

BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
SHAWN LOVENGUTH
JOHN WILLIAMSON



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

November 17, 2025

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Hearings

Case No. 13132 – Eddie Reid

seeks variances from the front, side and rear yard setback requirements for a proposed structure (Section 115-42, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of New Hope Road. 911 Address: N/A. Zoning District: GR. Tax Map: 230-31.00-168.00

Case No. 13133 – Anthony Manupella

seeks variances from the front and corner front yard setback requirements for existing structures (Section 115-42 and 115-182 of the Sussex County Zoning Code). The property is located on the southeast corner of Fir Drive and Myrtle Drive. 911 Address: 36418 Fir Drive, Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-732.00

Case No. 13134 – Jaime C. Negron

seeks variances from the front yard setback requirements for proposed structures (Section 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the northwest side of Hummingbird Road. 911 Address: 19303 Hummingbird Rd., Ellendale. Zoning District: AR-1. Tax Map: 230-27.00-28.01

Case No. 13135 – Joseph and Karen Shustack

seek variances from the separation distance requirements for proposed structures (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the south side of Jasper View Lane within the Massey's Landing Manufactured Home Park. 911 Address: 37264 Jasper View Lane, Lot 48A, Millsboro. Zoning District: AR-1. Tax Parcel: 234-25.00-31.00-58015

Case No. 13136 – David Ray Hobbs

seeks variances from the side yard setback requirements and the separation distance

requirements for an existing structure (Section 115-25 and 115-172 of the Sussex County Zoning Code). The property is located on the southwest side of Sugar Hill Way within the Shady Park Manufactured Home Park. 911 Address: 37256 Sugar Hill Way, Lot 213, Selbyville. Zoning District: AR-1. Tax Parcel: 533-12.00-92.00-56063

Case No. 13137 – Judith Coleman

seeks variances from the front and side yard setback requirements for existing structures (Section 115-34, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Green Street. 911 Address: 29148 Green Street, Milford. Zoning District: MR. Tax Map: 230-17.00-102.00

Case No. 13132 – Eddie Reid

Case No. 13132 – Eddie Reid seeks variances from the front, side and rear yard setback requirements for a proposed structure (Section 115-42, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of New Hope Road. 911 Address: N/A. Zoning District: GR. Tax Map: 230-31.00-168.00

Case No. 13132 – Eddie Reid

seeks variances from the front, side and rear yard setback requirements for a proposed structure (Section 115-42, 115-182 and 115-183 of the Sussex County Zoning Code). The property is located on the southwest side of New Hope Road. 911 Address: N/A. Zoning District: GR. Tax Map: 230-31.00-168.00

Additional Business

BOA 2026 Meeting Calendar

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on November 10, 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://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/>.

Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to pandz@sussexcountyde.gov or delivered by hand to County Administration, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.

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, November 13, 2025.

#####

\$500

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 # 13132
Hearing Date 11-17-2025
202512576

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:

New Hope Road, Ellendale

Variance/Special Use Exception/Appeal Requested:

front, side, and rear yard setback variances

Tax Map #: 230-31.00 - 1108.00

Property Zoning: GR

Applicant Information

Applicant Name: Eddie Reid

Applicant Address: 716 Douglas Fir Rd

City Magnolia State Delaware Zip: 19962

Applicant Phone #: 302-423-2047 Applicant e-mail: Mr.Reid7@yahoo.com

Owner Information

Owner Name: Eddie Reid

Owner Address: 716 Douglas Fir Rd

City Magnolia State Delaware Zip: 19962 Purchase Date: 10/9/2007

Owner Phone #: 302-423-2047 Owner e-mail: Mr.Reid7@yahoo.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

Eddie Reid

Date: 9/17/25



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.

small lot with irregular shape

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.

Home has already been purchased & will be moved to this property.

3. Not created by the applicant:

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

Lot was created prior to zoning.

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.

neighborhood has singlewide homes that do not meet required setbacks.

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.

least amount of variance to place a dwelling.

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

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

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

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

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

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.

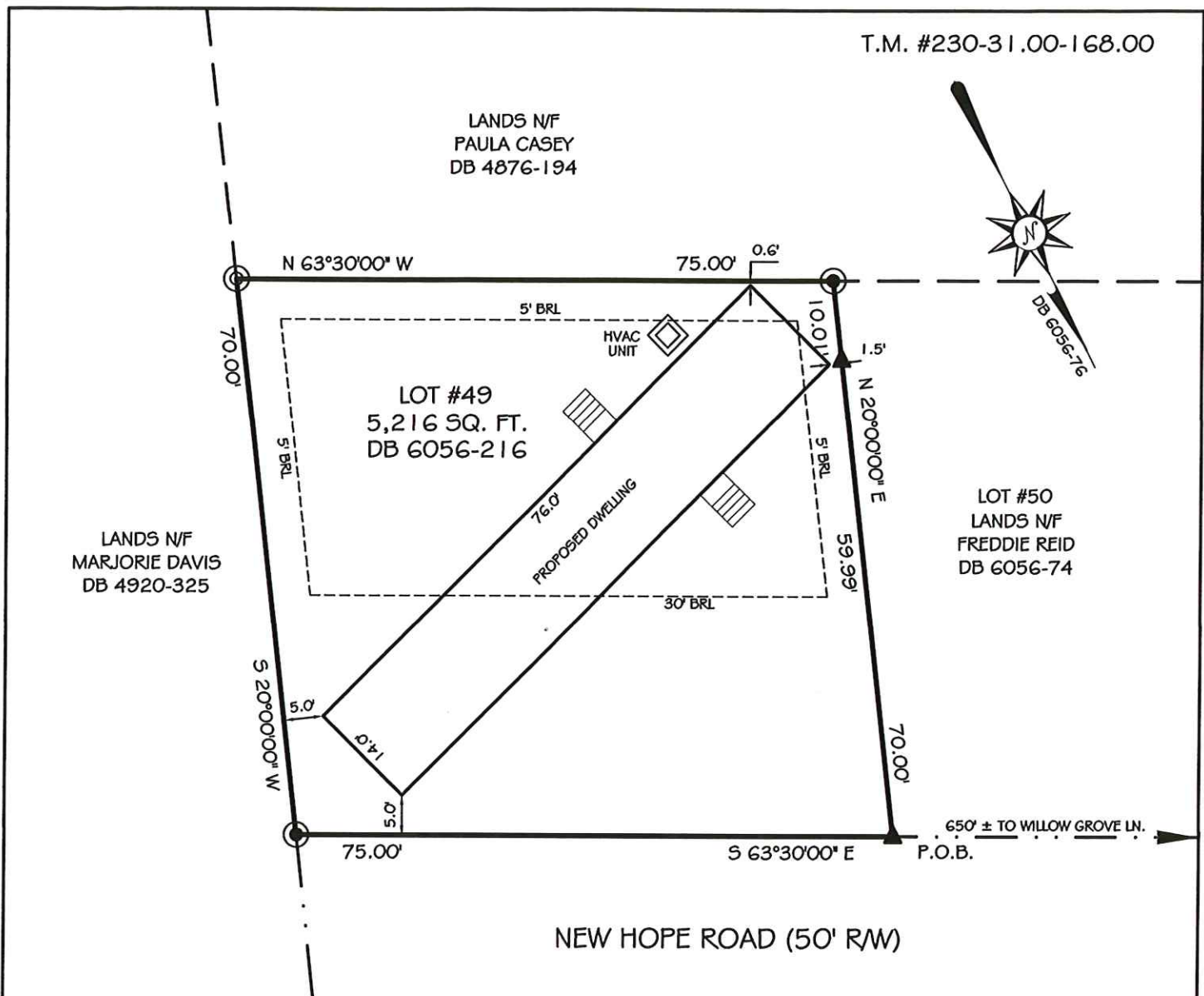
Signature of Owner/Agent/Attorney

Date: _____

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: _____



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

THIS SURVEY AND PLAT DOES NOT VERIFY THE
EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR
EASEMENTS CROSSING THIS PROPERTY OTHER THAN
THOSE SHOWN.
NO TITLE SEARCH PROVIDED OR STIPULATED.

BOUNDARY SURVEY & CONCEPT PLAN FOR EDDIE REID

NEW HOPE ROAD, ELLENDALE, DE 19941
LOT #49 OF "ROBERT FITZGERALD" SUBDIV.
CEDAR CREEK HUNDRED SUSSEX COUNTY
STATE OF DELAWARE

SCALE 1" = 20' NOVEMBER 20, 2024
9/16/25 PROPOSED IMPROVEMENTS SHOWN

I, DONALD K. MILLER 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.

DONALD K. MILLER
REGISTERED
No. 407
DATE 9/16/25
SURVEY CLASS: SUBURBAN

PREPARED BY:

PH: 302-629-9895
FAX: 302-629-2391

MILLER
LEWIS, INC. LAND SURVEYING

1560 MIDDLEFORD RD.

SEAFORD, DE. 19973

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/17/2025 10:17AM Dina M.
Receipt number: 33030327-0087 001231580

PERMITS / INSPECTIONS
2025 202512576/2020 \$500.00

\$500.00

Subtotal \$500.00
Total \$500.00

Tenders
CASH \$500.00

Change due \$0.00

Paid by: REID EDDIE

Thank you for your payment.

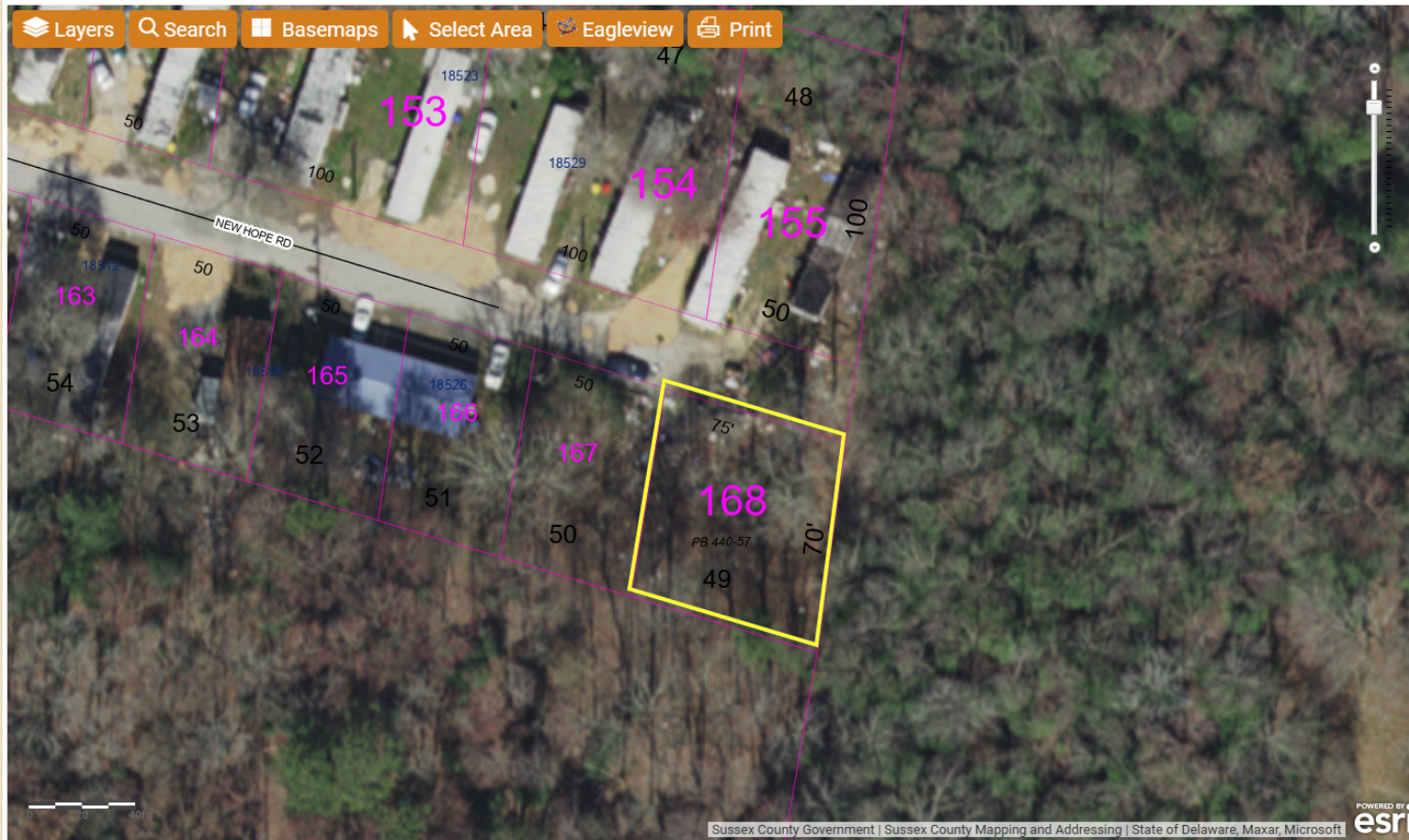
CUSTOMER COPY

Selected Features: Parcels (1)

1) 230-31.00-168.00 Zoom

BOOK	6056
PAGE	216
FULLNAME	REID EDDIE
Second_Owner_Name	
MAILINGADDRESS	76 DOUGLAS FIR
CITY	MAGNOLIA
STATE	DE
a_account	14-07-168
DESCRIPTION	ROBT FITZGERALD SUB
DESCRIPTION2	LOT 49
DESCRIPTION3	
LUC	100
SCHOOL	4
MUNI	00
CAP	0
APRBLDG	0
APRLAND	33700
PINWASSEMENTUNIT	230-31.00-168.00
PIN	230-31.00-168.00

Selected Features (1)
Clear Selected



Eagleview

Search Results

Selected Features:

Parcels (1)

▼ 1) 230-31.00-168.00

Zoom

BOOK	6056
PAGE	216
FULLNAME	REID EDDIE
Second_Owner_Name	
MAILINGADDRESS	76 DOUGLAS FIR
CITY	MAGNOLIA
STATE	DE
a_account	14-07-168
DESCRIPTION	ROBT FITZGERALD SUB
DESCRIPTION2	LOT 49
DESCRIPTION3	
LUC	100
SCHOOL	4
MUNI	00
CAP	0
APRBLDG	0
APRLAND	33700
PINWASSEMENTUNIT	230-31.00-168.00
PIN	230-31.00-168.00

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Selected Features (1)

Clear Selected

CONNECTEXPLORER™



Search

Search by SUSSEXPARCELS

230-31.00-168.00

Search results (1) Options

230-31.00-168.00

**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 # 13133
Hearing Date 2025/12/03

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:

36418 Fir Drive -Piney Glade - Rehoboth Beach, DE 19971

Variance/Special Use Exception/Appeal Requested:

Home has been in place for 20 years. Home is under contract to be sold and settled on 9-15-25.
All of the issues were discovered during the title search.

Tax Map #: 334-13.00-732.00Property Zoning: GR**Applicant Information**Applicant Name: Frank A. Hornstein -Real Estate AgentApplicant Address: 19330 Lighthouse Plaza Blvd, Suite 6City Rehoboth Beach State DE Zip: 19971Applicant Phone #: 302-604-4746 Applicant e-mail: frankhornstein1@gmail.com**Owner Information**Owner Name: Anthony ManupellaOwner Address: 1421 New RoadCity Northfield State NJ Zip: 08225 Purchase Date: _____Owner Phone #: 302-258-7855 Owner e-mail: manpel@verizon.net**Agent/Attorney Information**Agent/Attorney Name: N/A

Agent/Attorney Address: _____

City _____ State _____ Zip: _____

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

Signature of Owner/Agent/AttorneyDate: 9.18.25

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.

Because it is on a corner lot it is difficult to meet the set back guidelines. Moving the home now would be almost impossible.

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 home has been in place for 20 years and no one has complained about it.

3. Not created by the applicant:

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

The current home was purchased from Pot Nets Communities and placed there by the same. It was understood that they would follow the set back rules.

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 home has been in place for 20 years and no one has complained about it. The existing shed and carport that are in question will be removed.

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 home is under contract for sale and was supposed to close on 9/15/25. The title search discovered these problems.

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.

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

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

Check List for Applications

The following shall be submitted with the application

- ☒ • Completed Application
- ☒ • Provide a survey of the property (Variance)
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 - 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: 9.18.26

For office use only:

Date Submitted: _____

Fee: _____ Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

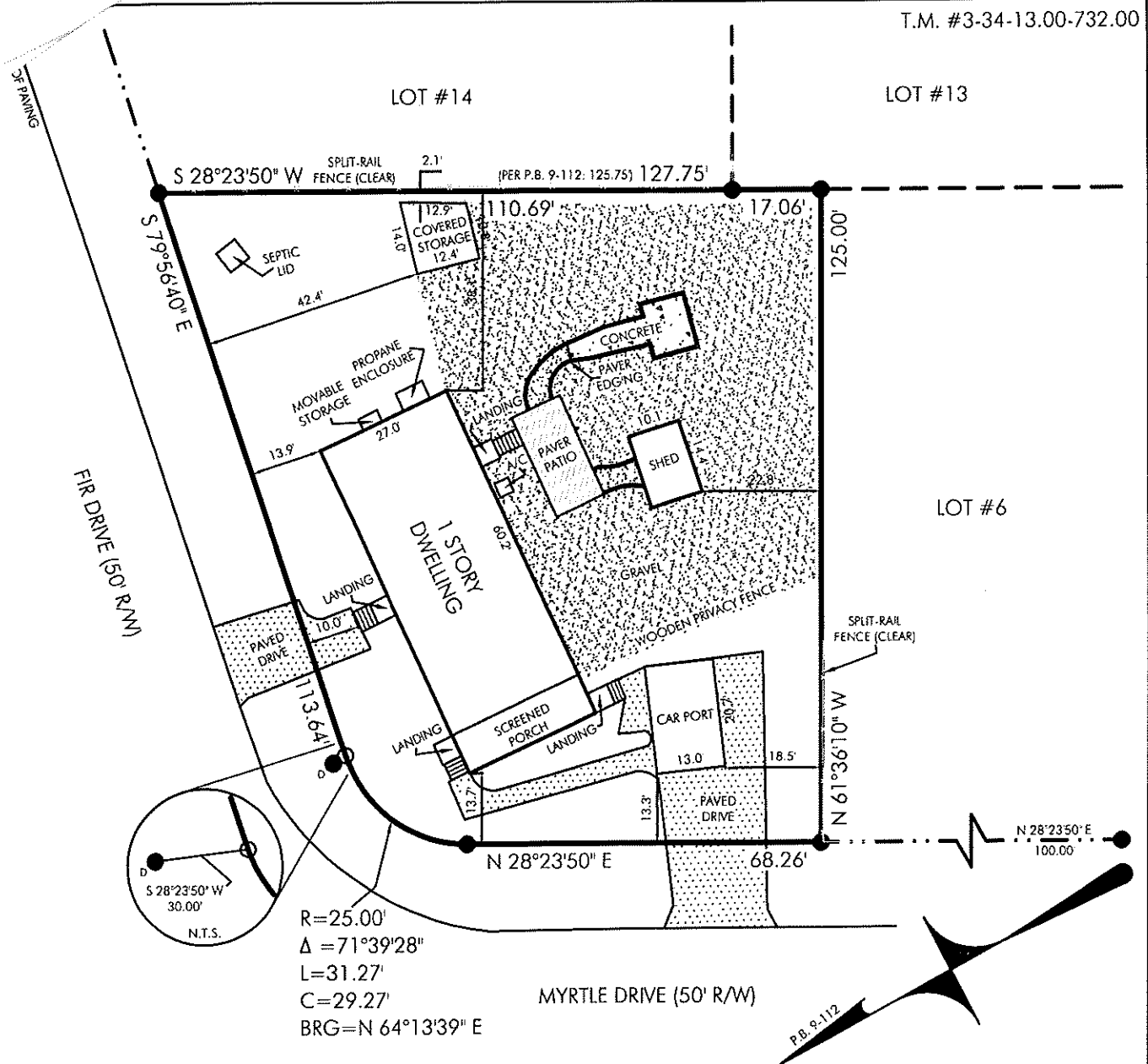
Lot#: _____

Block#: _____

Date of Hearing: _____

Decision of Board: _____

T.M. #3-34-13.00-732.00

**LEGEND:**

- IRON PIPE (FOUND)
- DISTURBED IRON PIPE (FOUND)
- POINT

NOTES:

ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).

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.

