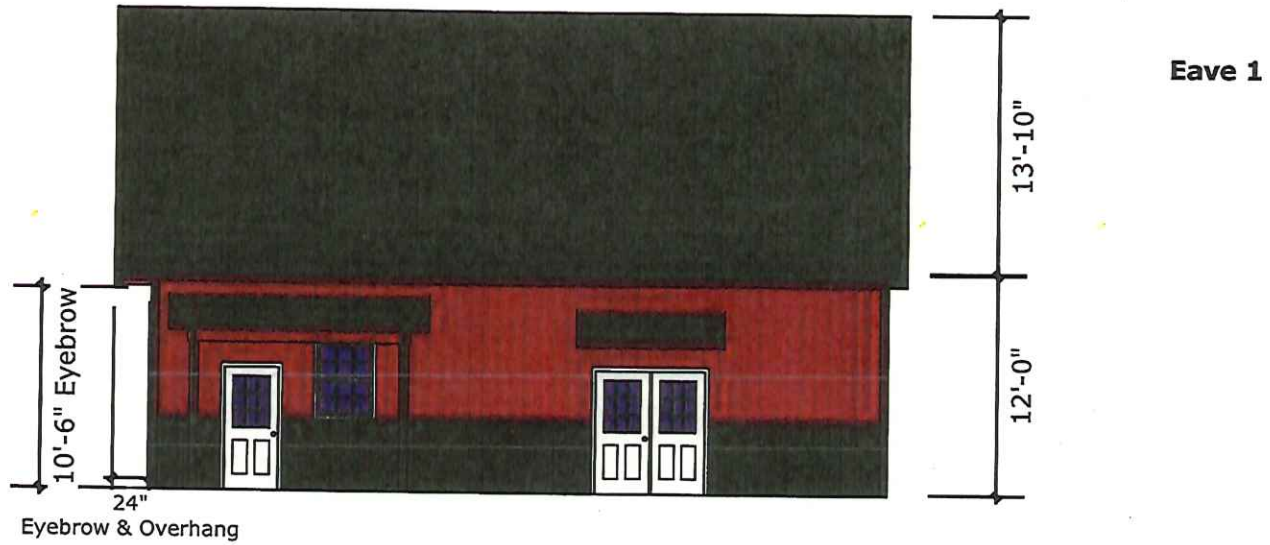
Fetterville Pole Buildings LLC  
245 Fetterville Rd.  
East Earl, PA, 17519  
800-331-1875