SURVEY CLASS: SUBURBAN

BOUNDARY SURVEY PLAN FOR BRIAN PATRICK DUNCAN & SYLVIA HADERMANN TAYLOR

TOTAL AREA: 13,318 SQ. FT., 0.3057 ACRES

DEED REFERENCE: BOOK 3333, PAGE 154

36418 FIR DRIVE, REHOBOTH BEACH

LOT #7, BLOCK C OF "PINEY GLADE" SUBDIVISION
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

AUGUST 27, 2025 SCALE: 1" = 30'

Prepared by:

FORESIGHTServices

Surveying & Precision Measurement

302.226.7779 phone

302.226.2239 fax

2103A Coastal Highway

Dewey Beach, DE 19771

APPLICATION FOR MANUFACTURED HOME PLACEMENT
SUSSEX COUNTY, DELAWARE

DNREC OK Permit 038707

LOCATION: Route _____ (N) (S) (E) (W) side _____ (ft) (miles) (N) (S) (E) (W) of _____
 Subdivision or Manufactured Home Park Piney Glade Add 2 Lot No. 7 Section of Block _____
 District No. 334 Map No. B.00 Parcel No. 732.00 Trailer No. 39411
 Street Name _____ Hundred _____

Size of Lot: Frontage _____ Depth _____ Acreage _____ Size of Manufactured Home 28x68 Cost 7000

On Farm Manufactured Home for (Re-) New Placement Per Lisa

IDENTIFICATION: Bought property + has space to settlement.

Name Manuppella Anthony + Hunt Florence Existing Use MH - Removed **FLOOD ZONE INFORMATION:**
 Address 103 Fir Dr. Rehoboth, DE 19971 Proposed Use MH Flood Zone XP-355J
 Lands of _____ Zoning District GB Elevation Required above Mean Sea Level _____
 Make HBOS Year 2000 Front Yard Setback 30' Mgt'd
 Serial No. T020393AB Side Yard Setback 10 To be measured to:
 Width 28 Length 48 Color white Trim Blue Rear Yard Setback 10 1) Finished First Floor _____
 Central Air X Fireplace X Tip-Out _____ Bedrooms 3 Side Yard Setback on Corner Lot 15-FIRDR 2) Lowest Horizontal Structural Member _____
 Previous Owner of the M.H. Manuppella Anthony Distance from any other M.H. or accessory building _____ Elevation Certificate ☐
 Previous Location 234-30.00-3.00-150303 ESR in a M.H. park _____ Placement Survey ☐
 Has this lot ever been occupied by a M.H.? YES **MOBILE HOME PLACEMENT TAX** Cannot occupy more than _____ % of total lot area Height Certification ☐
 If so, where did this M.H. go? Don't know 7000 Board of Adjustment Case No. Chadron Venting ☐
 Have you ever owned a M.H. in Sussex County? YES 7000 Planning and Zoning Approval Chadron Comments: _____
 If so, where? Lot Nets DATE 06/5/2004 # 2734

Comments: _____

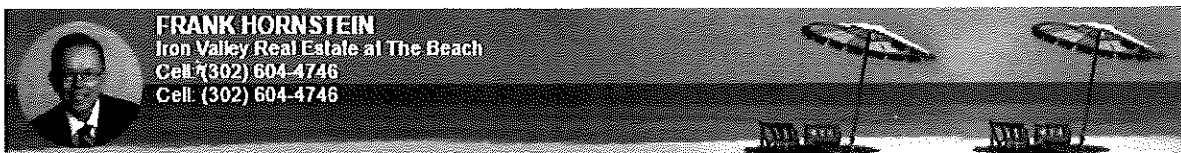
The owner of this manufactured home and the undersigned agree to comply to all applicable Federal, State, and County regulations and to apply for a certificate of compliance at completion. This does not imply approval of other Governmental Agencies. Prior to transfer of Title of above mentioned manufactured home a tax release form must be obtained from the Sussex County Assessment Division.

Signature of Applicant Lisa Collins Phone 684-0860 Date _____
 Permit Fee 25.50 Date Issued 06/5/2004 Approved by Assessment Division _____

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 Assessment Division and Planning and Zoning Agents, to enter upon said premises for the purpose of assessing and inspecting said property within a reasonable time after issue of permit; said consent being given on signing of this permit.

THIS PERMIT DOES NOT COVER ANY STRUCTURE BUILT OR MOVED TO LOT MANUFACTURED HOME IS PLACED UPON. A BUILDING PERMIT IS NEEDED FOR THESE STRUCTURES. PLEASE CALL 855-7720 TO REPORT ANY INFORMATION NEEDED FOR ANY CIRCLED BLANKS.

A18



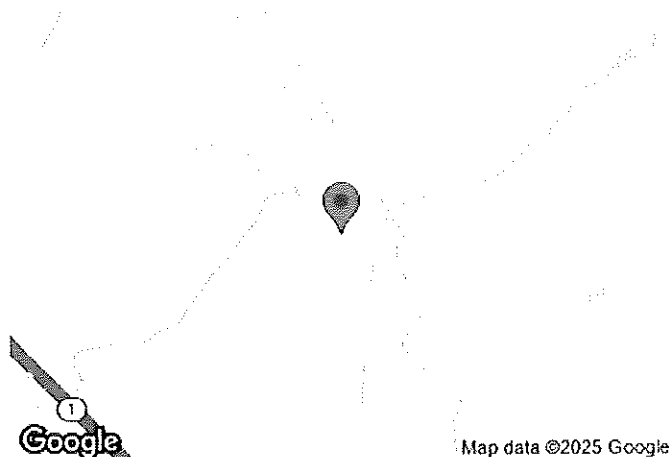
Agent Full

36418 Fir Dr, Rehoboth Beach, DE 19971

Pending

Residential

\$415,000



Recent Change: 09/04/2025 : Pending : ->PND

MLS #: DESU2089922
 Tax ID #: 334-13.00-732.00
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Furnished: Partially
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 2 / 0
 Above Grade Fin SQFT: 1,299 / Estimated
 Assessor AbvGrd Fin SQFT: 1,652
 Price / Sq Ft: 319.48
 Year Built: 2006
 Style: Modular/Pre-Fabricated
 Central Air: Yes
 Basement: No

Location

County: Sussex, DE
 In City Limits: No
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE County (31009)
 Legal Subdivision: PINEY GLADE
 Subdiv / Neigh: PINEY GLADE

School District: Cape Henlopen
 Sussex DE Quadrants: East of Rt 1

Association / Community Info

Property Manager: No

Taxes and Assessment

Tax Annual Amt / Year: \$766 / 2024
 School Tax: \$697
 County Tax: \$62 / Annually
 Clean Green Assess: No
 Municipal Trash: No
 Loss Mitigation Fee: No
 Zoning: GR

Tax Assessed Value: 2024
 Historic: No
 Land Use Code: 999

Rooms

Living Room: Main 19 x 13
 Dining Room: Main 13 x 14
 Kitchen: Main 11 x 14
 Primary Bedroom: Main 14 x 13
 Primary Bathroom: Main 10 x 14
 Bedroom 2: Main 11 x 10
 Bedroom 3: Main 10 x 11
 Full Bath: Main 9 x 5
 Laundry: Main 7 x 8

Bed Bath
 Main 3 2 Full

Building Info

Above Grade Fin SQFT: 1,299 / Estimated

Construction Materials: Vinyl Siding

9/17/25, 3:28 PM

Matrix

Total Fin SQFT: 1,299 / Estimated
 Total SQFT: 1,299 / Estimated
 Foundation Details: Concrete Perimeter

Flooring Type: Luxury Vinyl Plank, Vinyl
 Roof: Architectural Shingle

Lot

Lot Acres / SQFT: 0.24a / 10454sf / Assessor
 Additional Parcels: No

Lot Size Dimensions: 84.00 x 129.00

Ground Rent

Ground Rent Exists: No

Parking

Detached Carport - # of Spaces 2

Features: Detached Carport, Driveway

Driveway - # of Spaces 3

Total Parking Spaces 5

Interior Features

Interior Features: Bathroom - Soaking Tub, Carpet, Ceiling Fan(s), Primary Bath(s), Skylight(s); No Fireplace; Accessibility Features: Grab Bars Mod; Has Laundry

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Cable TV, Electric Available, Propane, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Propane - Leased; Hot Water: Propane; Water Source: Well; Sewer: Public Sewer

Remarks

Agent: Lockbox is on the front door. There is a HOA with a \$20- a year voluntary fee. This is a mobile home on a permanent foundation. The title is in the process of being retired.

Public: NO HOA. Very low property taxes. East of route one. This is a mobile home on a permanent foundation. The title has been retired and is no longer a mobile home title. This 3 bedrooms and 2 full bathroom home is located in the Piney Glade neighborhood. This highly desirable community is located in Rehoboth Beach, east of route 1. Conveniently located very close to Tanger Outlets, the Rehoboth beach and all of the wonderful restaurants. The seller has made a lot of upgrades. The master suite is on one side of the home and on the other side there are 2 additional bedrooms and a full bath. The large kitchen, living room and formal dining room make it easy to entertain. The kitchen has plenty of cabinets and lots of counter space. There is also an island. The home comes completely furnished, making it a turn home. Just bring your clothes and linens and you are ready to enjoy beach life. This allows for lots of privacy. A few of them are plantation shutters, Rinnai tankless water heater, and a car port. The washer and dryer, dishwasher and gas stove are all fairly new. The home has a lovely screened-in porch off of the living room. There are also 2 sheds for additional storage. Luxury vinyl flooring makes it easy to maintain. This home is located in a quiet neighborhood and the best part is there is NO HOA. Boats and motor homes can be parked on the property. Life is good in this quiet convenient community. Showing available immediately. Charming 3-Bedroom Home in Desirable Piney Glade – Rehoboth Beach Welcome to this beautifully upgraded 3-bedroom, 2-bathroom home located in the sought-after Piney Glade community in Rehoboth Beach—east of Route 1 and just minutes from Tanger Outlets, Rehoboth Beach, and a variety of popular restaurants. This fully furnished home is truly a move-in ready—just bring your clothes and linens to start enjoying the beach lifestyle! Property Highlights: •Spacious master suite privately located on one side of the home. •Two additional bedrooms and a full bath on the opposite side •Open floor plan with a large kitchen, island, and ample cabinet/counter space •Comfortable living room and formal dining room, perfect for entertaining •Lovely screened-in porch off the living room for relaxing evenings •Luxury vinyl flooring throughout durable and easy to maintain. •Washer/dryer, dishwasher, and gas stove are all newer appliances. •Rinnai tankless water heater for energy efficiency •Plantation shutters and other thoughtful upgrades throughout •Carport plus two sheds for additional storage No HOA! Enjoy the freedom to park boats and RVs right on your property. This peaceful and quiet neighborhood offers privacy, convenience, and beachside charm. Showings available immediately. Do not miss out on this incredible opportunity to own a beach retreat in one of Rehoboth's most convenient and low-key communities.

Listing Office

Listing Agent: FRANK HORNSTEIN (3257850) (Lic# RS-0022671) (302) 604-4746
 Listing Agent Email: frankhornstein1@gmail.com
 Broker of Record: Sherri Custodio (3260222) [Click for License](#)
 Listing Office: Iron Valley Real Estate at The Beach (IVREATB1) (Lic# Unknown)
 19323 Lighthouse Plaza Blvd Unit 6, Rehoboth Beach, DE 19971
 Office Manager: Leslie Huss (3356488)
 Office Phone: (302) 541-8787

Showing

Appointment Phone: (800) 746-9464
 Showing Contact: Showing Contact 1
 Contact Name: Showing Time
 Showing Requirements: 1 Hour Notice
 Showing Method: In-Person Only
 Showing Provider: ShowingTime
 Lock Box Type: Sentrilock
 Lock Box Location: Front door

Directions:

Use Waze

Historical Compensation**Listing Details**

Original Price: \$415,000
 Vacation Rental: No
 Listing Agrmnt Type: Exclusive Right
 Prospects Excluded: No
 Listing Service Type: Full Service
 Dual Agency: No
 Sale Type: Standard
 Listing Term Begins: 07/05/2025
 Listing Entry Date: 07/05/2025
 Possession: Settlement
 Acceptable Financing: Cash, Conventional
 Federal Flood Zone: No

DOM / CDOM: 21 / 21
 Original MLS Name: BRIGHT
 Off Market Date: 09/04/25
 Expiration Date: 09/24/25
 Lease Considered: No
 Home Warranty: No
 Pets Allowed: Yes
 Pet Restrictions: No Pet Restrictions
 Seller Concessions: No

Sale/Lease Contract

Selling Agent: Vince DiPietro (3300878) (Lic# RS-0026203) (302) 667-0402
 Selling Agent Email: vincedipietro@northroprealty.com
 Selling Office: Northrop Realty (NRP16) (Lic# Unknown)
 Broker of Record: Nick D'Ambrosia (18809)
 18467 Coastal Hwy, Lewes, DE 19958-4930
 Office Phone: (302) 703-1144
 Agreement of Sale Dt: 07/25/25
 Contingency Type: Financing Approval, Home Inspection
 Kick Out Clause YN: No

Close Date: 10/14/25
 Last Contingency Expires: 08/22/2025
 Last List Price: \$415,000.00

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school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 09/17/2025 03:28 PM



Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/18/2025 09:05AM Megan D.

Receipt number: 33030335-0033 001232403

PERMITS / INSPECTIONS

2025 202512636|2020

\$500.00

\$500.00

Subtotal

\$500.00

TP CC SF

\$15.00

Total

\$515.00

Tenders

TYLER PAYMENTS CC

\$515.00

American Express *****1007

Ref=1e89c91d-01c7-4c17-beb4-818abf2e5f78

Auth=844250

Change due

\$0.00

Paid by: HORNSTEIN/FRANK

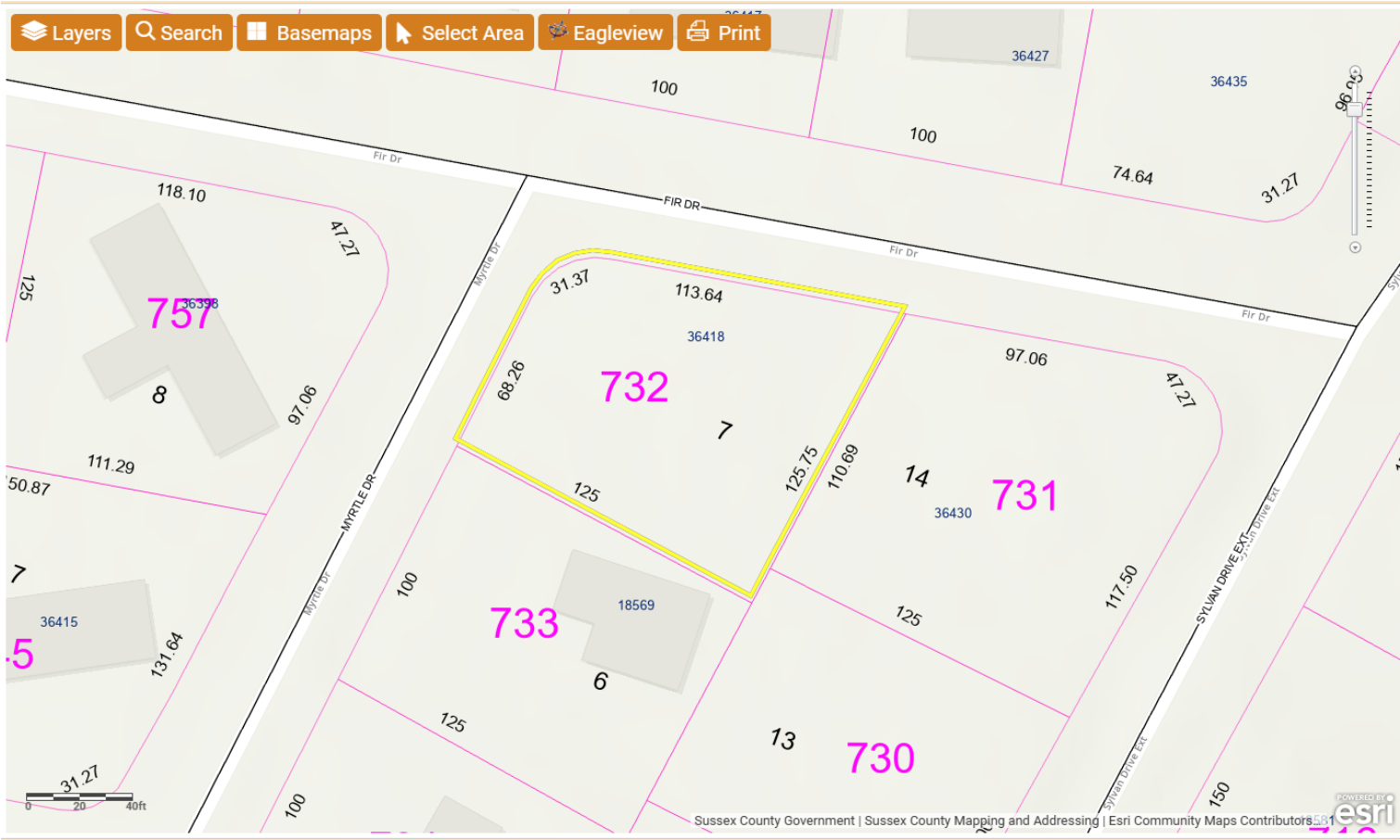
Signature: _____

Thank you for your payment.

Sussex County Government COPY
DUPLICATE RECEIPT

service fee

TYLER PAYMENTS



Eagleview Search Results

Selected Features: Parcels (1)

1) 334-13.00-732.00

Zoom

BOOK	3333
PAGE	154
FULLNAME	MANUELLA ANTHONY J
Second_Owner_Name	
MAILINGADDRESS	36418 FIR DR
CITY	REHOBOTH BEACH
STATE	DE
a_account	10-10-732
DESCRIPTION	PINEY GLADE ADD 2
DESCRIPTION2	LOT 7
DESCRIPTION3	SEC C CT#39411
LUC	103
SCHOOL	6
MUNI	00
CAP	0
APRBLDG	214900
APRLAND	140400
PINWASSEMENTUNIT	334-13.00-732.00
PIN	334-13.00-732.00

Selected Features (1)

Clear Selected

Eagleview

Search Results

Selected Features:

Parcels (1)

▼

1) 334-13.00-732.00

Zoom

BOOK	3333
PAGE	154
FULLNAME	MANUPELLA ANTHONY J
Second_Owner_Name	
MAILINGADDRESS	36418 FIR DR
CITY	REHOBOTH BEACH
STATE	DE
a_account	10-10-732
DESCRIPTION	PINEY GLADE ADD 2
DESCRIPTION2	LOT 7
DESCRIPTION3	SEC C CT#39411
LUC	103
SCHOOL	6
MUNI	00
CAP	0
APRBLDG	214900
APRLAND	140400
PINWASSEMENTUNIT	334-13.00-732.00
PIN	334-13.00-732.00

◀

⬅

⬆

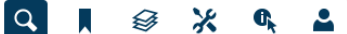
⬇

➡

▶

Selected Features (1)

Clear Selected



Search

Search by SUSSEXPARELS

334-13.00-732.00

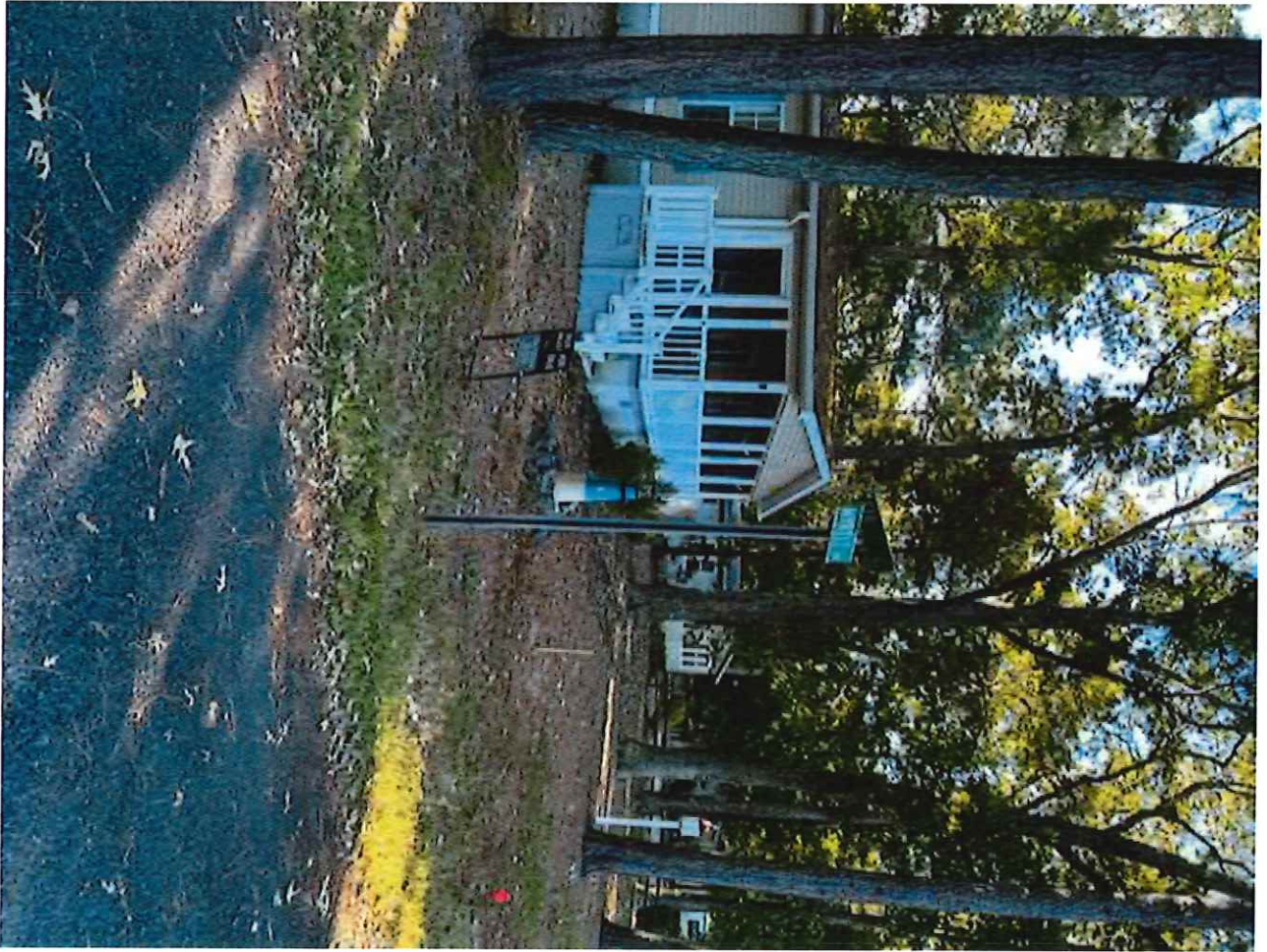
Search results (1) Options

334-13.00-732.00



Workspaces











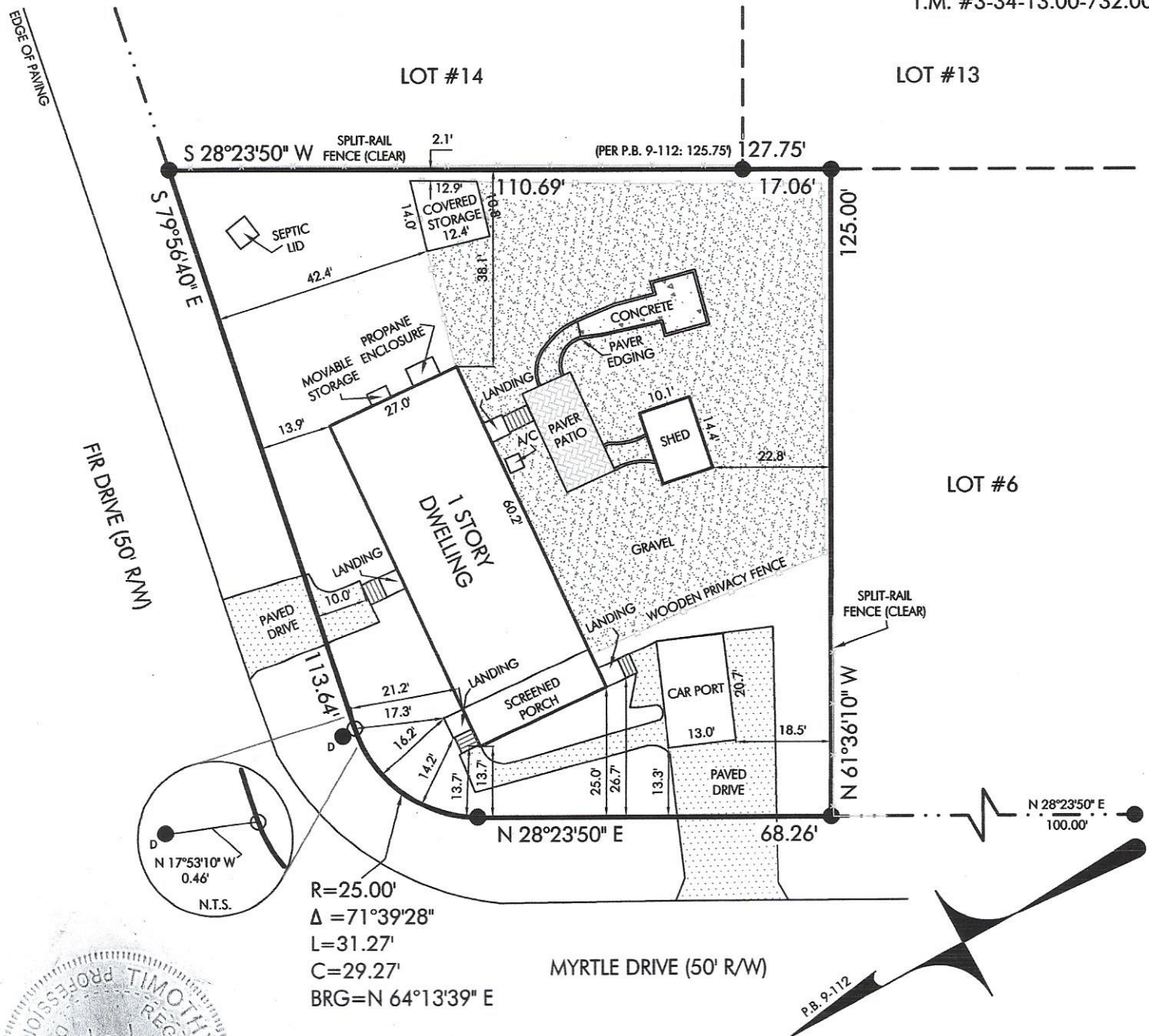








T.M. #3-34-13.00-732.00



MYRTLE DRIVE (50' R/W)

P.B. 9-112

BOUNDARY SURVEY PLAN FOR BRIAN PATRICK DUNCAN & SYLVIA HADERMANN TAYLOR

TOTAL AREA: 13,318 SQ. FT., 0.3057 ACRES

DEED REFERENCE: BOOK 3333, PAGE 154

36418 FIR DRIVE, REHOBOTH BEACH

LOT #7, BLOCK C OF "PINEY GLADE" SUBDIVISION
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

AUGUST 27, 2025 SCALE: 1" = 30'

Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

302 226 2229 phone

302 226 2239 fax

2103A Coastal Highway

Dewey Beach, DE 19971

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 # 13134
Hearing Date 11-17-2025
202512733

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:

Variance/Special Use Exception/Appeal Requested:

Tax Map #:

Property Zoning:

Applicant Information

Applicant Name:

Applicant Address:

City

State

Zip:

Applicant Phone #:

Applicant e-mail:

Owner Information

Owner Name:

Owner Address:

City

State

Zip:

Purchase Date:

Owner Phone #:

Owner e-mail:

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:

9-18-25



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.

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.

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

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

Check List for Applications

The following shall be submitted with the application

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

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

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

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

Signature of Owner/Agent/Attorney

Date:

9-19-25

For office use only:

Date Submitted: _____

Fee: \$400.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

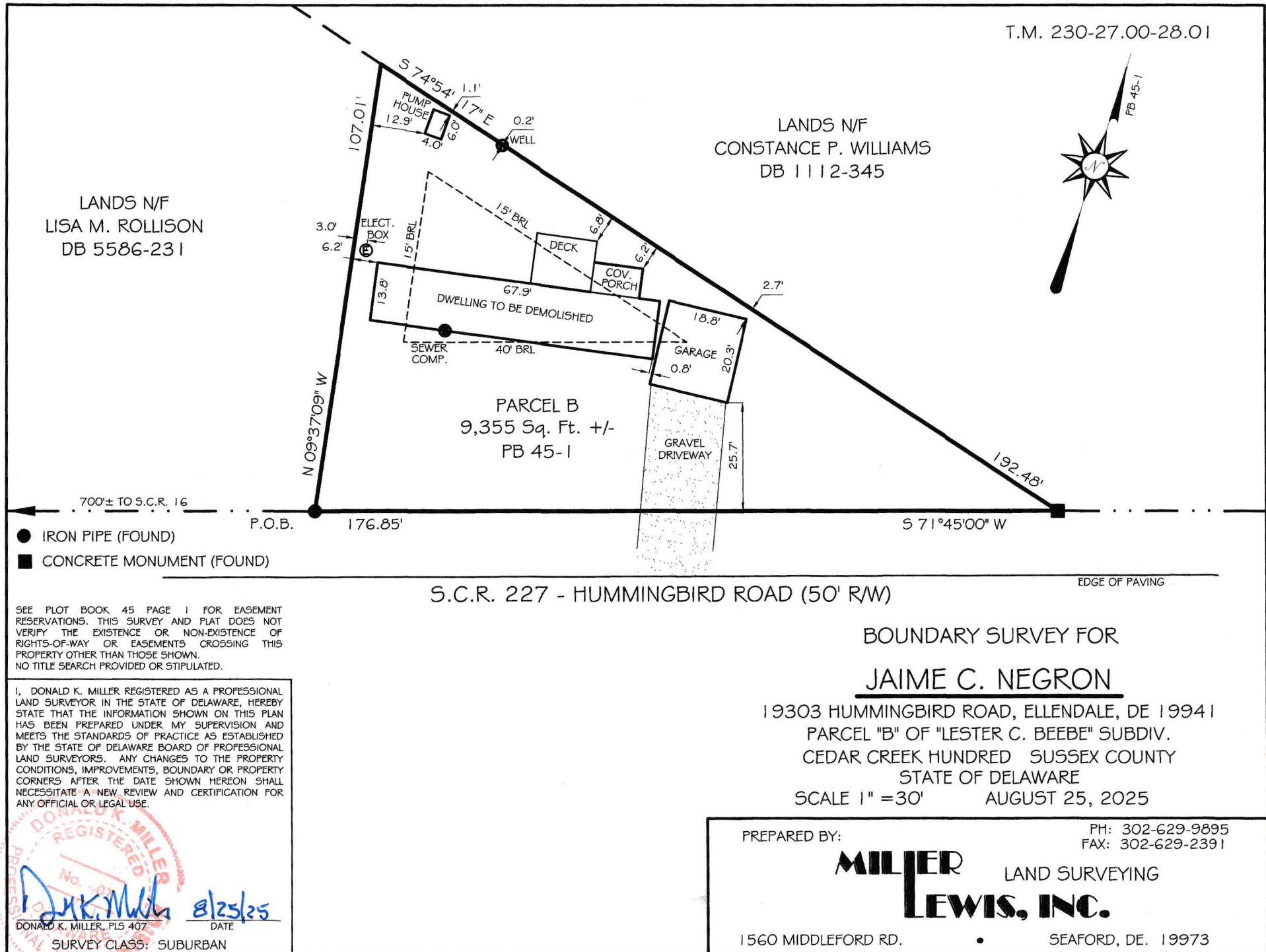
Subdivision: _____

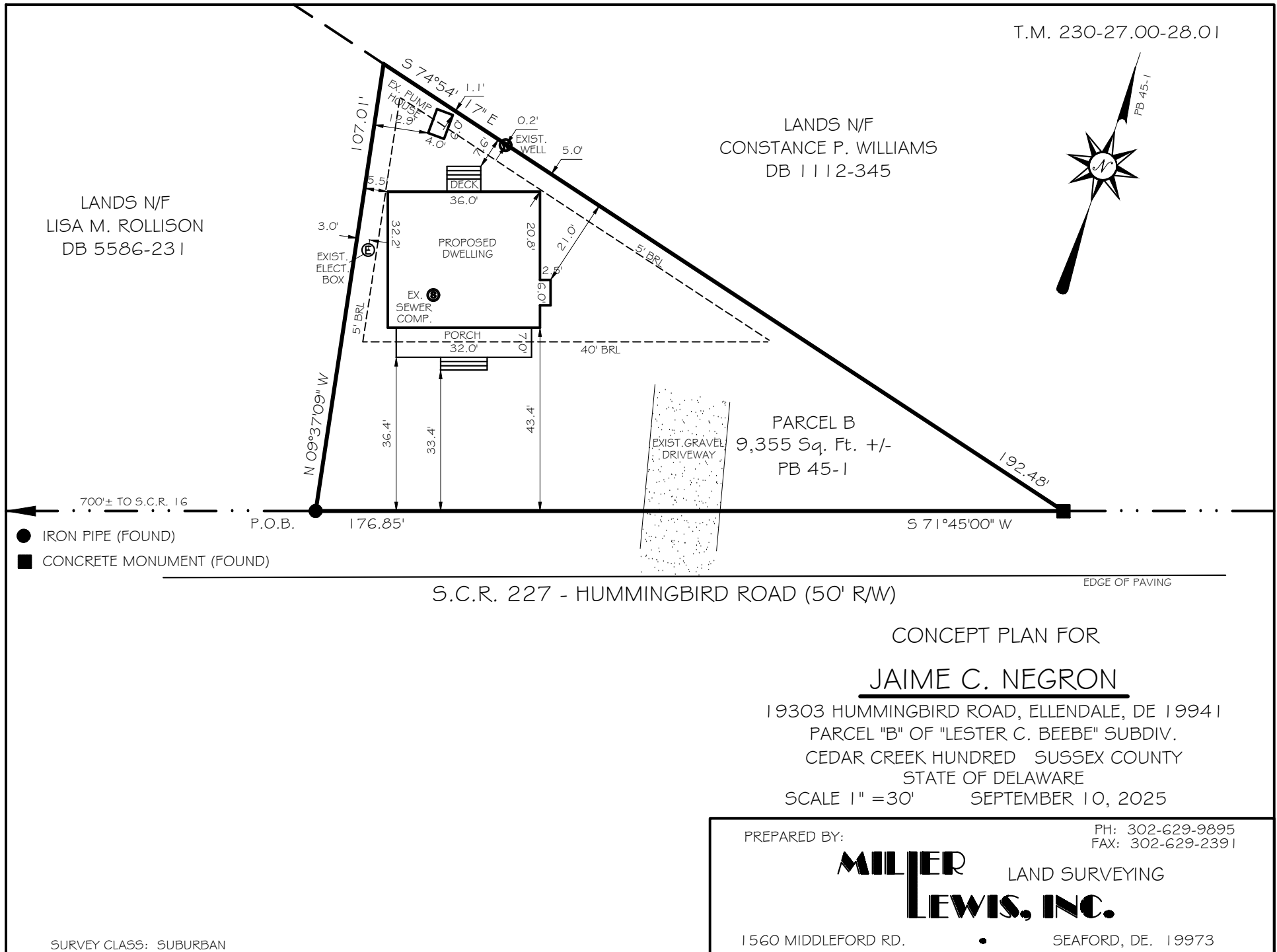
Lot#: _____

Block#: _____

Date of Hearing: _____

Decision of Board: _____





Layers
Search
Basemaps
Select Area
Eagleview
Print

Eagleview Search Results

Selected Features: Parcels (1)

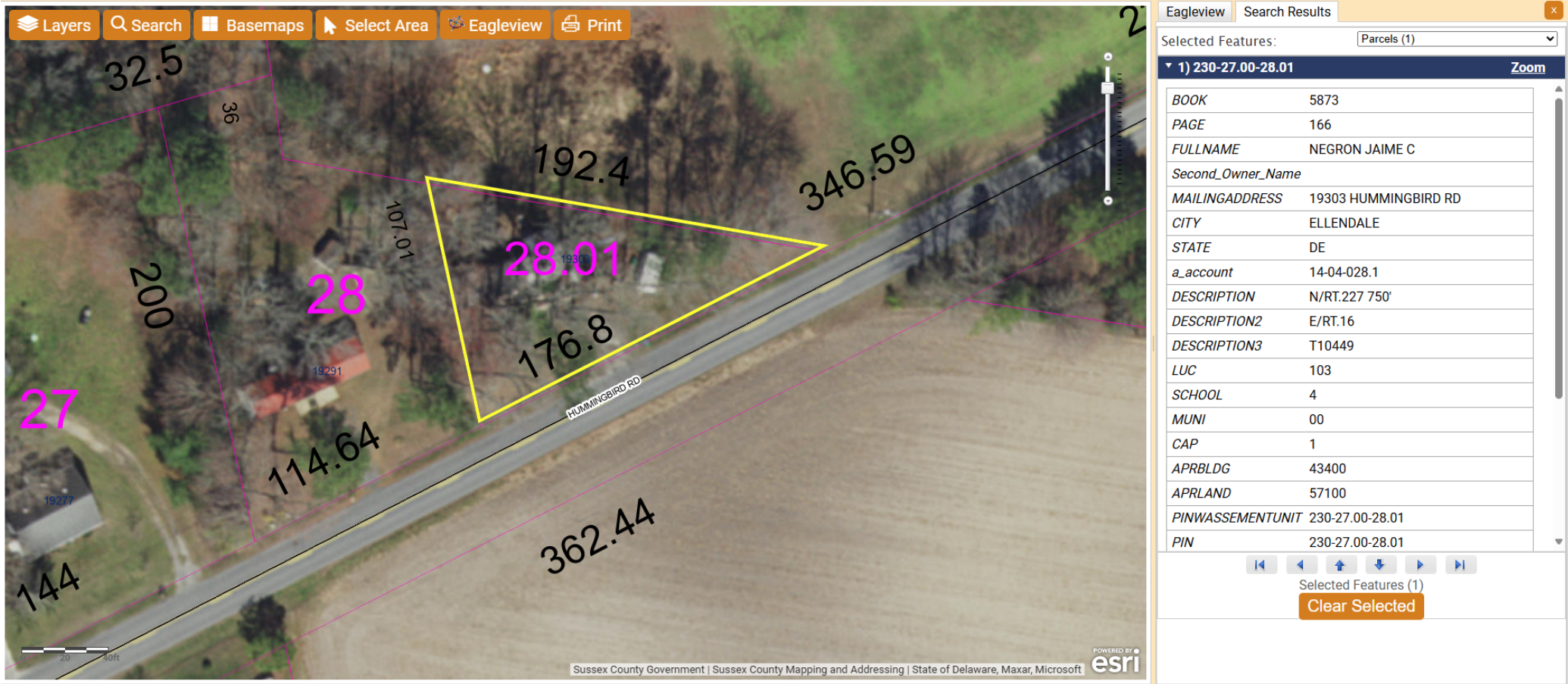
1) 230-27.00-28.01 Zoom

BOOK	5873
PAGE	166
FULLNAME	NEGRON JAIME C
Second_Owner_Name	
MAILINGADDRESS	19303 HUMMINGBIRD RD
CITY	ELLEDALE
STATE	DE
a_account	14-04-028.1
DESCRIPTION	N/RT.227 750'
DESCRIPTION2	E/RT.16
DESCRIPTION3	T10449
LUC	103
SCHOOL	4
MUNI	00
CAP	1
APRBLDG	43400
APRLAND	57100
PINWASSEMENTUNIT	230-27.00-28.01
PIN	230-27.00-28.01

Selected Features (1)
Clear Selected

County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Suss...





CONNECTEXPLORER™



Search

Search by SUSSEXPARELS ▾

230-27.00-28.01

Search results (1)

Options ▾

230-27.00-28.01

Workspaces ▾



© 2025 Eagleview



map: Auto (Oblique) ▾ Mar 2025 - Mar 2025 ▾ < image 1 of 7 > 03/10/2025



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 # 13135
 Hearing Date 11-17-25
202512735

RECEIVED

SEP 22 2025

Type of Application: (please check all applicable)

Variance ☒
 Special Use Exception ☐
 Administrative Variance ☐
 Appeal ☐

SUSSEX COUNTY
 PLANNING & ZONING
 Existing Condition ☐
 Proposed ☐
 Code Reference (office use only)

Site Address of Variance/Special Use Exception:

37264 Jasper View Lane Millsboro, DE

Variance/Special Use Exception/Appeal Requested:

115-172 G(7)

Tax Map #: 234-25.00-31.00

Lot 48A

Property Zoning: AR-1

Applicant Information

Applicant Name: John B Roach

Applicant Address: 22184 Melson Road

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

Applicant Phone #: (302) 856-1565 **Applicant e-mail:** jbroachengr@gmail.com

Owner Information

Owner Name: Joseph and Karen Shustack

Owner Address: 311 Furnace Street

City Shenandoah **State** PA **Zip:** 17976 **Purchase Date:** 3/21/25

Owner Phone #: (570) 527-2724 **Owner e-mail:** Ksgoldstar@gmail.com

Agent/Attorney Information

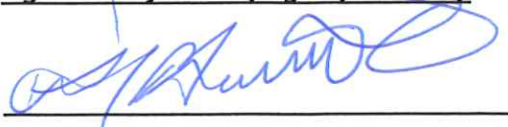
Agent/Attorney Name: John B Roach

Agent/Attorney Address: 22184 Melson Road

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

Agent/Attorney Phone #: (302) 856-1565 **Agent/Attorney e-mail:** jbroachengr@gmail.com

Signature of Owner/Agent/Attorney



Date: 9/18/25



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 existing lots are at a 30 degree angle from being perpendicular with the front line. Although the front lot width is 55 feet wide, the true lot width when measured across the lot is 51.8 feet which makes it harder to install homes of like widths in this park.

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 are existing homes and outbuildings on each side that are measured from. The neighboring home on Lot 47 has an existing deck that limits the width a new home can be placed. Also there is a stair and landing and shed on the neighboring lot 45 which also limits the use of the 20 foot setback width as in the code.