Drawn By: JF

**Page:**

5





## Elevation Views



**Client Name:** *Brian Quier*

**Address:** 105 River Bend Drive  
Dagsboro, DE, 19939

**Phone: 484-554-5394**

**Contact:**

**Troy Wallace**  
**717-201-3957**  
**Email:**

***Troy@fettervilleales.com***

**Fetterville Pole Buildings LLC**  
**245 Fetterville Rd.**  
**East Earl, PA, 17519**  
**800-331-1875**

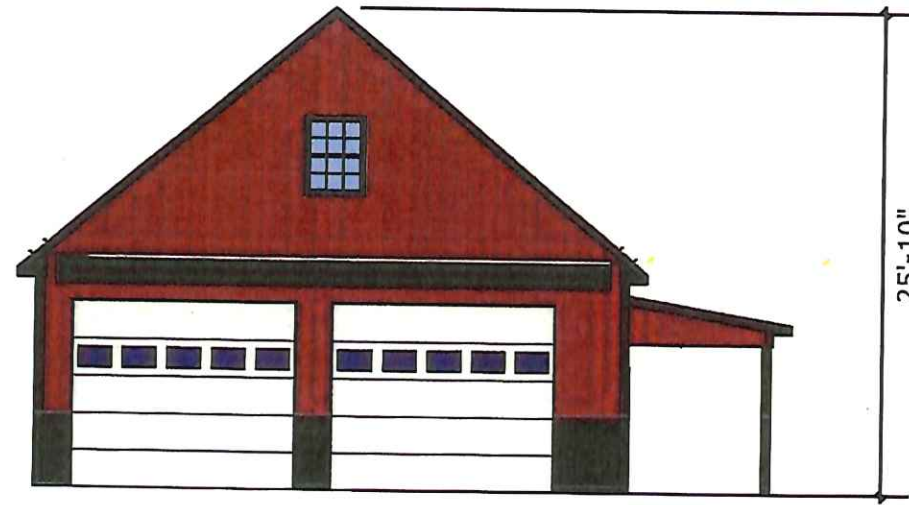
Drawn By: JF

**Page:**

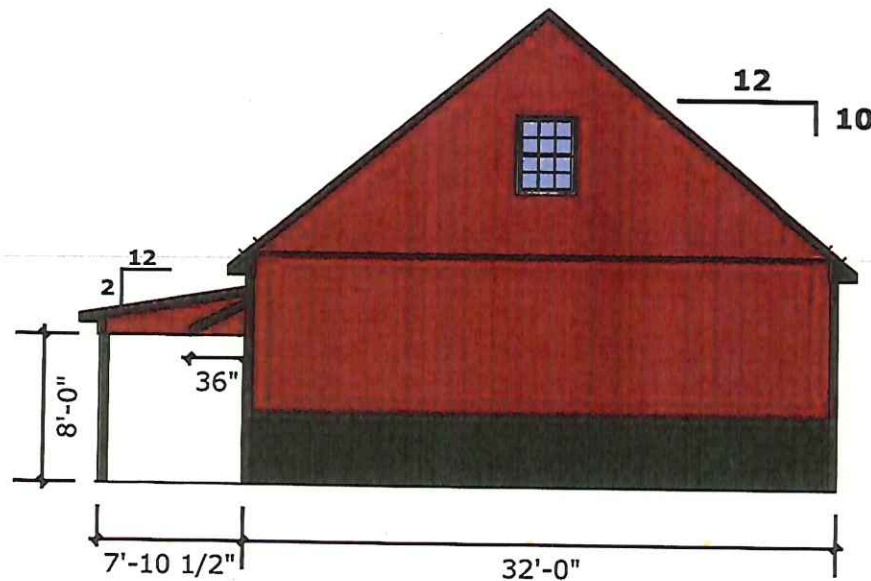
6



Gable 1



Gable 2



Scale: 1/8" = 1'

## Elevation Views

**Client Name:** Brian Quier**Address:** 105 River Bend Drive  
Dagsboro, DE, 19939**Phone:** 484-554-5394**Contact:**Troy Wallace  
717-201-3957  
Email:

Troy@fettervillesales.com

Fetterville Pole Buildings LLC  
245 Fetterville Rd.  
East Earl, PA, 17519  
800-331-1875