3. Not created by the applicant:

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

The homes are developed on each side and this lot is a vacant lot. Therefore the setback width called for in the code is hard to maintain using like homes in this park. When measuring between the homes on each side, the 20 foot width can be adhered to. (See the accompanying survey.)

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.

This home is an infill home and would not affect the adjacent homes. There is a road in the front of this lot and a lagoon in the rear of this lot so only the lots on each side are affected.

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.

This will be the minimum variance as shown in the code.

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.

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

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

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: _____

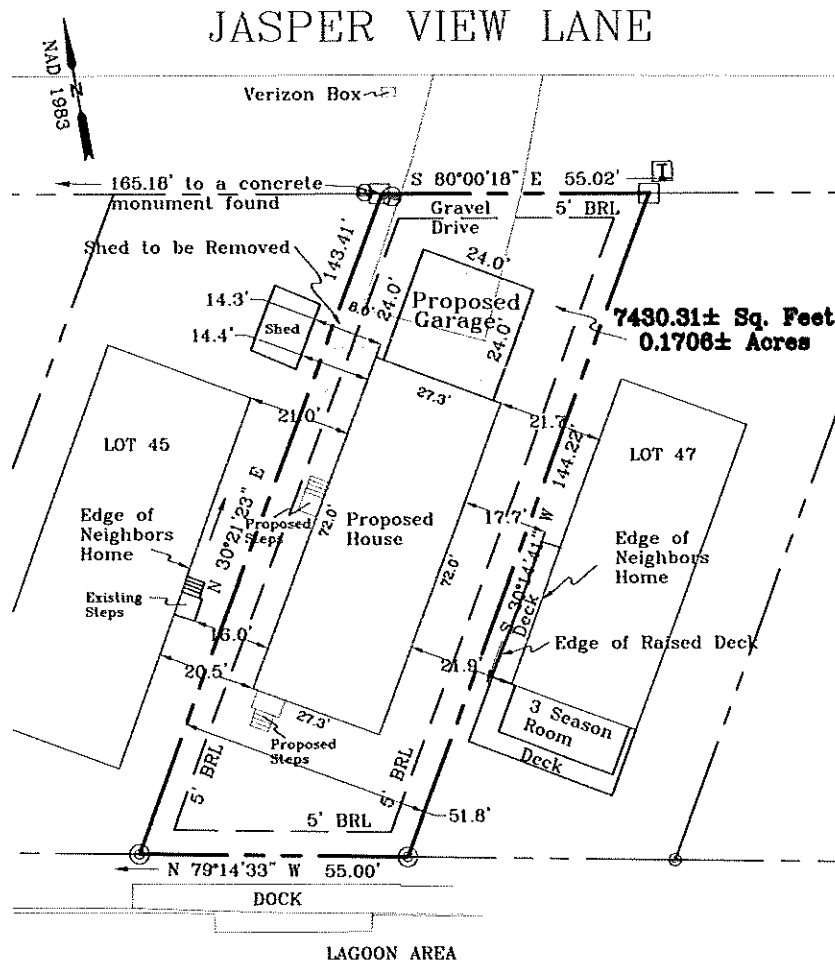
For office use only:

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

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

NEW HOME SURVEY PLAN
 LANDS OF "MASSEYS LANDING"
 JOSEPH SHUSTACK AND KAREN SHUSTACK
 ALSO KNOWN AS: "LOT 46 MASSEYS LANDING -
 37264 JASPER VIEW LANE MILLSBORO"
 SITUATE IN: "PROPERTY HUNDRED"
 SUSSEX COUNTY * STATE OF DELAWARE
 TAX MAP #: 234-25.00-31.00
 DEED REFERENCE: DB 1582, PG 328
 PLAT REFERENCE: PB 297, PG 37

MANUFACTURED HOMES
 ZONING CLASSIFICATION: AR-1
 YARD REQUIREMENTS:
 FRONT YARD: 5'
 SIDEYARD: 5'
 REARYARD: 5'



LEGEND

- Lot Division Line
- - - Building Restriction Line
- ⊙ Rebar and Cap Found
- Concrete Monument Found
- ⊕ Water Meter
- ⊕ Electric Meter
- ⊕ Telephone Pedestal

NOTES

1. THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" SURVEY.
2. UNLESS THIS PLAT HAS AN EMBOSSED SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
3. THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.

Revised: 9/10/2025



22184 MELSON ROAD
 GEORGETOWN, DELAWARE 19947
 PHONE NO. 302-656-1565

DRAWN BY: JBR

DATE: 07-22-2025

SCALE: 1"=30'

SHEET 1/1

PROFESSIONAL ENGINEER

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/22/2025 09:55AM Megan D.

Receipt number: 33030359-0208 001234544

PERMITS / INSPECTIONS

2025 20251273512020 \$500.00

\$500.00

Subtotal \$500.00

TP CC SF \$15.00

Total \$515.00

Tenders

TYLER PAYMENTS CC \$515.00

Visa *****43197

Ref=9d7b9f54-bd0d-4fbf-84ad-bb0797b3453a

Auth=05473G

Charge due \$0.00

Paid by: FAUCETT/LINFORD

Signature: _____

Thank you for your payment.

CUSTOMER COPY

service fee

TYLER PAYMENTS

Layers
Search
Basemaps
Select Area
Eagleview
Print

Eagleview Search Results

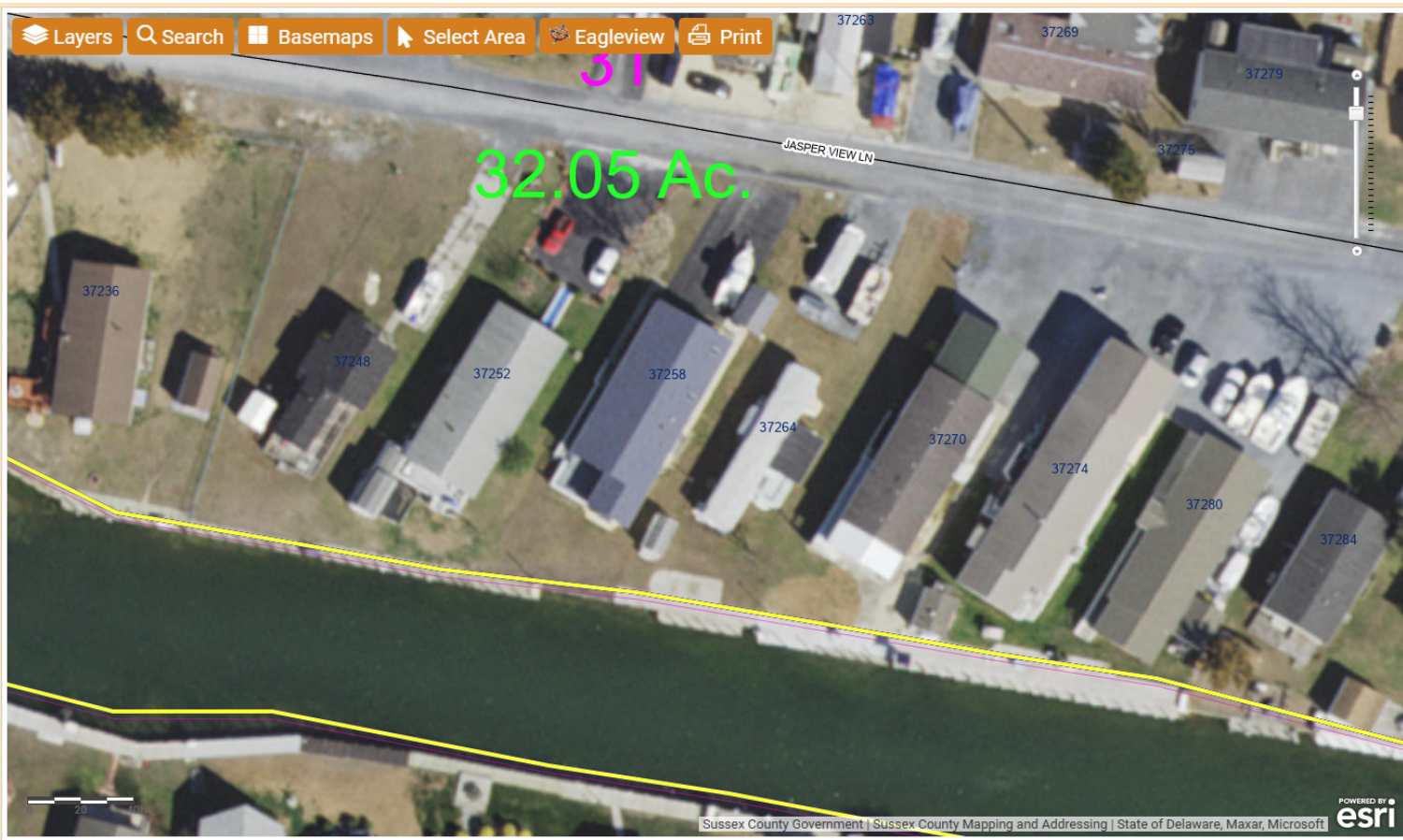
Selected Features: Parcels (104)

1) 234-25.00-31.00
Zoom

BOOK	0
PAGE	0
FULLNAME	MASSEY'S LANDING PARK INC
Second_Owner_Name	
MAILINGADDRESS	37342 JASPER VIEW LN
CITY	MILLSBORO
STATE	DE
a_account	
DESCRIPTION	GIS TIEBACK
DESCRIPTION2	DUMMY ACCOUNT
DESCRIPTION3	
LUC	612
SCHOOL	1
MUNI	00
CAP	0

2) 234-25.00-31.00-10243 Zoom
3) 234-25.00-31.00-10358 Zoom
4) 234-25.00-31.00-1036 Zoom
5) 234-25.00-31.00-11033 Zoom

Selected Features (1 - 5 of 104)
Clear Selected



Eagleview Search Results

Selected Features: Parcels (104)

1) 234-25.00-31.00 Zoom

BOOK	0
PAGE	0
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Second_Owner_Name	
MAILINGADDRESS	37342 JASPER VIEW LN
CITY	MILLSBORO
STATE	DE
a_account	
DESCRIPTION	GIS TIEBACK
DESCRIPTION2	DUMMY ACCOUNT
DESCRIPTION3	
LUC	612
SCHOOL	1
MUNI	00
CAP	0

2) 234-25.00-31.00-10243 Zoom

3) 234-25.00-31.00-10358 Zoom

4) 234-25.00-31.00-1036 Zoom

5) 234-25.00-31.00-11033 Zoom

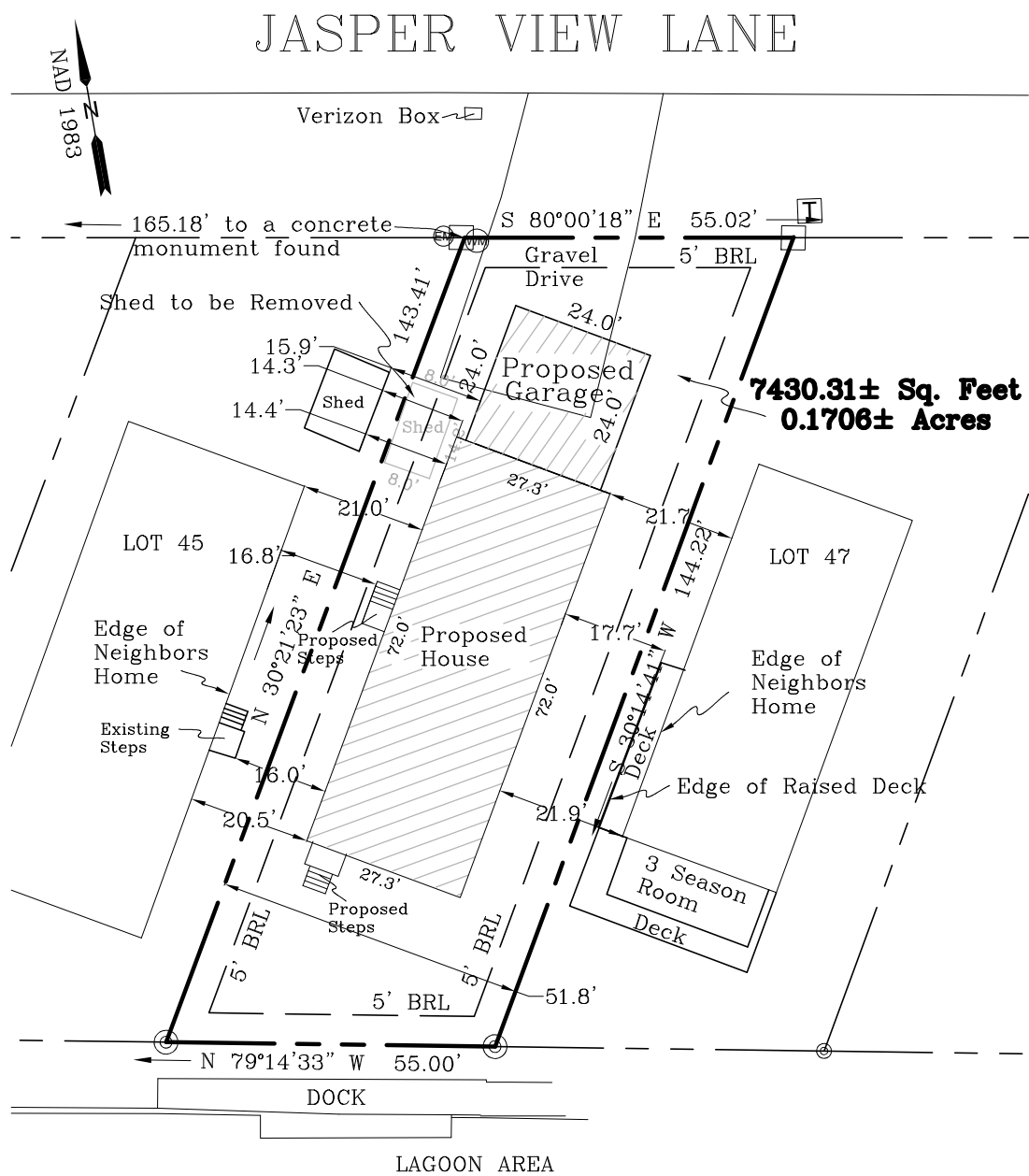
Selected Features (1 - 5 of 104)

Clear Selected

CONNECTEXPLORER™

NEW HOME SURVEY PLAN
LANDS OF "MASSEYS LANDING"
JOSEPH SHUSTACK AND KAREN SHUSTACK
ALSO KNOWN AS: "LOT 46 MASSEYS LANDING -
37264 JASPER VIEW LANE MILLSBORO"
SITUATE IN: "PROPERTY HUNDRED"
SUSSEX COUNTY * STATE OF DELAWARE
TAX MAP #: 234-25.00-31.00
DEED REFERENCE: DB 1582, PG 328
PLAT REFERENCE: PB 297, PG 37

MANUFACRURED HOMES
ZONING CLASSIFICATION: AR-1
YARD REQUIREMENTS:
FRONT YARD: 5'
SIDEYARD: 5'
REARYARD: 5'



LEGEND

- Lot Division Line
- Building Restriction Line
- Rebar and Cap Found
- Concrete Monument Found
- Water Meter
- Electric Meter
- Telephone Pedestal

NOTES

- THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" SURVEY.
- UNLESS THIS PLAT HAS AN EMBOSSED SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
- THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS.

Revised: 10/24/2025



22184 MELSON ROAD
GEORGETOWN, DELAWARE 19947
PHONE NO. 302-856-1565

DRAWN BY: JBR

DATE: 07-22-2025

SCALE: 1"=30'

SHEET 1/1

PROFESSIONAL ENGINEER

**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 # 13136
Hearing Date 11-17-2025

202512772

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:

37256 Sugar Hill Way, Selbyville, DE 19975

Variance/Special Use Exception/Appeal Requested:

Our porch setback of 20' from our neighboring mobile home is short by 1.8', as measured by Shady Park management. 3' and 3.9' variance from 20' sep. requirement

Tax Map #: 533-12-00-92.00-56063 Property Zoning: RR-1

Applicant Information

Applicant Name:

David Ray Hobbs

Applicant Address:

37256 Sugar Hill Way

City SelbyvilleState DEZip: 19975

Applicant Phone #:

856-649-5333

Applicant e-mail:

drcbmhobbs@gmail.com

Owner Information

Owner Name:

David Ray Hobbs

Owner Address:

37256 Sugar Hill Way

City SelbyvilleState DEZip: 19975

Purchase Date:

8/10/2023

Owner Phone #:

856-649-5333

Owner e-mail:

drcbmhobbs@gmail.com

Agent/Attorney Information

Agent/Attorney Name:

None

Agent/Attorney Address:

City

State

Zip:

Agent/Attorney Phone #:

Agent/Attorney e-mail:

Signature of Owner/Agent/Attorney

David Ray Hobbs

Date:

8/31/25



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.

Not applicable

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 deck was constructed in 2020. See enclosed permit issued 03/10/2020. The setback was a problem then. I merely had a roof put on the deck in 2024, unaware that the existing deck was not to code. See enclosed permit issued 12/15/2023, and Bill of Sale issued 08/10/2023.

3. Not created by the applicant:

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

I did not own this mobile home in 2020, when the setback error first occurred.

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.

Attached to this application is a letter from my neighbor, David K. Borrell.

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.

Not applicable.

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

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

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

Not applicable.

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

Not applicable.

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

see attached memo.

TO: Sussex County Building Code
 FROM: David Hobbs, 37256 Sugar Hill Way, Selbyville, DE 19975
 DATE: August 21, 2025
 CONCERNING: Variance Application Basis for Appeal

*03/10/20: Sussex County Building Code issued a permit to Shady Park to add a deck to the manufactured home at 37256 Sugar Hill Way. At the time, my wife Linda and I lived in Hagerstown, MD. This is when the setback error happened.

*08/12/23: We moved into our new residence in Selbyville.

*12/15/23: Sussex County Building Code issued me a permit to add a roof and screening onto the deck. We hired a local contractor to do the work.

*05/21/24: The final inspection was scheduled. When I returned home from work that afternoon, a small, blue document was scotch taped onto our frontdoor, indicating "Final 5-21-24" with the initials "SM" on it. I interpreted this to mean that we had passed the final inspection.

*08/20/24: Dionne Baker, of Sussex County Building Code, called to inform us that our project had actually failed the final inspection. On the same day, Alan W. Shields, of Sussex County Building Code, stopped by at our residence to confer with us. We appreciated his perspective. On that very morning, I had retired after 48 years as an educator. My plan was to prepare for a knee replacement surgery by beginning the required pre-surgical physical therapy.

*09/24: I exchanged some emails with Marina Truitt of Sussex County Planning and Zoning. She informed me of how to go about applying for a variance, which started with a required survey.

*10/25/24: The survey was completed by Cotten Engineering.

*12/03/24: My knee replacement surgery took place, and the post-surgery physical therapy began. This soon revealed that I also had three herniated discs in my lower back, which was causing severe sciatic pain.

*02/10/25: I began chiropractic treatments to relieve the pain. To be honest, I wasn't thinking much last winter about a variance application.

*06/04/24: I contacted the surveyor, paid the bill, and received a copy of the survey by way of email. *We had received no contact from them to this point-no bill, no copy of the survey.

*06/13/25: I was diagnosed with cancer. Surgery was scheduled for July 2.

*06/29/25: While on vacation with my family, I received a tactful phone call from Dionne, informing me that I was about to receive a letter indicating that my roof project was being turned over to state authorities. She patiently listened to my whole story, and graciously told me to take six months for the surgery and recuperation.

*07/02/25: The bladder cancer surgery took place.

*08/20/25: I emailed Dionne to inform her that I was ready to resume the variance application process.