Drawn By: JF

**Page:**

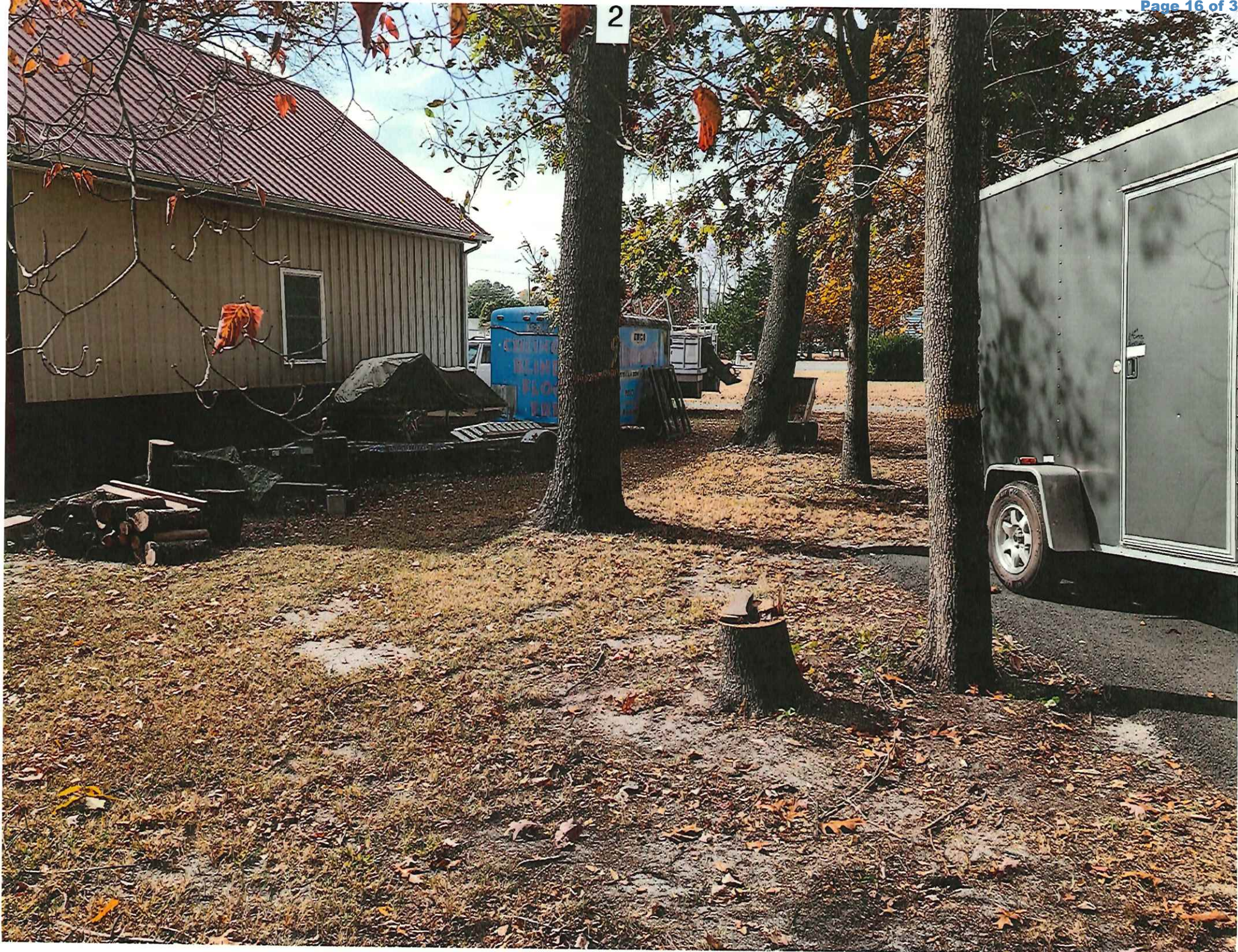
7







2

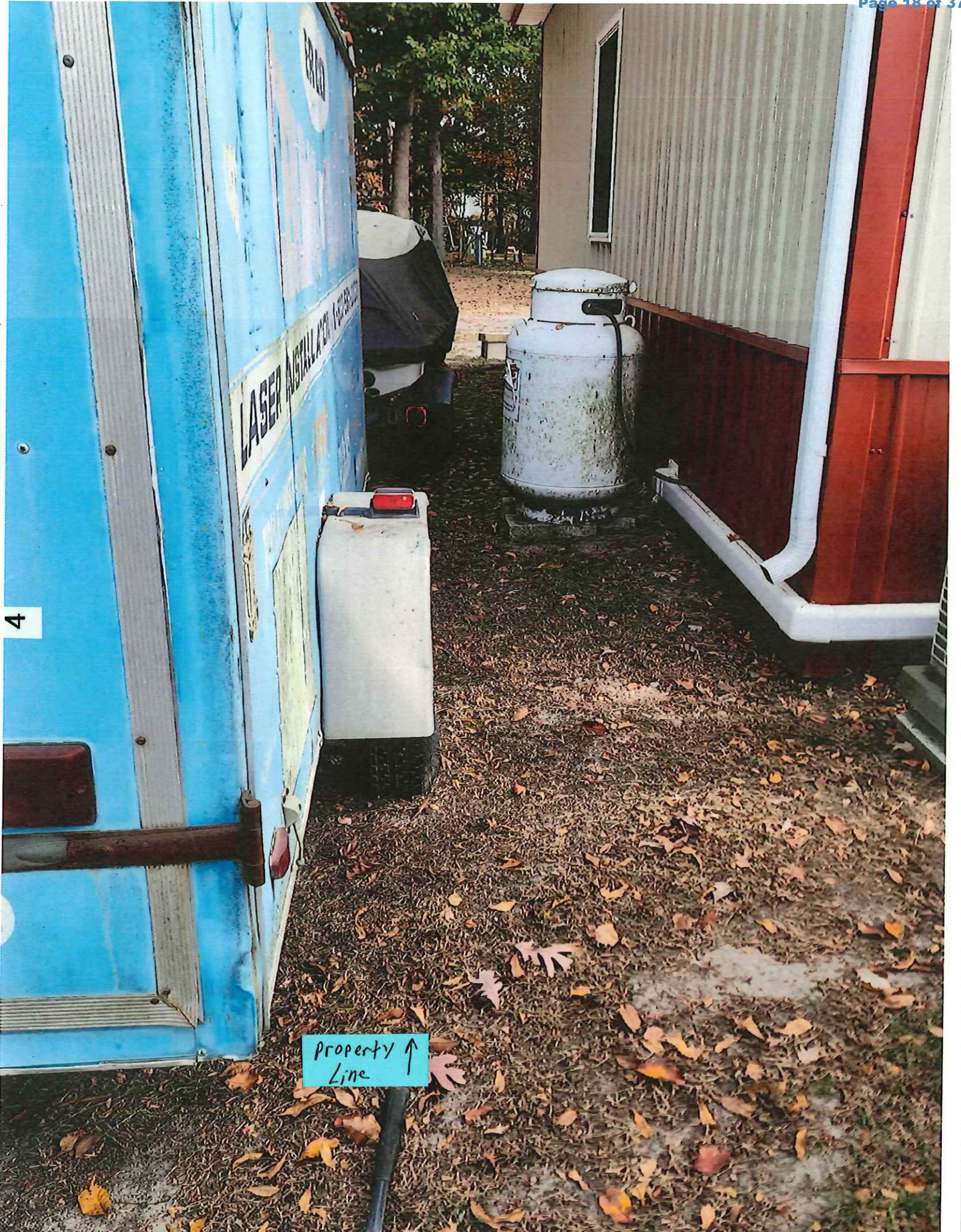




3







Property Line ↑



5





6









8





9







10











13





14





15





16



Rear  
Line  
↓