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

D. R. Hobbs

Date: 8/31/25

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: _____

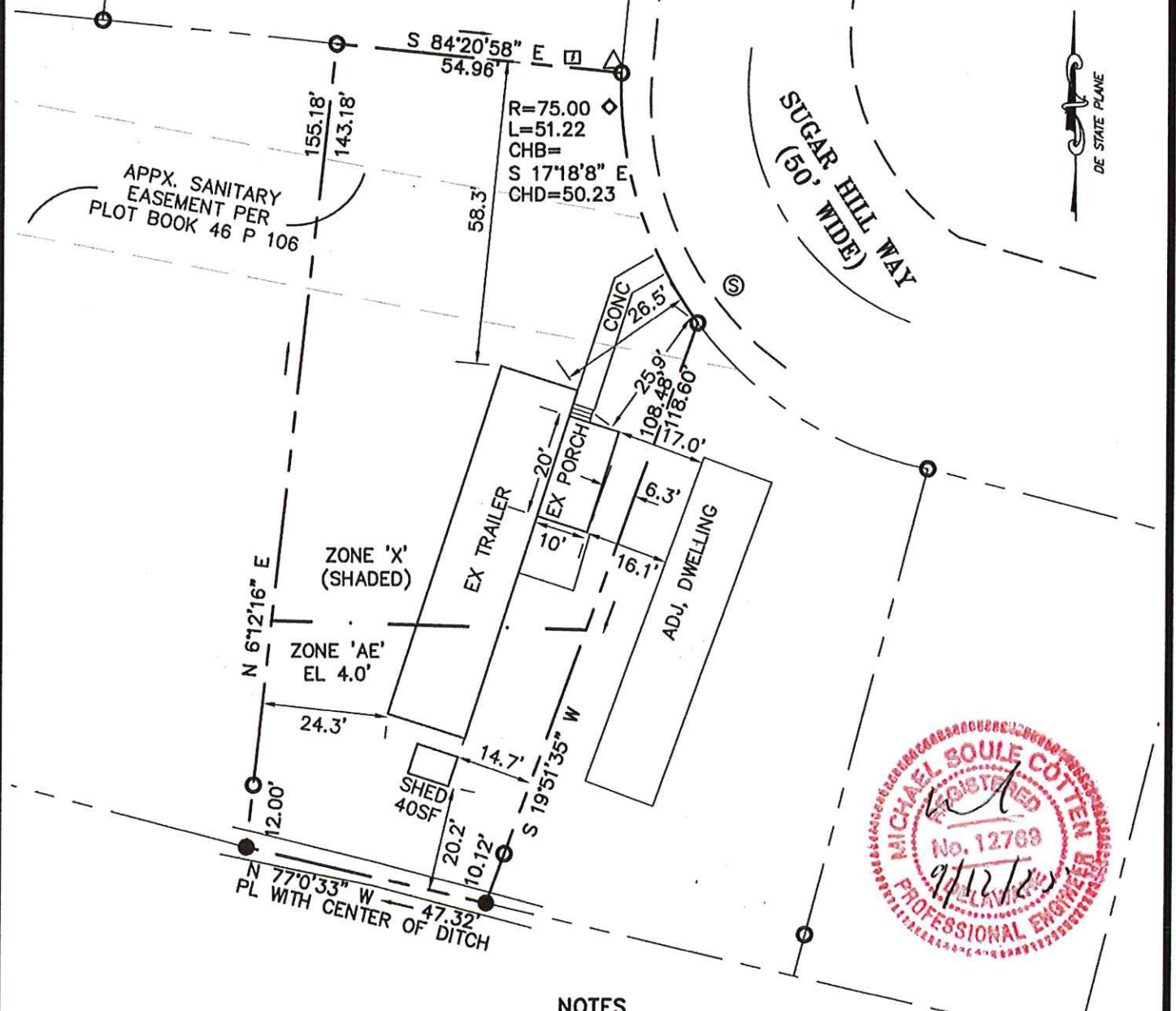
LEGEND

○ IRON REBAR FOUND

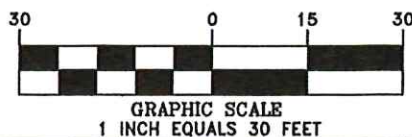
● POINT

— PROPERTY LINE

I, MICHAEL S. COTTEN, REGISTERED AS A PROFESSIONAL ENGINEER 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.



BOUNDARY SURVEY
FOR DAVID HOBBS
 37256 SUGAR HILL WAY
 LOT 213, SHADY PARK MHP
 SELBYVILLE, DE 19975
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE
 TAX MAP #533-12.00-92.00
 AREA: 9,729±SF / 0.223±ACRES

**NOTES**

1. "SUBURBAN" SURVEY.
2. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE. NO TITLE SEARCH PROVIDED.
3. THIS SURVEY DOES NOT CERTIFY AS TO THE EXISTENCE OR NON EXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS AFFECTING THIS PROPERTY.
4. FEMA FLOOD ZONE LINE PER PANEL 10005C0851K, EFF 3/16/15
5. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN REFLECTS FIELD EVIDENCE LOCATED BY COTTEN ENGINEERING, OCTOBER 2024

COTTEN ENGINEERING LLC

CIVIL ENGINEERS
 10087 CONCORD RD.
 SEAFORD DE 19973
 PHONE/FAX (302) 628-9164

THIS DRAWING, SPECIFICATIONS, AND WORK PRODUCED BY COTTEN ENGINEERING LLC FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY, AND REMAINS THE COPYRIGHTED PROPERTY OF COTTEN ENGINEERING LLC. REUSE OR REPRODUCTION OF ANY OF THE INSTRUMENTS OF SERVICE OF COTTEN ENGINEERING LLC BY THE CLIENT OR ASSIGNEES WITHOUT THE WRITTEN PERMISSION OF COTTEN ENGINEERING LLC WILL BE AT THE CLIENTS RISK AND BE A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA AND THE RESPECTIVE STATE WITHIN WHICH THE WORK WAS COMPLETED.

DESIGNED BY: CE

REV:

JOB # 24-435

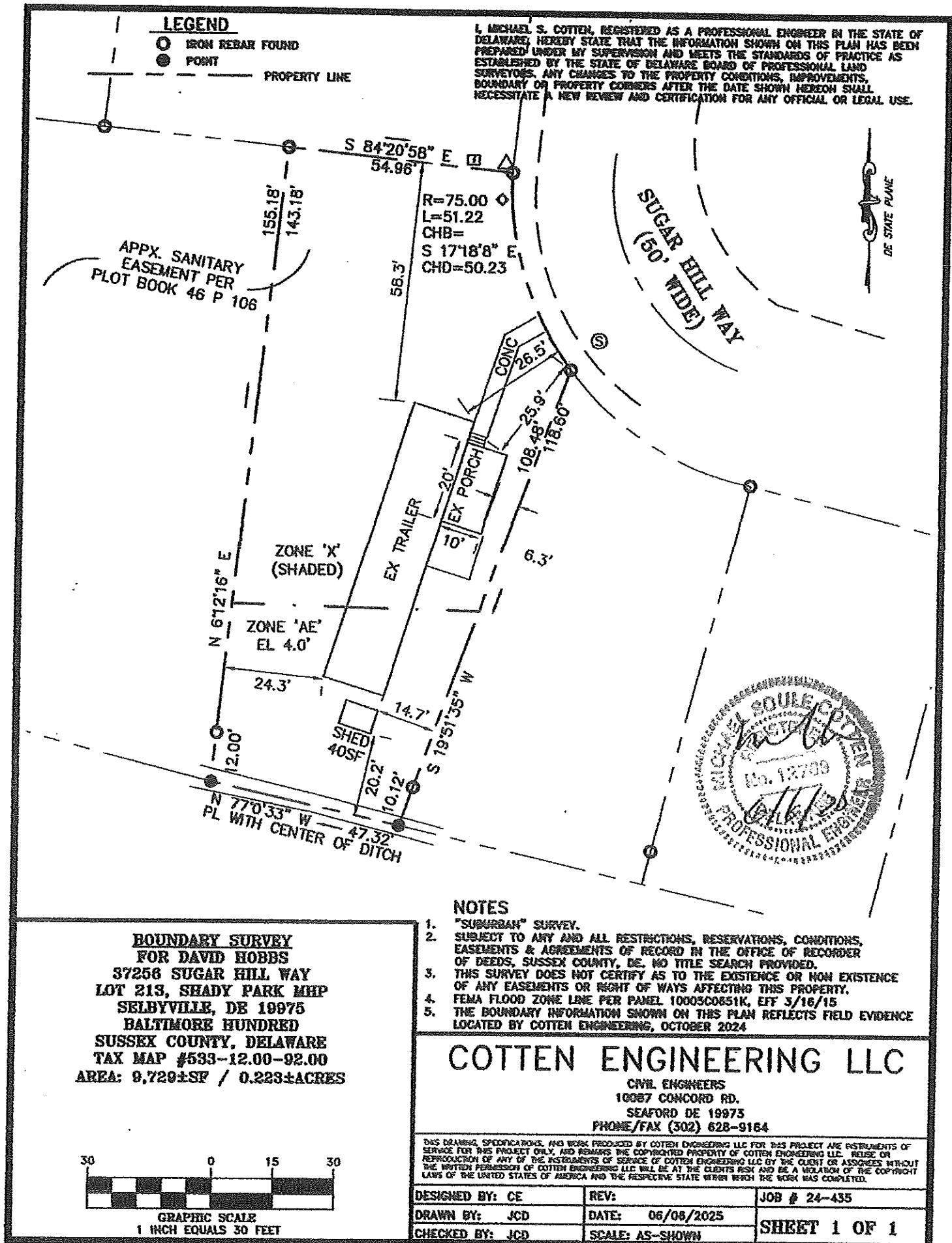
DRAWN BY: JCD

DATE: 09/12/2025

SHEET 1 OF 1

CHECKED BY: JCD

SCALE: AS-SHOWN





Sussex County
Building Permit
 P.O. Box 589
 Georgetown, DE 19947
 302-855-7720

Application Number

202002011

Issue Date: 03/10/2020

Expire Date: 03/10/2021

Permit Type: RES. ADDITION OUT OF TOWN

Parcel ID	Address	Zone Code
533-12.00-92.02-56063	37256 SUGAR HILL WAY	AR-1

Owner Information	Applicant Information
Name: SHADY PARK INC Phone:	Name: SHADY PARK INC Phone:

Contractor Information
Name: SHADY PARK INC CID: 123241 Phone:
License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: DECK Construction Type: Estimated Cost of Construction: \$ 1,700 Cannot Occupy More than 35% of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: 20 _____

Property Information
Measurements taken from Property Lines
Front Setback: 10.00 / Rear Setback: 10.00 / Side Setback: 10.00 / Corner Setback: / Maximum Building Height: 30" Location Description: FLOOD ZONE SHADY PARK LOT 213 Flood Zone: AEP651K If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.

Project Description: RES ADD W/O BC

Scope of Work:

DECK UNDER 30" 10X20

Permit Details:

Signature of Approving Official

Signature of Owner/Contractor

Building Permit Acknowledgement:

I fully understand the Zoning Requirements of this permit.

I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date 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.

I/we further acknowledge, ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property.

THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE. AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

Permit Number

BP-127945

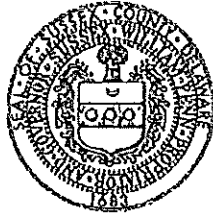
TOTAL FEES:

\$ 17.25



BUILDING CODE

MAIN OFFICE (302) 855-7880
 MAIN OFFICE (FAX) (302) 855-7821
 INSPECTION SCHEDULING (302) 858-5500
 INSPECTIONS (FAX) (302) 855-7821
 PLAN REVIEW (302) 855-7880
 PLAN REVIEW (FAX) (302) 855-7869



Sussex County

DELAWARE
 sussexcountyde.gov

ANDY WRIGHT
 CHIEF OF BUILDING CODE

Final Completion Requirements

To Obtain Certificate of Compliance/Occupancy

The following items, when applicable, must be sent into the Sussex County Building Code Office prior to any final inspection being scheduled:

- On-site wastewater/septic completion report (with red stamp) from DNREC.
- Del-Dot entrance permit when required on new construction and commercial projects.
- Final elevation certificate. (when in flood zone)

A certificate of compliance/occupancy will be issued when the above documents are received, and Sussex County field inspections are completed. Please call (302) 858-5500 between 7:30 am – 3:00 pm to schedule inspections.

Application # 202002011

District/Map/Parcel# 533-12.00-92.02-56063

Property Owner Shady Park

Email admin@DandKSolutions.net

My signature certifies I understand this certificate must be issued prior to any occupancy or intended use to complete the application.

Name (please print) Brittney Zegray

Signature Brittney Zegray



COUNTY ADMINISTRATIVE OFFICES
 2 THE CIRCLE | PO BOX 589
 GEORGETOWN, DELAWARE 19947

PLEASE POST

A BUILDING PERMIT

Has Been Issued

To Erect Improvements ON THESE PREMISES

Shady Park

IN ACCORDANCE WITH CONDITIONS OF PERMIT

deck under 30" 10x20

In all cases where operation or work is being performed under a new building permit, this poster or sign shall be conspicuously displayed upon that part of the site of such operation or work which is closest to a street or public highway, so that such poster or sign shall be visible to the general public at all times.

A FINAL INSPECTION MUST BE MADE AND
A CERTIFICATE OF OCCUPANCY ISSUED BY
PLANNING & ZONING OFFICE PRIOR TO ANY
OCCUPANCY OR INTENDED USE OF BUILDING.

20200201

BOARD OF ASSESSMENT

SUSSEX COUNTY GEORGETOWN DELAWARE

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Shady Park MHC LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 37256 Sugar Hill Way				Company NAIC Number:	
City Selbyville		State Delaware		ZIP Code 19975	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TM 533-12.00-92.02-56063 lot 213					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>residential</u>					
A5. Latitude/Longitude: Lat. <u>38.4744089</u> Long. <u>-075.0976705</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>6</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1,079</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? ☐ Yes ☒ No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number SUSSEX COUNTY 100029			B2. County Name SUSSEX		B3. State DELAWARE
B4. Map/Panel Number 10005C0651	B5. Suffix K	B6. FIRM Index Date 03/16/2015	B7. FIRM Panel Effective/ Revised Date 03/16/2015	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 4
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA					

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 37256 Sugar Hill Way			Policy Number:
City Selbyville	State Delaware	ZIP Code 19975	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS-OPUS Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | |
|---|------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>4.2</u> | ☒ feet ☐ meters |
| b) Top of the next higher floor | <u>8.3</u> | ☒ feet ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>n/a</u> | ☒ feet ☐ meters |
| d) Attached garage (top of slab) | <u>n/a</u> | ☒ feet ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>4.7</u> | ☒ feet ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>4.2</u> | ☒ feet ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>5.6</u> | ☒ feet ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>5.3</u> | ☒ feet ☐ meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Edwin Scott Wallis	License Number 683
--	-----------------------

Title Professional Land Surveyor

Company Name Axiom Engineering LLC

Address 18 Chestnut St

City Georgetown	State Delaware	ZIP Code 19947
--------------------	-------------------	-------------------

Signature <i>E. Scott Wallis</i>	Date 2-11-20	Telephone (302) 855-0810
-------------------------------------	-----------------	-----------------------------



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

HVAC deck

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 37256 Sugar Hill Way			Policy Number:
City Selbyville	State Delaware	ZIP Code 19975	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 37256 Sugar Hill Way			Policy Number:
City Selbyville	State Delaware	ZIP Code 19975	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 37256 Sugar Hill Way			Policy Number:
City Selbyville	State Delaware	ZIP Code 19975	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

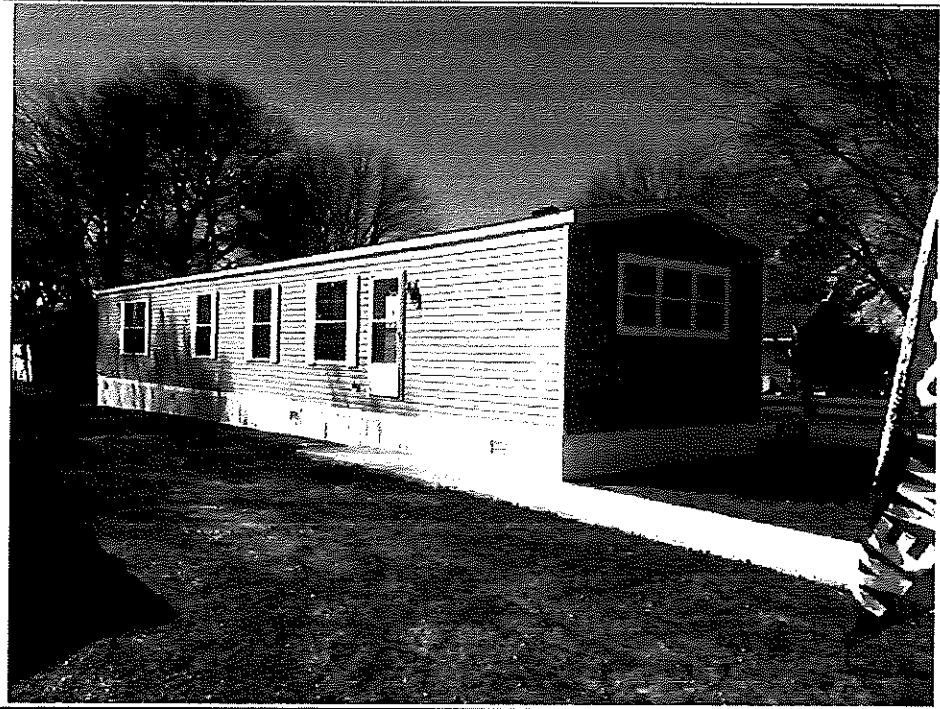


Photo One Caption FRONT AND LEFT SIDES

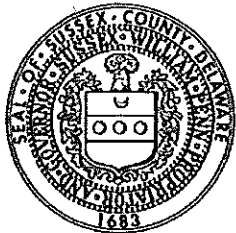


Photo Two Caption RIGHT AND REAR SIDES

3/9 Meter



05/07/2020 (DP)



Sussex County
Building Permit
P.O. Box 589
Georgetown, DE 19947
302-855-7720

Application Number

202316752

Issue Date: 12/15/2023

Expire Date: 12/14/2024

Permit Type: RES. ADDITION OUT OF TOWN

Parcel ID	Address	Zone Code
533-12.00-92.00-56063	37256 SUGAR HILL WAY	

Owner Information	Applicant Information
Name: RAY DAVID Phone:	Name: RAY DAVID Phone:

Contractor Information	
Name: RAY DAVID CID: 342332 Phone:	License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: OPEN PORCH Construction Type: Estimated Cost of Construction: \$ 2,800 Cannot Occupy More than 35% of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: 20'

Property Information
Measurements taken from Property Lines Front Setback: 10.00 / Rear Setback: 10.00 / Side Setback: 10.00 / Corner Setback: / Maximum Building Height: 22' Location Description: FLOOD ZONE SHADY PARK LOT 213 Flood Zone: X/AE651K ____ If Initialed, See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.

Project Description: RES ADD W/ BC

Scope of Work:

20X10 PORCH ON EXISTING DECK

Permit Details:

ATTACHED EL CERT SHOWS PARCEL LAG
ABOVE THE REQD BFE, FINAL EL CERT AND
SC INSPECTIONS REQD PRIOR CO

Signature of Approving Official

Signature of Owner/Contractor

Building Permit Acknowledgement:

I fully understand the Zoning Requirements of this permit.

I/we the undersigned, acknowledge I/we have read and accept the terms of this Building Permit and shall comply with the rules and restrictions related to this building activity. This permit shall expire one (1) year from the date of issue. This permit may be renewed prior to its expiration date 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.

I/we further acknowledge, ASSESSORS AND INSPECTORS HAVE A RIGHT TO ENTER AND ACCESS THE PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to Sussex County Officials' right to enter upon said premises during the construction of which this permit is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property.

THE APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCY, WHICH MAY PERTAIN TO THIS SITE. AND FURTHER, IT IS ACKNOWLEDGED AND UNDERSTOOD THAT THIS PERMIT MAY BE REVOKED BY SUSSEX COUNTY FOR ANY VIOLATION OF THE TERMS OF THIS PERMIT OR OF ANY COUNTY, STATE OR FEDERAL LAW APPLICABLE TO THIS PERMIT.

Permit Number

BP-221145

TOTAL FEES:

\$ 20.50



Building Description

Total Bedrooms:

Heat Type:

Full Baths:

Half Baths:

Roofing:

Total Rooms:

Exterior Walls:

Basement:

Foundation Type:

Interior Walls:

Fireplace Type:

Flooring:

Air Conditioning: N

Additional Requirement/Restrictions

_____ Accessory Building 900 Square Feet or Greater

No more than four (4) vehicles permitted in structure without a Planning & Zoning Hearing.

_____ Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

_____ Campgrounds

Must conform to the location approved by the park.

_____ Farm-Use Permits

Prior to issuance of the Certificate of Occupancy, it must be confirmed that the building will be used for farm use only. Otherwise, the permit will be voided and plans must be submitted to the Building Code Department.

_____ Fences

Fence may only be 3.5' tall along the front property line and from the road back to the mandated front yard setback. Thereafter, fence may be a maximum of 7' tall. On corner lots, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may be installed on property line.

 _____ Parcel Setbacks

All building structures and improvements shall comply with the parcel setback measurement requirements as mandated in the Sussex County Zoning Ordinance. Failure to comply with the parcel setback measurement requirements is a violation.

_____ Pools (Above-Ground)

Must have ladder up and locked at all times when not in use. Pool must be 4' high above grade. If not, a fence is required around perimeter of pool

_____ Pools (In-Ground)

A minimum 4' tall fence must be around the perimeter of the pool. A minimum 3' walkway must be between the pool and fence. Gate must be locked at all times when the pool is not in use.

_____ Pools or Guest Homes

No Cooking facilities of any kind are permitted in the structure. No separate electrical meters are permitted.