17











19

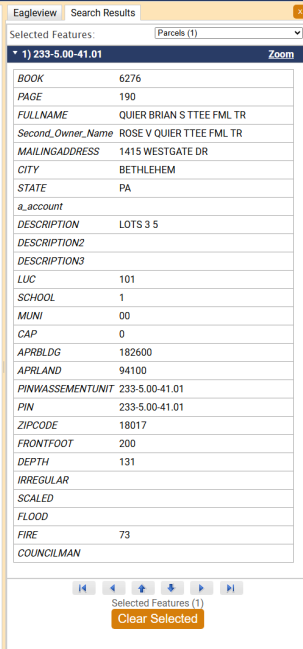


05/12/2025 10:20:46 am MON



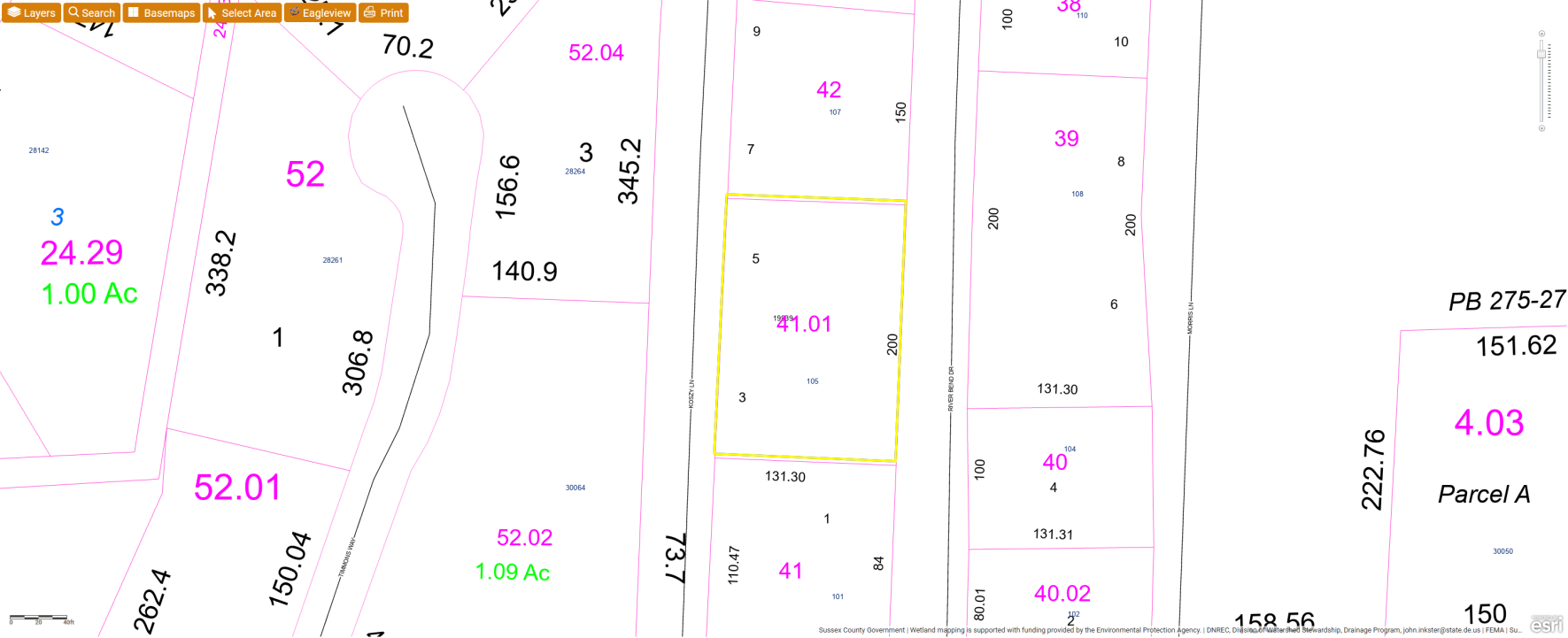
Riverb







Layers Search Basemaps Select Area Eagleview Print



Eagleview Search Results

Selected Features: (Parcel 1)