_____ Tax Ditch

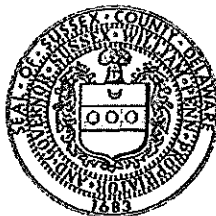
Property records indicate a State regulated tax ditch appears on this property. All building activity shall comply with the rules and requirements related to State regulated tax ditches and the respective tax ditch easements.

Originals

BUILDING CODE

MAIN OFFICE (302) 855-7860
 MAIN OFFICE (FAX) (302) 855-7821
 buildingcodeinfo@sussexcountyde.gov

INSPECTION OFFICE (302) 858-5500
 buildinginspections@sussexcountyde.gov

**Sussex County**

DELAWARE
 sussexcountyde.gov

ANDY WRIGHT
 CHIEF OF BUILDING CODE

SINGLE FAMILY INSPECTION REQUIREMENTSApplication # 202316752

Holly

☐ **FOOTING INSPECTION-**

- Prior to pouring concrete
- Minimum of 24" inches below finished grade
- Pole buildings must be a minimum 36" inches below grade
- Re-bar and reinforcement tied and in place (when required)
- Footings free of debris, organic material, and water
- Concrete shall not be placed on frozen soil

*Building Code automatically checks the building setbacks when we perform a footing inspection. However, in some cases, a third-party engineering company may perform a footing inspection. When a third party does the footing inspection you must request a separate "Setback Inspection" from us OR you may provide a sealed foundation as-built survey to the Building Inspection Office before a framing inspection can be scheduled.

☐ **PRE-SLAB INSPECTION-**

- Required for conditioned areas built on slab on grade
- Perimeter insulation installed prior to pouring slab
- Proof of DE State plumbing inspection MUST be on site

☐ **TRACK INSPECTION-**

- Required for pre-engineered sunrooms
- Track installed for floor and/or roof panels

☒ **HOUSEWRAP/FRAMING INSPECTION-**

- Housewrap inspection may be scheduled before the framing inspection as a separate inspection.
- Building is weather tight (roof covering, housewrap, flashing, windows & doors must be installed)
- Electrical and plumbing inspected with stickers on site
- Mechanical ducts and boots installed and sealed
- Draft stopping and fire blocking completed
- Basement waterproofing complete and certification provided
- Certifications for pre-engineered products on site
- Framing inspection before exterior covering is installed
- No insulation is to be installed before framing inspection

- Pole buildings require a header inspection prior to any exterior or interior wall covering is installed
- Plant built portions of modular homes do not require framing inspection but are required a "Close-In" inspection after the units are set and before mating wall have exterior covering installed.
- Site built portions of a modular home project are still required a framing inspection.

☐ **ENERGY INSPECTION (DWELLINGS, CONDITIONED ADDITIONS & ACCESSORY STRUCTURES)-**

- 2018 Energy compliance ("Res-Check") must be on site.
- Building envelope sealed from all air drafts
- All insulation properly installed.
- Thermal stickers for doors and windows must be in place.
- Modular homes to have all air gaps in mating walls sealed and site-built portion such as: finished cape cods, rooms over garages, additional living spaces...etc.) certification and a permanent certificate must be completed and posted in or around the electric box before final inspection.

☒ **FINAL INSPECTION-**

- The following items must be on file with Building Inspections BEFORE scheduling final inspection:
 - On-site wastewater/septic completion report (with red stamp) from DNREC
 - DelDOT entrance permit when required on new construction
 - Final elevation certificate (when in flood zone)
- Work is completed
- Electrical and plumbing have been inspected with stickers on site.
- Blower door/energy certification posted in or around electric panel
- Duct blaster certification ONLY if any of duct work is in unconditioned space
- Rough grade for proper drainage away from structure
- Gutters and downspouts installed
- 911 addresses must be posted
- Attic and crawlspace insulation installed
- Must provide access to attic areas



SETBACK INSPECTION-

- Automatically generated when you pass final inspection
- Not required if a Final Survey is provided

CERTIFICATE OF OCCUPANCY-

- Issued when the above documents are received, and Sussex County field inspections are completed. It may take up to 48 hours to process. Please take this into consideration when scheduling your closings.

County approved plans must be kept on job site for inspectors' review to receive an inspection.

Additional inspections after 5 inspections (Except Modular Home Projects without site-built additions) shall be charged \$40.00 per trip and to be paid before the issuance of the certificate of occupancy. Modular Home projects will be charged \$40.00 per trip after 4 inspections.

Before requesting any inspection, all "third party" reports such as; engineered footing reports, piling blow counts, water proofing certificates, stamped truss repairs, and energy certificate reports must be emailed to our Inspection Office at buildinginspections@sussexcountynode.gov. Application number must be included.

Any requested inspection failing to provide any of the above-mentioned reports, will not be scheduled.

TO SCHEDULE INSPECTIONS:

PLEASE CALL 302-858-5500 BETWEEN 7:30 a.m. & 3:00 p.m.

OR USE THE "INSPECTION REQUEST" WEBFORM, FOUND AT THE BOTTOM OF:

sussexcountynode.gov

MUST HAVE APPLICATION NUMBER TO SCHEDULE INSPECTIONS.

All inspections can now be viewed on the County's website using the "Self Service Portal." To access this feature, please visit: sussexcountynode.gov and click on the "Self Service Portal" link at the bottom of the page. You will need to enter your Parcel ID or Application reference number to view all inspection results. Both numbers can be found on your building permit.

SIGNATURE David R. Hobbs

DATE 12/15/23

PRINT NAME David R. Hobbs

OWNER or CONTRACTOR
Circle one:

PHONE # (856) 649-5333

EMAIL drcbmhobbs@gmail.com

PAYMENT SUMMARY RECEIPT

Sussex County, DE
PO BOX 589

DATE: 12/15/23 CUSTOMER#: 000342332
TIME: 15:45:30 RAY DAVID
CLERK: cpatters

RECPT#: 5222724 PREV BAL: 140.50
TP/YR: P/2024 AMT PAID: 140.50
BILL: 5222724 ADJSTMNT: .00
EFF DT: 12/15/23 BAL DUE: .00
PERMITS/INSP PAYMENT: 202316752
-----TOTALS-----

PRINCIPAL PAID: 140.50
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 140.50
AMT APPLIED: 140.50
CHANGE: .00

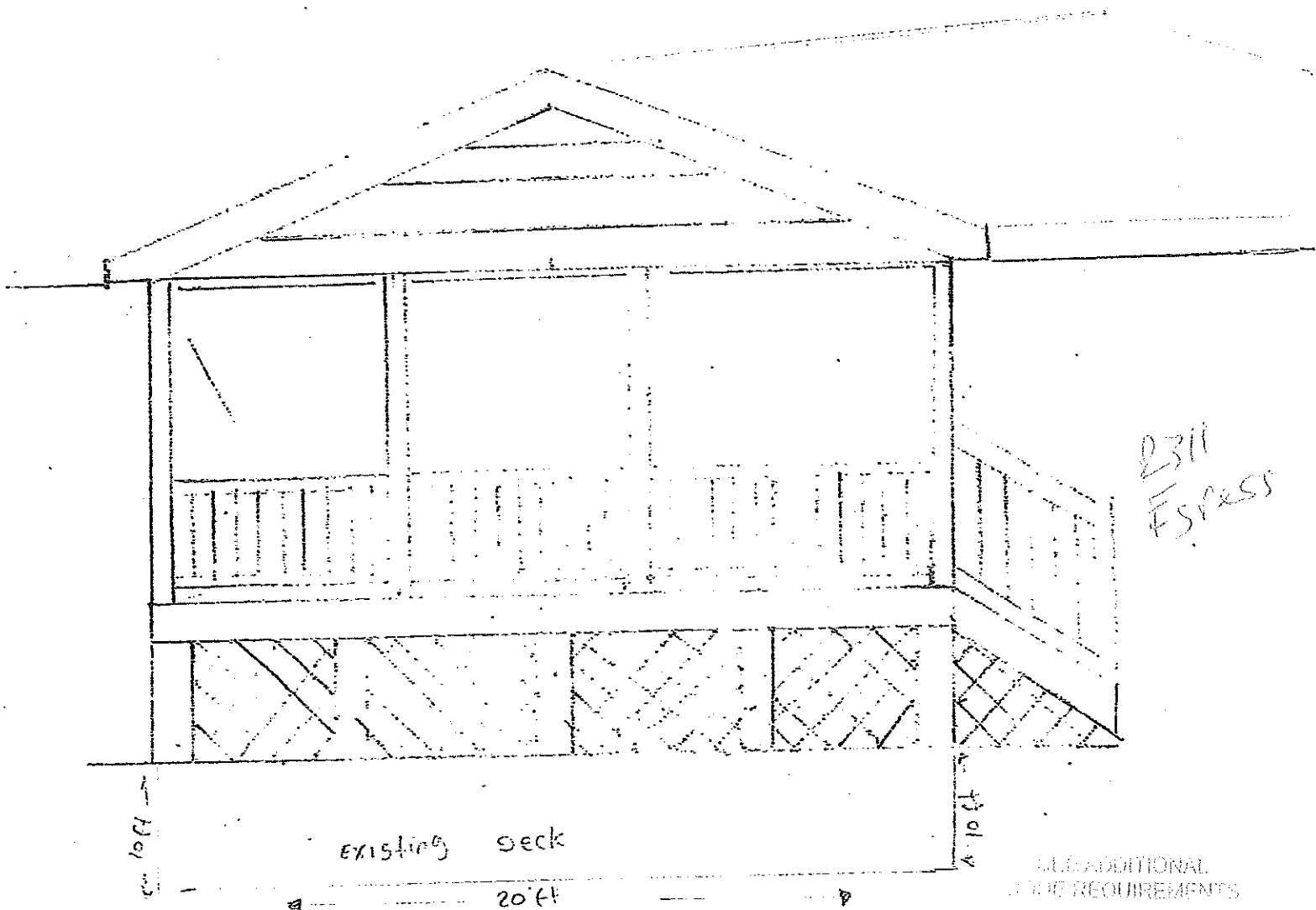
PAID BY: DAVID/LINDA HOBBS
PAYMENT METH: CHECK
PAYMENT REF: 409

TOT PREV BAL DUE: 140.50
TOT BAL DUE NOW : .00

R. LOPEZ CONSTRUCTION LLC
 15 Frankford Ave WPT A-1
 Frankford DE. 19945

37256 Sugar Hill Way
 Selbyville DE 19975

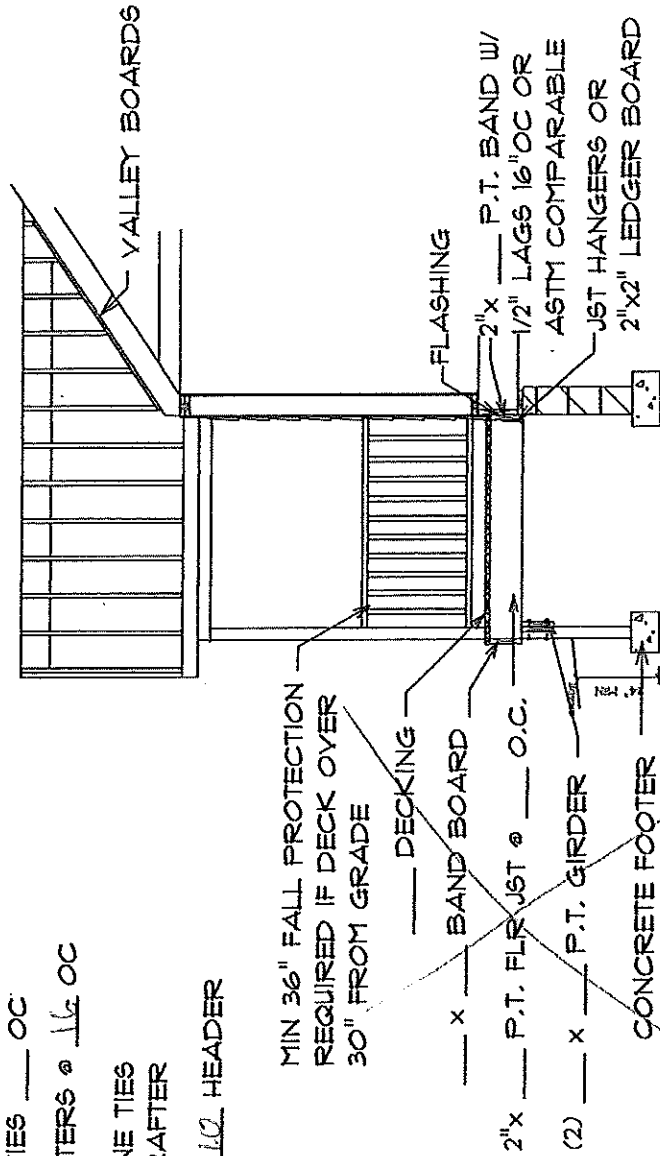
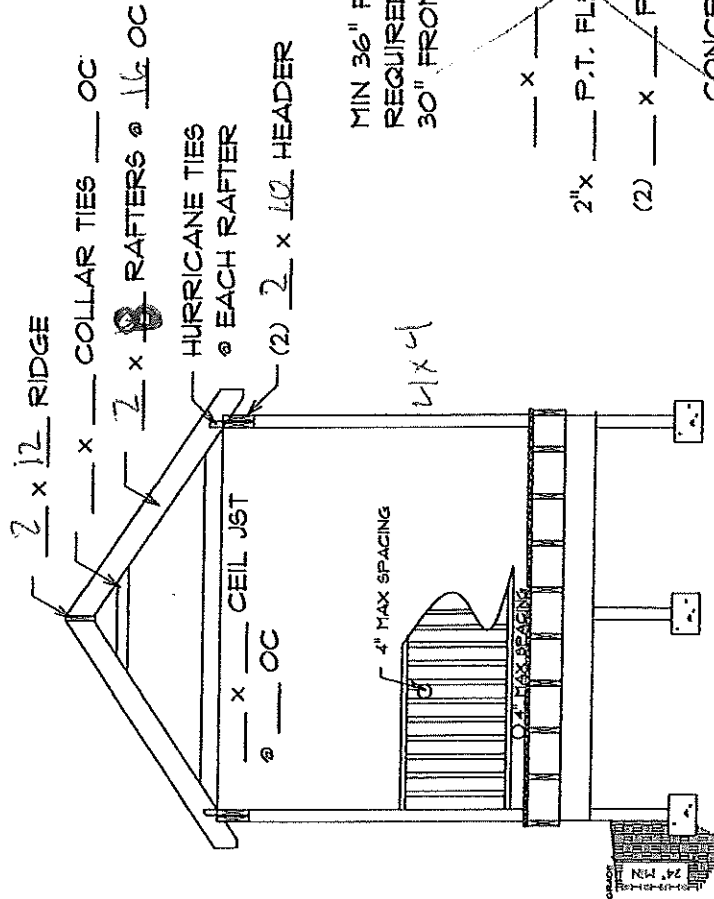
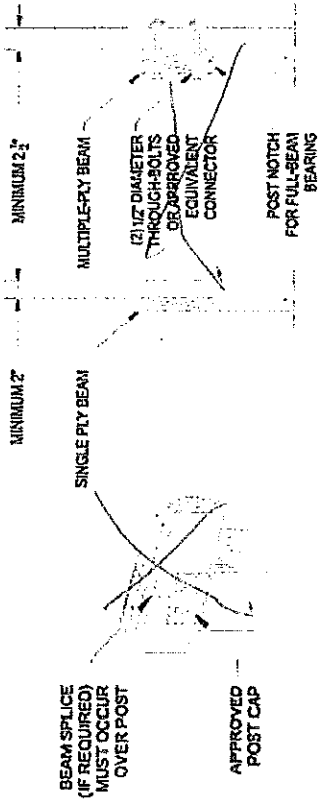
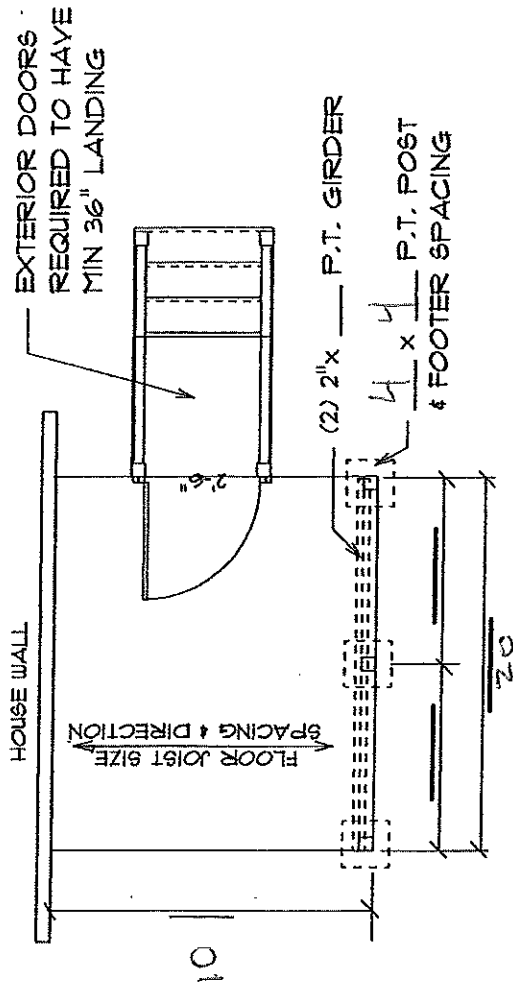
SCREEN POPEH 10'x20'



TO BE KEPT
 ON JOB SITE

202316752
 REVIEWED FOR
 CODE COMPLIANCE
 DATE 12/13/23
 SIGNED J.S.

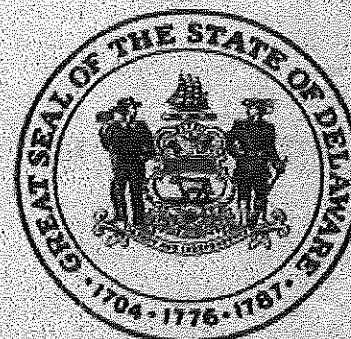
SUSSEX COUNTY PORCH PLAN REQUIREMENTS



Existing Deck

STATE OF DELAWARE**Department of Finance
Division of Revenue****ACTIVE BUSINESS LICENSE**
2018102377**EFFECTIVE**

01/01/2023 - 12/31/2023

ISSUED TO**R LOPEZ CONSTRUCTION LLC**
15 FRANKFORD AVE APT A1
FRANKFORD DE 19945-2009**LOCATION****R LOPEZ CONSTRUCTION LLC**15 FRANKFORD AVE APT A1
FRANKFORD, DE 19945-2009**TRADE, BUSINESS, OR
PROFESSIONAL ACTIVITY****RESIDENT CONTRACTOR****2023****ISSUED: 03/26/2023****FEE PAID: \$75.00**

is hereby licensed to practice, conduct, or engage in the
occupation or business activity indicated above in
accordance with the license application duly filed
pursuant to Title 30, Delaware Code.

POST CONSPICUOUSLY - NOT TRANSFERABLE

Issued by The Stock Insurance Company

Policy Number
S 2356590SELECTIVE INSURANCE COMPANY OF SOUTH CAROLINA
900 E. 56TH STREET, INDIANAPOLIS, IN 46240**COMMERCIAL POLICY COMMON DECLARATION****Named Insured and Address**R. LOPEZ CONSTRUCTION LLC
15 FRANKFORD AVE. APT 1
FRANKFORD, DE 19945**Policy Period**

From: JUNE 5, 2023

To: JUNE 5, 2024

12:01 A.M Standard Time At
Location of Designated Premises.**Named Insured is:**
GTD LIABILITY**Producer Number:**
00-04904-00000**Producer:** WILGUS ASSOCIATES INC
DELAWARE**Schedule of Coverage**

COMMERCIAL GENERAL LIABILITY COVERAGE

PREMIUM INCLUDES TERRORISM - CERTIFIED ACTS

In return for payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance indicated in the schedule above. Insurance is provided only for those coverages for which a specific limit is shown on the attached coverage declaration(s).

PAYMENT METHOD

D/A - 1

Total Policy Premium

(This premium may be subject to adjustment.)

Date Issued:**Issuing Office:** MID ATLANTIC REGION**Authorized Representative**

IL-7025 (11/89)

INSURED'S COPY

Policy Number

S 2356690

SCHEDULE OF LOCATIONS

Policy Effective Date: June 5, 2023

Schedule Effective Date: JUNE 5, 2023

Prem.
No.

Location

Bldg.
No.