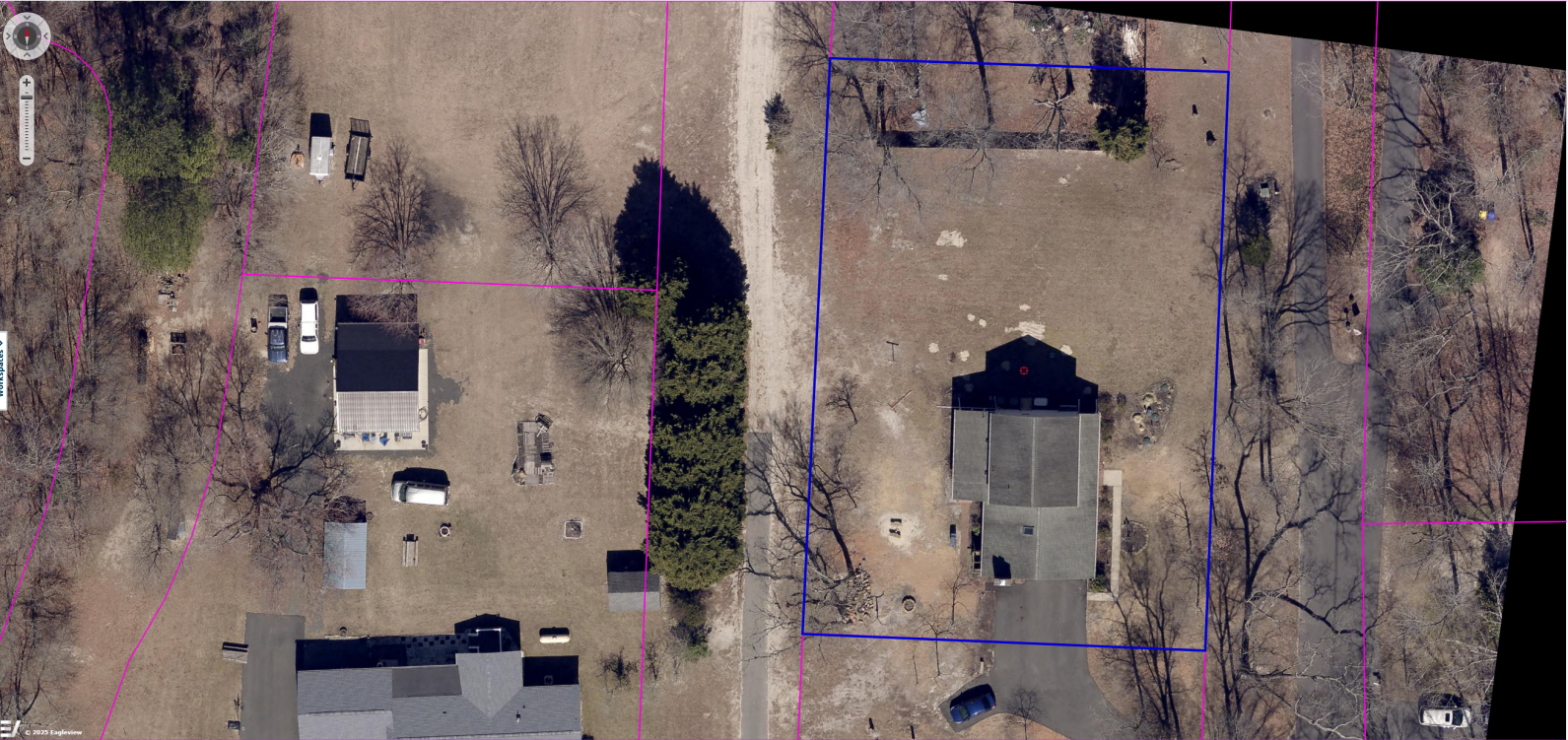
1) 233-5.00-41.01 Zoom

BOOK	6276
PAGE	190
FULLNAME	QUIER BRIAN S TTEE FML TR
Second_Owner_Name	ROSE V QUIER TTEE FML TR
MAILINGADDRESS	1415 WESTGATE DR
CITY	BETHLEHEM
STATE	PA
ix_account	
DESCRIPTION	LOTS 3 5
DESCRIPTION2	
DESCRIPTION3	
LUC	101
SCHOOL	1
MUNI	00
CAP	0
APRBLDG	182600
APRLAND	94100
PINWASSEMENTUNIT	233-5.00-41.01
PIN	233-5.00-41.01
ZIPCODE	18017
FRONTFOOT	200
DEPTH	131
IRREGULAR	
SCALED	
FLOOD	
FIRE	73
COUNCILMAN	