Occupancy

1

15 FRANKFORD AVE. APT 1
FRANKFORD, DE 19945

1

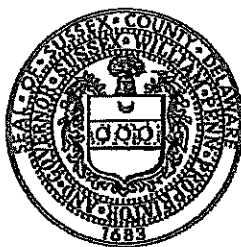
JOBSITE

POLICE 307

POLICE 307

BUILDING CODE

MAIN OFFICE (302) 855-7860
 MAIN OFFICE (FAX) (302) 855-7821
 INSPECTION SCHEDULING (302) 858-5500
 INSPECTIONS (FAX) (302) 855-7821
 PLAN REVIEW (302) 855-7860
 PLAN REVIEW (FAX) (302) 855-7889

**Sussex County**

DELAWARE
 sussexcountype.gov

ANDY WRIGHT
 CHIEF OF BUILDING CODE

ADDITIONAL CODE REQUIREMENTS

2012 International Residential Code

**PROVIDE ON-SITE ALL DELAWARE SEALED SPECIFICATIONS FOR ANY
 MANUFACTURED & ENGINEERED**

**STRUCTURAL BUILDING COMPONENTS INCLUDING BUT NOT LIMITED TO:
 WOOD TRUSSES, I-JOISTS, STRUCTURAL COMPOSITE LUMBER & STEEL BEAMS.**

The approved set of prints shall be kept at the job site and open to inspection.

*** A separate inspection for perimeter or under slab insulation board for "Pole Building" style Dwellings or

Dwellings with a Monolithic turn down slab or slab on grade foundation is required.

R302 **FIRE-RESISTANT CONSTRUCTION:** Construction, projections, openings & penetrations of exterior walls of dwellings & accessory buildings shall comply with Table R302.1(1).

R302.2 **TOWNHOUSES:** Each townhouse shall be considered a separate building & shall be separated by fire-resistance-rated wall assemblies.

R302.5 **DWELLING/GARAGE OPENING/PENETRATION PROTECTION** (garage door to house separation): self-closing, solid wood doors/steel doors $\geq 1\frac{3}{4}$ inches in thickness or 20-minute fire-rated doors. Openings into non-sleeping rooms only.

R302.6 **DWELLING/GARAGE FIRE SEPARATION:** from the residence and attics: $\geq \frac{1}{2}$ -inch gypsum board applied to the garage side; habitable rooms above the garage: $\frac{5}{8}$ -inch Type X gypsum board; garages located less than 3 feet from a dwelling unit on the same lot: $\geq \frac{1}{2}$ -inch gypsum board applied to the interior side of exterior walls

R302.7 **UNDER-STAIR PROTECTION:** Enclosed accessible space under stairs shall be protected with $\frac{1}{2}$ -inch gypsum board.

R303.7 **STAIRWAY ILLUMINATION:** All interior & exterior stairways shall be provided with a means to illuminate the stairs, landings and treads; exterior stairways: artificial light source located in the immediate vicinity of the top landing; exterior stairways (access to a basement from the outside): artificial light source located in the immediate vicinity of the bottom stairway landing.

R302.11 **FIREBLOCK:** fireblocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) to form an effective fire barrier between stories & the roof space.

R302.12 **DRAFTSTOPPING:** In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed.

R303.3 **BATHROOMS (fans):** Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sf, one-half of which must be openable. Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. Exhaust air from the space shall be exhausted directly to the outdoors.

R303.4 **WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM (IECC: R402.4.1.2):** air leakage rate less than 3 air changes per hour: A permanent certificate shall be completed and posted on or in the electrical distribution panel by the builder or registered design professional.

R305.1 **CEILING HEIGHT:** Minimum ceiling height of 7 feet. Rooms with sloped ceilings: minimum ceiling height of 7 feet for at least 50% of the floor area and no floor area with less than 5 feet. Bathrooms: minimum ceiling height of 6 feet 8 inches per Figure R307.1.

R308.4 **GLAZING HAZARDOUS LOCATIONS:**

1. **IN DOORS:** all fixed and operable panels of swinging, sliding and bifold doors.

2. **ADJACENT TO DOORS:** individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and the bottom exposed edge of the glazing is less than 60" above the floor or walking surface. See exceptions.

3. **IN WINDOWS:** Glazing in an individual fixed or operable panel that meets ALL of the following: a: individual pane is larger than 9 square feet, b: bottom edge of the glazing is less than 18" above the floor, c: top edge of glazing is more than 36" above the floor, d: One or more walking surfaces are within 36", (a horizontal straight line) of the glazing.

4. **IN GUARDS & RAILINGS:** structural baluster panels and nonstructural in-fill panels.



COUNTY ADMINISTRATIVE OFFICES
 2 THE CIRCLE | PO BOX 589
 GEORGETOWN, DELAWARE 19947

R308.4

GLAZING HAZARDOUS LOCATIONS cont'd.

5. **WBT SURFACES:** (applies to single glazing and all panes in multiple glazing) any walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches above any standing or walking surface (Exception: Glazing that is more than 60" measured horizontally from the water's edge).

6. **ADJACENT STAIRS & RAMPS (& landings):** bottom exposed edge of the glazing is less than 36" above the adjacent walking surface. Exceptions: a. When a rail is installed on the accessible side(s) of the glazing 34" – 38" above the walking surface, be capable of withstanding a horizontal load of 50 pounds per linear foot without contacting the glass and be $\geq 1\frac{1}{2}$ " in cross sectional height. b. Glazing ≥ 36 " measured from the walking surface.

7. **ADJACENT TO BOTTOM STAIR LANDING:** glazing is less than 36" above the landing and within 60" of the bottom tread. Exception: The glazing is protected by a guard complying with Section R312 and the plane of the glass is more than 18" from the guard.

R308.6

SKYLIGHTS & SLOPED GLAZING: types of glazing may be used: 1. Laminated glass (per IRC requirements) 2. Fully tempered glass. 3. Heat-strengthened glass. 4. Wired glass. 5. Approved rigid plastics. Roof pitch less than 3/12 (25% slope): mount on a curb extending at least 4 inches above the plane of the roof or per manufacturer instructions.

R309.1

GARAGE (FLOOR SLOPE): sloped to move liquids to a drain or the garage door.

R310

EMERGENCY ESCAPE & RESCUE OPENINGS:

1. **Basements, habitable attics and every sleeping room:** at least one operable opening that opens directly into a public way, or yard opening to a public way; sill height: ≤ 44 "; clear opening: 5.7 sf (grade floor: 5 sf if within 44" of grade); clear opening height: minimum 24"; clear opening width: minimum 20". Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 sf.

2. **Basement window well:** shall be 9 sf, a minimum of 36" X 36", & allow window to open fully.

3. **Under decks and porches:** allowed when window can be fully opened & provides a path ≥ 36 " in height to a yard or court.

4. **Bars, grilles, covers, screens:** are permitted, must provide the minimum net clear opening, and be releasable or removable from the inside without the use of a key, tool, etc.

R311

EGRESS: provide a continuous and unobstructed path of vertical and horizontal egress travel without travel through a garage.

1. **Egress Door:** At least one egress door, be side-hinged, a minimum clear width of 32", clear height ≥ 78 " & openable from inside without the use of a key, special knowledge or effort.

2. **Floors & landings at exterior doors:** a landing or floor is required on each side of each exterior door; minimum landing: 3' x 3'. **Other exterior doors other than the required egress door:** Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

3. **Habitable levels, attics and basements without an egress door:** provide egress by a ramp or a stairway.

4. **Exterior landings, decks, balconies & stairs:** positively anchored to the primary structure or be self-supporting; no toenailing.

5. **Hallways:** minimum width $\geq 3'$.

6. **Stairways / steps:**

a. **Width:** ≥ 36 " at all points; clear width at or below one installed handrail: $\geq 31\frac{1}{2}$ "; clear width at or below installed handrails on both sides: ≥ 27 ".

b. **Headroom:** $\geq 6' 8"$.

c. **Vertical rise:** $\leq 12'$ between floor levels or landings.

d. **Risers:** maximum 8 $\frac{1}{4}$ ".

e. **Landings for stairways:** a floor or landing is required at the top and bottom of each stairway. Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

f. **Handrails:** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Maximum diameter: 3 $\frac{1}{4}$ ". Wood/plastic composites to be installed per manufacturer specs.

g. **Spiral Stairways:** ≥ 26 " clear width at & below the handrail; tread depth: $\geq 7\frac{1}{2}$ " at 12" from the narrow edge and treads are to be identical; riser: $\leq 9\frac{1}{2}$ "; headroom: $\geq 6' 6"$.

7. **Ramps:** maximum slope of 1 in 12 (8.3% slope). Exception: Where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of 1 in 8 (12.5% slope). Ramp landings: minimum 3' x 3' at the following areas: 1. At the top and bottom of ramps. 2. Where doors open onto ramps. 3. Where ramps change direction. Ramp handrails: least one side of all ramps exceeding a slope of 1 in 12 (8.3 % slope) and on both sides of open-sided walking surfaces if over 30" from floor or grade below.

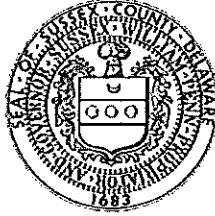
- R312** **GUARDS:** required along open-sided walking surfaces (including porches, balconies, stairs, ramps and landings) over 30" from floor or grade below; guard height: $\geq 36"$; Height Exceptions: 1. Guards on the open sides of stairs: $\geq 34"$; 2. top of guard also serves as a handrail on the open sides of stairs: guard shall be 34" – 38". Opening limitations: 4" sphere cannot pass through. See exceptions.
- R312.2** **WINDOW FALL PROTECTION:** Window fall protection shall be provided where the lowest clear opening of an operable window is a minimum of 24" from the finished floor and is over 72" from the exterior finished grade or surface below. The window opening control device must not allow a 4" diameter sphere to pass. After releasing the window opening control device, the window fully opens. Window fall prevention devices must comply with ASTM F 2090.
- R313** **AUTOMATIC FIRE SPRINKLER SYSTEM:** An automatic residential fire sprinkler system shall be installed in dwellings with 4 or more stories.
- R314** **SMOKE ALARMS:** hardwired to electric with battery backup & interconnected unless wireless alarms are installed and all alarms sound upon activation of one alarm. 1. Installation locations: 1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of bedrooms. 3. On each additional story including basements & habitable attics (not in crawlspaces & uninhabitable attics). Split level dwellings have an exception. 2. Alterations, repairs or additions: be equipped with smoke alarms as required for new dwellings. Exceptions: 1. Work involving exterior work: (replacement of roofing / siding, addition / replacement of windows / doors, addition of a porch / deck). 2. Installation, alteration or repairs to the plumbing / mechanical systems. 3. Interconnection in existing areas are not required where alterations / repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection.
- R315** **CARBON MONOXIDE ALARMS:** New construction & existing dwellings requiring a building permit: carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms when the home has fuel-fired appliance and/or an attached garage. (Monitored carbon monoxide detection systems are permitted.)
- R318.1** **PROTECTION AGAINST SUBTERRANEAN TERMITES:** provide one or more methods of protection per R318.
- R319.1** **SITE ADDRESS (911 address):** Numbers 4" high X $\frac{1}{2}"$ wide (minimum).
- R401.3** **FOUNDATION GRADE (slope):** 6" minimum fall from foundation within 10' of foundation.
- R403.1** **FOOTINGS:** in undisturbed soil or engineered fill; 24" minimum to bottom of footer from final grade; rebar not required; continuous spread footer minimum size: 8" deep x 16" wide (turned-down footer with monolithic slab: 12" wide)
- R403.1.6** **FOUNDATION ANCHORAGE (anchor bolts):** $\geq \frac{1}{2}"$ anchor bolt (with washer & nut) spaced 6' O.C. and one bolt no more than 12" from each foundation corner.
- R406.2** **CONCRETE & MASONRY FOUNDATION WATERPROOFING:** exterior foundation walls below grade (basements) shall be waterproofed with code approved materials and coatings.
- R407.3** **COLUMNS (wood, steel attachment):** Wood columns size: $\geq 4" \times 4"$; Steel columns size: $\geq 3"$ diameter; protect from decay or corrosion; restrain from lateral displacement.
- R408.2** **VENTILATION (under floor):** openings shall be ≥ 1 sf for each 150 sf of under-floor space area unless ground is covered by Class 1 vapor retarder then openings shall be ≥ 1 sf for each 1,500 sf; one ventilation opening shall be within 3' of each corner of the building.
- R408.3** **UNVENTED CRAWLSPACE (conditioned):** Exposed earth is covered with a continuous Class I vapor retarder, taped & sealed joints, attached & sealed to stem wall or insulation AND a continuously operated mechanical exhaust ventilation, a conditioned air supply or a plenum (in existing structures) is installed.
- R408.4** **UNDER FLOOR ACCESS (foundation):** through floor: minimum size 18" X 24"; through perimeter wall: minimum size 16" X 24"
- R501.3** **FIRE PROTECTION OF FLOORS:** 1/2" drywall or 5/8" wood structural panel membrane, on the underside of the floor joists; Exceptions: 1. floor protected by an automatic sprinkler system, 2. floor over a crawl space not intended for storage or fuel-fired appliances, 3. Portions of floor assemblies can be unprotected when: total area of the unprotected portions ≤ 80 sf or fire blocking installed along the perimeter of the unprotected portion or wood floors using dimension lumber or structural composite lumber $\geq 2" \times 10"$.
- R502** **CANTILEVERS:** in accordance with Table R502.3.3(1) or Table R502.3.3(2).
- R506** **SLAB-ON-GROUND:** min. 3.5" thick and all vegetation, top soil & foreign material removed.
- R507** **DECKS:** positively anchored to the primary structure or self-supporting; no toenailing; LEDGERS and BAND BOARDS: flashed, minimum p.t. 2" x 8" with $\frac{1}{2}"$ diameter lag screws and bolts—staggered pattern per Table R507.2.1; WOOD/PLASTIC COMPOSITES install per the manufacturer's instructions; CANTILEVERED DECKS: constructed to resist uplift.
- R703.1** **EXTERIOR COVERING (including housewrap):** exterior wall envelope shall be weather-resistant & include flashing.

R703.7	STONE & MASONRY: Stone / masonry veneer: installed per IRC chapter 7, Table R703.4 and Figure R703.7; height limitations above a noncombustible foundation: see Table R703.7(1).
R703.8	FLASHING: Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. sill wrap: flashings shall be installed per manufacturer instructions at all exterior window and door openings.
R703.10.1	PANEL SIDING: Fiber-cement panels shall comply with the requirements of ASTM C 1186, Type A, minimum Grade II and manufacturer's installation instructions.
R703.11	VINYL SIDING: install per manufacturer's installation instructions.
R801.3	ROOF DRAINAGE: gutters & downspouts required for water drainage from foundations.
R802.3.1	CEILING JOIST & RAFTER CONNECTIONS: <u>ceiling joists or rafter ties</u> are required at every rafter. <u>Collar ties or ridge straps</u> are required to be in the top third of the attic space, a minimum of 1"x4", & spaced not more than 48" on center. Cathedral ceilings (no ceiling joists or rafter ties) must have the wall or ridge beam carry the full roof load. Walls need to be supported by a continuous foundation and/or beams & girders. The ridge beam must be able to support the full load of the rafters.
R802.11	ROOF TIE-DOWN (hurricane ties): rafters / trusses shall be attached to supporting walls & capable of resisting roof uplift.
R806.2	ROOF VENTILATION: minimum: $\frac{1}{150}$ of the area of the vented space. Exception: minimum $\frac{1}{300}$ of the vented space providing at least one of the following: 1. Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling 2. At least 40% and not more than 50% of the required ventilating area is provided with ventilators.
R807	ATTIC ACCESS: minimum 22" X 30" attic access opening to attic areas that are more than 30 sf and a height of $\geq 30'$.
R905.2	ASPHALT SHINGLES: slopes: $\geq 2:12$; install per manufacturer.
R905.4	METAL ROOFING: <u>panels:</u> install per manufacturer specifications; <u>metal roof shingles:</u> install on $\geq 3:12$ pitch per IRC and manufacturer's installation instructions.
R905.5	MINERAL-SURFACE ROLL ROOFING: install on $\geq 3:12$ pitch per IRC and manufacturer's installation instructions.
R905.10.1	METAL ROOF PANELS: Metal roof panel roof coverings shall be applied to solid or spaced sheathing, except where the roof covering is specifically designed to be applied to space supports. The manufacturer's installation instructions govern.
R1001/R1003	MASONRY FIREPLACES / CHIMNEYS: 1. <u>footings:</u> min. 12" thick by $\geq 6"$ beyond the face of the fireplace/foundation wall on all sides. 2. <u>clearance:</u> $\geq 2"$ from the front and sides; $\geq 4"$ from the back. 3. <u>fireblocking:</u> required to cut off all concealed draft openings (vertical and horizontal). 4. <u>hearth extensions:</u> extend $\geq 16"$ in front & $\geq 8"$ beyond each side of fireplace opening; 5. <u>fireplace opening</u> ≥ 6 sf; hearth extension shall extend $\geq 20"$ in front & $\geq 12"$ beyond each side of fireplace opening.
R1004/R1005	FACTORY-BUILT FIREPLACES / CHIMNEYS: per IRC and manufacturer's installation instructions.
M1305.1.3	APPLIANCES IN ATTICS: attics containing appliances shall have a minimum clear opening of 20" by 30" and large enough to allow removal of the largest appliance.
M2005	WATER HEATERS: installed per manufacturer's instructions <u>and</u> the IRC code. <u>Fuel-fired:</u> 1. not be installed in a storage closet. 2. in a bedroom or bathroom: must be installed in a sealed enclosure. Installation of direct-vent water heaters within an enclosure is not required.

BUILDING CODE

MAIN OFFICE (302) 855-7860
 MAIN OFFICE (FAX) (302) 855-7821
 buildingcodeinfo@sussexcountye.gov

INSPECTION OFFICE (302) 858-5500
 buildinginspections@sussexcountye.gov

**Sussex County**

DELAWARE
 sussexcountye.gov

ANDY WRIGHT
 CHIEF OF BUILDING CODE

NO new footers

APPROVAL FOR ADDITION GRANTED. PROPERTY OWNER IS RESPONSIBLE FOR
 ESTABLISHING STRUCTURAL STABILITY OF EXISTING FOUNDATION AND/OR
 BUILDING SUPPORTING NEW ADDITION.

APPLICATION # 202316752

TAX DISTRICT- 533 MAP- 12-00 PARCEL- 92-00-56063

SIGNATURE (OWNER) D. R. Hobbs DATE 12/5/23

PRINT NAME David R. Hobbs

SIGNATURE (CONTRACTOR) _____ DATE _____

PRINT NAME _____



a copy

Added Structure Request Form

Attach Building
Permit
Here
(Provided by
Resident)

Date: 11.19.23

Resident Name: David & Linda Hobbs

Site #: 213

This request is subject to approval by RHP Properties upon receipt of a city approved building permit.
Resident must complete 2-step approval process prior to construction beginning.

- Step 1: Resident must fill out top portion of this form and provide detailed drawings of the requested structure to Community Office Staff to obtain tentative approval from the Regional Manager.
- Step 2: If submitted plans receive tentative approval from Regional Manager, Resident must submit plans to City for approval and to obtain building permit. Resident must provide building permit to the Community Office to receive final approval on the added structure.

Resident is Requesting to Add Following Structure:

☐ Shed

☐ Home Addition

☐ Car Port

☐ Deck

☒ Other: Screen Porch

Brief Description of Project: (Please attach detailed drawing to this form)

We would like to screen in the existing 10x20 deck, replace the existing wood deck with composite decking and add an A-frame roof to cover the existing 10x20 space.

Resident Signature:

By signing this form, I understand that I am submitting my plans to the Community Office to obtain approval from RHP Properties. If my plans are approved by RHP Properties, I will submit them to the City for approval and to obtain a building permit. I understand that construction cannot begin until I have received approval from both the Regional Manager and the City, and I have provided a building permit to the Community Office.

D. R. Hobbs

11-19-23

Resident Name & Signature

Date

Linda J. Hobbs

11.19.23

Secondary Resident Name & Signature (if applicable)

Date

Community Office Use Only.

Both boxes must be checked to sign off on the form:

Approval/Denial:

☐ Request Approved

☐ Regional Manager has approved additional structure
(see attached email)

☐ Resident has provided a copy of building permit
(see attached permit)

☐ Request Denied: Reason: _____

Community Manager Name & Signature

Date



RHP PROPERTIES

SETBACK INSPECTION-

- Automatically generated when you pass final inspection
- Not required if a Final Survey is provided

CERTIFICATE OF OCCUPANCY-

- Issued when the above documents are received, and Sussex County field inspections are completed. It may take up to 48 hours to process. Please take this into consideration when scheduling your closings.

County approved plans must be kept on job site for inspectors' review to receive an inspection.

Additional inspections after 5 inspections (Except Modular Home Projects without site-built additions) shall be charged \$40.00 per trip and to be paid before the issuance of the certificate of occupancy. Modular Home projects will be charged \$40.00 per trip after 4 inspections.

Before requesting any inspection, all "third party" reports such as; engineered footing reports, piling blow counts, water proofing certificates, stamped truss repairs, and energy certificate reports must be emailed to our Inspection Office at buildinginspections@sussexcountyde.gov. Application number must be included.

Any requested inspection failing to provide any of the above-mentioned reports, will not be scheduled.