Selected Features (1)

Clear Selected





map: Auto (Ortho) - Dates: Latest - < Image 1 of 2 > 03/11/2025

CONNECTEXPLORER

Search

Search by SUSSEXPARCELS +

233-5.00-41.01

Search results (1)

Options +

233-5.00-41.01





**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 # 13092

Hearing Date \_\_\_\_\_

202506837**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:**20961 Rogers Avenue, Rehoboth Beach DE 19971**Variance/Special Use Exception/Appeal Requested:**Variance for a 6" fence on the property, consistent with others in the neighborhoodTax Map #: 334-20.13-51.00Property Zoning: MR**Applicant Information**Applicant Name: Barbara FaculjakApplicant Address: 23 Bay ReachCity Rehoboth Beach DEState DEZip: 19971Applicant Phone #: (703) 402-9094Applicant e-mail: bfaculjak@yahoo.com**Owner Information**Owner Name: Barbara FaculjakOwner Address: 23 Bay ReachCity Rehoboth BeachState DEZip: 19971Purchase Date: 3/17/23Owner Phone #: (703) 402-9094Owner e-mail: bfaculjak@yahoo.com**Agent/Attorney Information**Agent/Attorney Name: Tom Carney, T. Carney Sussex LawAgent/Attorney Address: 18979 Coastal Hwy, Suite 203City Rehoboth BeachState DEZip: 19971Agent/Attorney Phone #: (302) 567-2727Agent/Attorney e-mail: nathalie@tcarneylaw.com**Signature of Owner/Agent/Attorney**Barbara FaculjakDate: 5/20/25



**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 fence is a standard 6" wooden fence enclosing the yard. It is consistent with others in the adjoining blocks in style, height and placement.

**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.

n/a With close proximity to Rt 1 and Dewey foot traffic, there was trash and people approaching into rear yard limiting owner/occupant privacy.

**3. Not created by the applicant:**

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

n/a Sale Condition of Property was contingent on planning being submitted. Fence set back to ensure no visual blockages.

**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 is consistent with several other fences on properties on both Route 1 and Rogers Avenue. It is visually consistent and adds positively to the optics of the neighborhood. There are 6' or higher fences in similar properties just north and south on the Rt 1 corridor, and the fence is critical to providing privacy and protection of the property and lot. Photos are included separately. Thank you for your consideration.

**5. Minimum variance:**

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

The variance approves a 6" fence and two gates on the Rt 1 and Rogers Avenue sides of the property.



## 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

*Barbara Faculjak*

Date: 5/20/25

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: \_\_\_\_\_



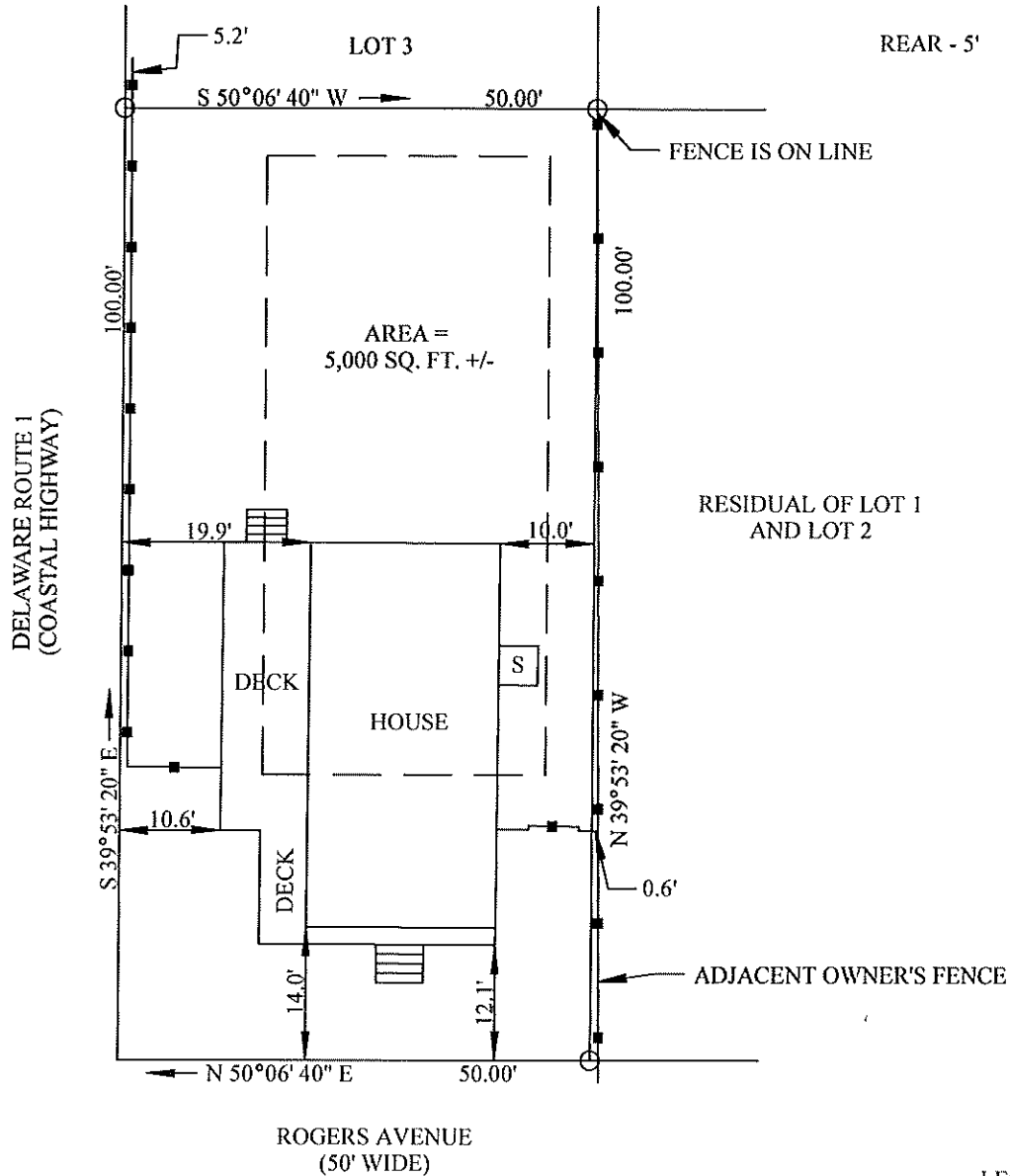
BUILDING SETBACKS:

FRONT - 30' (ROGERS AVENUE)

SIDE - 15' (ROUTE 1)

SIDE - 5'

REAR - 5'

LEGEND

○ FOUND IRON PIPE

S SHOWER

■ WOOD FENCE

— — — BUILDING SETBACK

ADDRESS: 20961 ROGERS AVENUE

TAX PARCEL #: 334-20.13-51.00

OWNER: BARBARA FACULJACK REVOCABLE LIVING TRUST

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

RICHARD K. VETTER, P.E. #10329

BUYER: SEAN M. AND KELLY M. SULLIVAN

SURVEY BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND THE CALL OF DEED BOOK 5872, PAGE 213.

SURVEY PLANPART OF LOT 1 & PART OF LOT 2  
ANN ACRES - BLOCK BLEWES & REHOBOTH HUNDRED  
SUSSEX COUNTY, DELAWARERICHARD K. VETTER, P.E.  
307 BAYBERRY DRIVE  
LEWES, DE 19958

SCALE: 1" = 20'

MAY 15, 2025





Eagleview Search Results

Selected Features: Parcels (1)

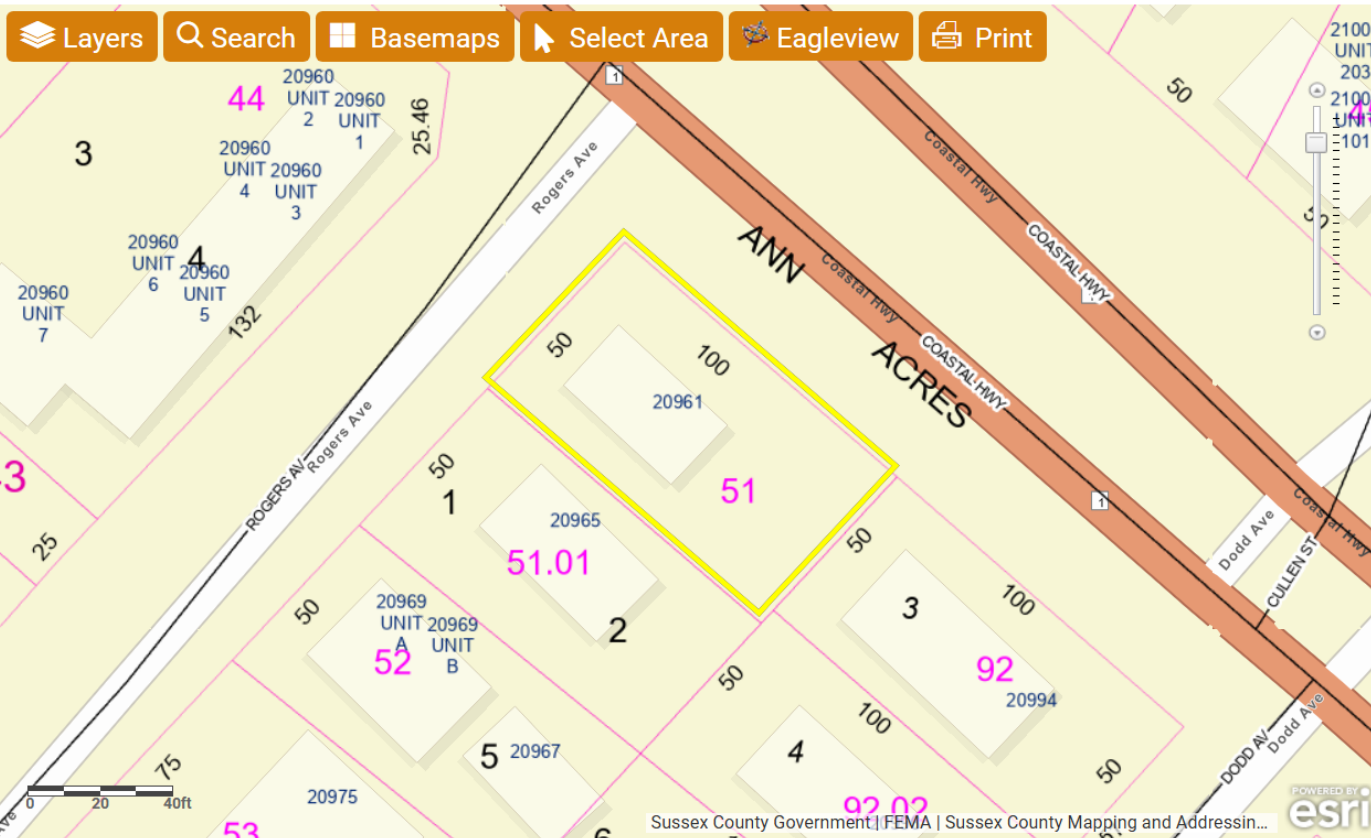
1) 334-20.13-51.00 [Zoom](#)

BOOK	5872
PAGE	213
FULLNAME	FACULJAK BARBARA A TTEE
Second_Owner_Name	REV LIV TR
MAILINGADDRESS	7634 WILLOW POINT DR
CITY	FALLS CHURCH
STATE	VA
a_account	01-06-051
DESCRIPTION	ANN ACRES
DESCRIPTION2	P/O LOTS 1, 2
DESCRIPTION3	
LUC	101
SCHOOL	6
ANNUAL	00

Selected Features (1)

Clear Selected





Eagleview Search Results	
Selected Features: <span>Parcels (1)</span>	
1) 334-20.13-51.00 <span>Zoom</span>	
BOOK	5872
PAGE	213
FULLNAME	FACULJAK BARBARA A TTEE
Second_Owner_Name	REV LIV TR
MAILINGADDRESS	7634 WILLOW POINT DR
CITY	FALLS CHURCH
STATE	VA
a_account	01-06-051
DESCRIPTION	ANN ACRES
DESCRIPTION2	P/O LOTS 1, 2
DESCRIPTION3	
LUC	101
SCHOOL	6
Selected Features (1)	
<span>Clear Selected</span>	



Search

Search by SUSSEXPARCELS ▾

334-20.13-51.00

Search results (1) Options ▾

334-20.13-51.00





20961 Rogers Ave, Rehoboth Beach DE 19971

**Variance application photos**

Please see attached photos of similar fence within a 4- block radius of the property. Thank you

#1 – 30' from Rogers Ave sidewalk to the fence start





#2 - view from car to the right (no traffic from the right, as right turn only onto the divided highway)



#3 - View from car to the left, direction of traffic flow





#### #4 Neighborhood fences

Fence one block south, between Dodd and Elizabeth







Fence one block north, between Ann and the Valero





Fence on corner across Rt One, on Chesapeake



Fence at Carolina and east side of Rt 1







East side of rt 1 between Jersey and Chesapeake



Rt 1 between Ann street and Valero