TO SCHEDULE INSPECTIONS:

PLEASE CALL 302-858-5500 BETWEEN 7:30 a.m. & 3:00 p.m.

OR USE THE "INSPECTION REQUEST" WEBFORM, FOUND AT THE BOTTOM OF:

sussexcountyde.gov

MUST HAVE APPLICATION NUMBER TO SCHEDULE INSPECTIONS.

All inspections can now be viewed on the County's website using the "Self Service Portal." To access this feature, please visit: sussexcountyde.gov and click on the "Self Service Portal" link at the bottom of the page. You will need to enter your Parcel ID or Application reference number to view all inspection results. Both numbers can be found on your building permit.

SIGNATURE David R. Hobbs

DATE 12/15/23

PRINT NAME David R. Hobbs

OWNER or CONTRACTOR
Circle one:

PHONE # (856) 649-5333

EMAIL drcbmhobbs@gmail.com

SUSSEX COUNTY BUILDING CODE

302-858-5500

Permit No.	202316752	
Type of Inspection	Date	Sign
Footer		
Slab / Pier		
Set Back		
Connection		
Close In / Wrap		
Frame	4-18-24	SM
Energy		
Final	5-21-24	SM
Zoning		

- blue tag scotch-taped to our front door. 



BUILDING CODE DEPARTMENT
P.O. BOX 589
GEORGETOWN, DELAWARE 19947

Alan W. Shields
Code Enforcement Officer

Cell: (302) 236-7561
Office: (302) 858-5500
Fax: (302) 855-7821

alan.shields@sussexcountype.gov

August 27, 2025

Sussex County
Planning and Zoning

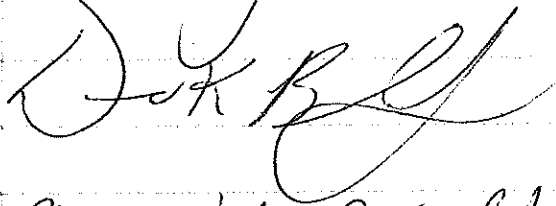
To Whom It May Concern

This letter is in reference to my neighbors, David and Linda Hobbs lot.

Requirements are 20 feet space to my lot 212, with Hobbs porch added, it only leaves 18.2 feet to my lot.

As renter of lot 212 next to the Hobbs lot, that 18.2 feet is fair with me.

Sincerely



8/27/25

972 White Oak Rd +
Denver, Pa 17517

37258 Sugar Hill Way
lot 212
Selbyville DE 19975

BILL OF SALE

SELLER: Loretia L Latham

BUYER: David R &/or Linda J Hobbs

AMOUNT PAID: \$170,000

ADDRESS: 37256 Sugar Hill Way Lot 213 Shady Park MHP Selbyville, DE 19975

TAX ID: 533-12.00-92.02-56063

MAKE

CHAM

YEAR

2020

VIN

007000HA004001ABC

TITLE #

MH132754

DATE

8/10/2023

The said seller (s) do vouch themselves to be the true and lawful owner of the said property and have in themselves full power and lawful authority to dispose of the said property, in the manner aforesaid. And do for themselves, their heirs and assigns, covenant and agree to and with said buyer, to WARRANT AND DEFFEND the said personal property to the buyer, their heirs or assigns, against the lawful claims and demands of all and every person and persons whomever.

IT IS ALSO AGREED, by and between the buyer(s) and seller(s), that the buyer shall not be liable for any debts incurred by the seller prior to the date hereinafter stated. The seller shall not be liable for any debt incurred by the buyer after the date herein stated. In connection with the described manufactured home, seller(s) expressly disclaim all warranties, including but not limited to, any implied or expressed warranty or merchantability or fitness for a particular purpose.

<i>Loretia L Latham</i>	docuSign verified 08/07/23 12:50 PM EDT EK1R-0RVZ-423E-QRLG
-------------------------	---

Loretia L Latham

David R Hobbs
David R Hobbs

Linda J Hobbs
Linda J Hobbs

Yes	No	*	
	☒		* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.
	☒		II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS
	☒		6. Is the property subject to any deed restrictions? If Yes, describe in XVI.
	☒		7. Are you in violation of any deed restrictions at this time? If Yes, describe in XVI.
	☒		8. Is the property subject to any agreements concerning affordable housing or workforce housing?
	☒		9. Is the property subject to any private or public architectural review control other than building codes?
	☒		10. Is the property part of a condominium or other common ownership?
	☒		11. Is there a (☒ Homeowners Association), (☐ Condominium Association), (☐ Civic Association), or (☐ Maintenance Corporation) included in the deed?
	☒		12. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____ ?
	☒		13. If #11 is Yes, are there any (____ fees), (____ dues), (____ assessments), or (____ bonds) involved? If Yes, how much? _____ and how often? _____
	☒		Are they (____ Mandatory) or (____ Voluntary)?
	☒		14. Are there any unpaid assessments? If Yes, indicate amount _____. If Yes, describe in XVI.
	☒		15. Has there been a special assessment in the past 12 months? If Yes, describe in XVI.
	☒		16. Have you received notice of any new or proposed increases in fees, dues, assessments or bonds? If Yes, describe in XVI.
	☒		17. Is there any condition or claim which may result in an increase in assessments or fees? If Yes, describe in XVI.
	☒		18. Management Company Name: <u>Chp PROPERTIES</u>
	☒		19. Representative Name: <u>MICHELE VANDYKE</u> Phone # <u>302-436-8441</u>
	☒		20. Representative E-mail Address: _____
	☒		III. TITLE / ZONING INFORMATION
	☒		21. Does the amount owed on your mortgages and other liens exceed the estimated value of the property? If Yes, are additional funds available from Seller for settlement? _____
	☒		22. Is your property owned (____ In fee simple) or (____ Leasehold) or (____ Cooperative)?
	☒		23. Are there any right-of-ways, easements or similar matters that may affect the property? If Yes, describe in XVI.
	☒		24. Are there any shared maintenance agreements affecting the property? If Yes, describe in XVI.
	☒		25. Are there any variance, zoning, non-conforming use, or setback violations? If Yes, describe in XVI.
	☒		26. Has the variance or non-conforming use expired or would not be transferable? If Yes, describe in XVI.
	☒		27. Has a title policy been issued on the property in the past 5 years?
	☒		IV. MISCELLANEOUS
	☒		28. Have you received notice from any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions? If Yes, describe in XVI.
	☒		29. Is there any existing or threatened legal action affecting this property? If Yes, describe in XVI.
	☒		30. Are there any violations of local, state, federal laws, or regulations relating to this property? If Yes, describe in XVI.
	☒		31. Does your current real estate tax amount reflect any non-transferrable exemptions - discounts?
	☒		32. Is there anything else you should disclose to a prospective Buyer because it may materially and adversely affect the property, e.g., zoning changes, road changes, proposed utility changes, threat of condemnation, noise, bright lights, odors, or other nuisances, etc.? If Yes to any, describe in XVI.
	☒		33. Are all the exterior door locks in the house in working condition? If No, describe in XVI.
	☒		34. Will keys be provided for each lock?
	☒		35. Have you had, or do you now have, any animals (pets) in the house? If yes, what type? <u>Sm Dog</u>
	☒		36. Is there or has there ever been a (____ swimming pool), (____ hot tub), (____ spa) or (____ whirlpool) on the property? If Yes and there are any defects describe in XVI.
	☒		37. If there is a pool, does it conform to all local ordinances? If No, describe in XVI.
	☒		38. What is the type of trash disposal? (☒ Private), (☐ Municipal) or (☐ Other _____).

Page 2 of 7 Property Address: 37256 Sugar Hill Way , Selbyville, De 19975

Seller's Initials (Signature) Buyer's Initials _____

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/22/2025 02:42PM Lindsey S
Receipt number: 33030358-0289 001234748

PERMITS / INSPECTIONS
2025 20251277212020 \$500.00

\$500.00

Subtotal
Total

\$500.00
\$500.00

Tenders
CHECK

\$500.00

Check Number 0500

Change due

\$0.00

Paid by: DAVID & LINDA HOBBS

DAVID R. HOBBS (LINDA J. HOBBS)		DATE	500
PAID TO THE ORDER OF		DATE	Sept. 16, '25
Sussex County		AMOUNT	1 x 500.00
Five hundred		DATE	10/16/25
Variance Application Fee		DATE	10/16/25
DAVID R. HOBBS		DATE	10/16/25

Thank you for your payment.

Sussex County Government COPY
DUPLICATE RECEIPT

Marina -

Sept. 16, '25

Enclosed is the check to cover

the variance application fee.

David Hobbs

LayersSearchBasemapsSelect AreaEagleviewPrint

02040ft

County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Esri ...

EagleviewSearch Results

Selected Features: [Parcels (305)]

▶ 271) 533-12.00-92.00-55823Zoom

▶ 272) 533-12.00-92.00-56037Zoom

▶ 273) 533-12.00-92.00-56055Zoom

▼ 274) 533-12.00-92.00-56063Zoom

▶ 275) 533-12.00-92.00-56500Zoom

BOOK	
PAGE	
FULLNAME	RAY DAVID
Second_Owner_Name	HOBBS LINDA JEAN
MAILINGADDRESS	37256 SUGAR HILL WAY
CITY	SELBYVILLE
STATE	DE
a_account	
DESCRIPTION	SHADY PARK
DESCRIPTION2	LOT 213
DESCRIPTION3	
LUC	104
SCHOOL	1
MUNI	00
CAP	0

Selected Features (271 - 275 of 305)

Clear Selected



Eagleview Search Results

Selected Features: | Parcels (305)

▶ 271) 533-12.00-92.00-55823 Zoom

▶ 272) 533-12.00-92.00-56037 Zoom

▶ 273) 533-12.00-92.00-56055 Zoom

▼ 274) 533-12.00-92.00-56063 Zoom

▶ 275) 533-12.00-92.00-56500 Zoom

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MUNI	00
CAP	0

Selected Features (271 - 275 of 305)

Clear Selected

CONNECTEXPLORER

</

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 # 13137
 Hearing Date 11-17-2025

RECEIVED

SEP 24 2025

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:

29148 Green Street, Prime Hook, Milford

Variance/Special Use Exception/Appeal Requested:

See Attached Sheets

Tax Map #: 230-17.00-102.00

Property Zoning: MR

Applicant Information

Applicant Name: Judith Coleman

Applicant Address: 25 Ingram Drive

City Monroe Township State NJ Zip: 08831

Applicant Phone #: (609) 276-6274 Applicant e-mail: judysvo@yahoo.com

Owner Information

Owner Name: Same

Owner Address: _____

City _____ State _____ Zip: _____ Purchase Date: _____

Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Information

Agent/Attorney Name: William Schab

Agent/Attorney Address: 16698 Kings Highway, Suite B

City Lewes State DE Zip: 19958

Agent/Attorney Phone #: (302) 645-6626 Agent/Attorney e-mail: bill@fwsdelaw.com

Signature of Owner/Agent/Attorney

lu

Date: 9/23/25



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 Sheets

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 Sheets

3. Not created by the applicant:

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

See Attached Sheets

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 Sheets

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 Sheets

Variance Application
29148 Green Street, Prime Hook

Variances Requested

William and Frances Ziegler bought this property by deed dated June 3, 1965. According to the records of Sussex County, the existing home was built on the property in 1964 or 1965, prior to the enactment of the Sussex County setback ordinances related to this property. The Zieglers sold the property to the applicant, Judith Coleman, on July 29, 2025. A survey was done prior to the settlement and it was taken to Sussex County Planning and Zoning for review and approval. The County noted the following issues:

1. Because of the age of the home, it is a legal non-conforming structure. Since it is too close to the front property line using today's 30' setback, anything added to the front necessarily is also too close. The County has no record of when the Zieglers built the existing front deck/stairs but they were not part of the original home. Since the deck/stairs is 11.9' from the front property line and since the front setback is 30', a variance of 18.1' is required and is being sought.

2. The Zieglers obtained a permit in 1980 to build the garage but they built it too close to the side property line. Based on the size of the lot, the zoning classification, and the present setback requirements, it must be five feet from the side property line. It is 3.3' from that line so a variance of 1.7' is required and is being sought.

Therefore, the two variances being sought are: (1) a 18.1' front yard variance for the front deck with stairs, and (2) 1.7' side yard variance for the garage.

Uniqueness of the Property

1. One unique feature of this property is that the home on it is so old that it pre-dates the Sussex County ordinances relating to setbacks and it is in a section of Prime Hook Beach which has a number of older homes like this one, the majority of which are much closer to Green Street than the present 30' requirement. The aerial photo attached to this application shows that most of the homes, except for those which are obviously newer, are about as close to Green Street as the applicant's.

Another unique feature is that the applicant is not asking to be allowed to construct something in the setbacks or to expand the current encroachment, she is only asking that what has been there for many years be allowed to remain. Since the Zieglers never got a permit for the front deck/stairs, it is not certain when it was added. However, in 1985 the Zieglers did get a permit for the rear deck/stairs and the attached aerial photo shows that the front and back deck/stairs are very similar. Therefore, it is safe to assume that the existing front deck/stairs has been a part of this property for almost 40 years.

The garage was built in 1980, 45 years ago, and that it has been in its present location that long. The lot is narrow and the garage is large. The Zieglers, who are very elderly, could not explain why the garage was built 1.7' closer than it should have been and they were not aware of this encroachment until the settlement. This is certainly not an encroachment that can be corrected. They confirmed that its present location has never been a concern to adjacent property owners. Also, they said that the septic system installed on the property in the 1960's was in the back left corner of the property, so possibly that is why the garage was built where it is. They did just install a new septic system and it takes up almost all of the back yard, right up to the garage.

[The shed which is shown on some of the aerial photos is no longer there because it had to be removed to install the new septic system.]

2. Cannot otherwise be developed:

The existing garage possibly could have been built 5' from the side property line 45 years ago and, as noted, the Zieglers were not sure why it wasn't other than because of the septic system. However, it has been in its present location since it was built in 1980 and it has had no negative impact on other properties. The applicant would suffer a massive exceptional practical difficulty and hardship if the garage had to be removed because the variance was denied.

When the home was built in 1964/1965, there was a deck or landing with stairs to allow access through the front door. As noted above, since the home itself is less than 30' from the front property line, any replacement deck/stairs had to be built less than 30' from the front property line also so there is no reason not to approve this variance.

3. Not created by the applicant:

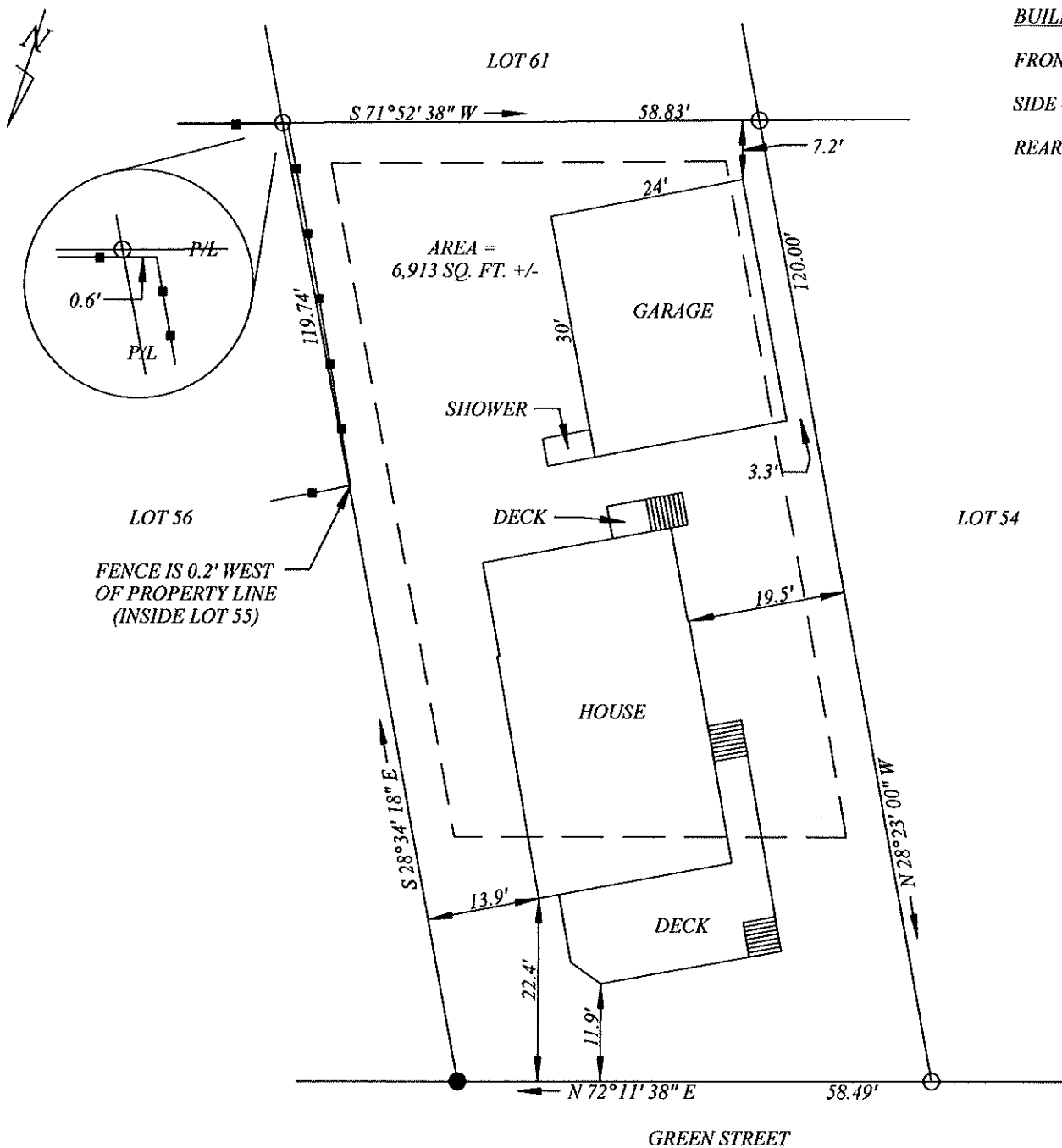
The existing home was built almost 60 years ago, the garage was built about 45 years ago, and the front deck/stairs was built about 40 years ago. The applicant has owned the property for less than two months, so she obviously did not create the exceptional practical difficulties. The home is compatible with other older homes in the area as to its proximity to Green Street and as to the age, size, and location of outbuildings. Since the front door is less than 30' from the front property line, any front deck/stairs will be less than 30' from the front property line. From a practical and financial standpoint, the side setback encroachment cannot be corrected without removing the garage.

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

Since the existing home with the attached front deck/stairs and the detached garage have existed and been used in their present locations without any negative impact on surrounding properties or the neighborhood for 40-60 years, it is not reasonable to conclude that allowing everything to stay where they are will suddenly substantially or permanently impair the appropriate use or development of adjacent properties or be detrimental in any way to the public good.

5. Minimum variance:

The applicant is not seeking to increase the existing encroachments; the applicant just wants to leave the home, the front deck/stairs, and the garage where they have been for so many years. The age of the property requires that the variances be granted so the applicant may continue to use the property as the Zieglers used it for the past 60 years. If the variance for the front deck/stairs were denied, it would have to be removed and there would be no access via the front door. If the variance for the garage were to be denied, the only remediation available would be to remove the garage entirely. The purpose of variances is to prevent the applicant from suffering the extreme exceptional practical difficulties and hardship that would ensue if her application for the two variances were to be denied.

BUILDING SETBACKS:

FRONT - 30'

SIDE - 5'

REAR - 5'

LEGEND

○ FOUND IRON PIPE

● FOUND IRON PIN

P/L PROPERTY LINE

■ WOOD FENCE

— — — BUILDING SETBACK

ADDRESS: 29148 GREEN STREET

TAX PARCEL #: 230-17.00-102.00

OWNER: WILLIAM AND FRANCES ZIEGLER

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: JUDITH COLEMAN

SURVEY BASED ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD AND A PLOT OF "LOTS FOR JOSEPH D. SHORT", AS RECORDED IN PLOT BOOK 2, PAGE 23.

SURVEY PLANLOT 55 - JOSEPH D. SHORT
SUBDIVISION (BLOCK H)CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARERICHARD K. VETTER, P.E.
307 BAYBERRY DRIVE
LEWES, DE 19958

SCALE: 1" = 20'

JULY 15, 2025



① - GREEN STREET

② - SUBJECT PROPERTY

③ - SHED WHICH IS NO LONGER THERE



① FRONT ENCROACHMENT

② SIDE ENCROACHMENT



VIEW FROM FRONT DECK LOOKING DOWN ^{GREEN} STREET SHOWING SIMILARLY SITUATED HOMES.

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: 9/23/25

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: _____

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/24/2025 03:00PM Lindsey S
Receipt number: 33030377-0179 001236302

PERMITS / INSPECTIONS
2025 202512917|Z020

\$500.00

\$500.00

Subtotal
Total

\$500.00

\$500.00

Tenders
CHECK

Check Number 020895

\$500.00

Change due

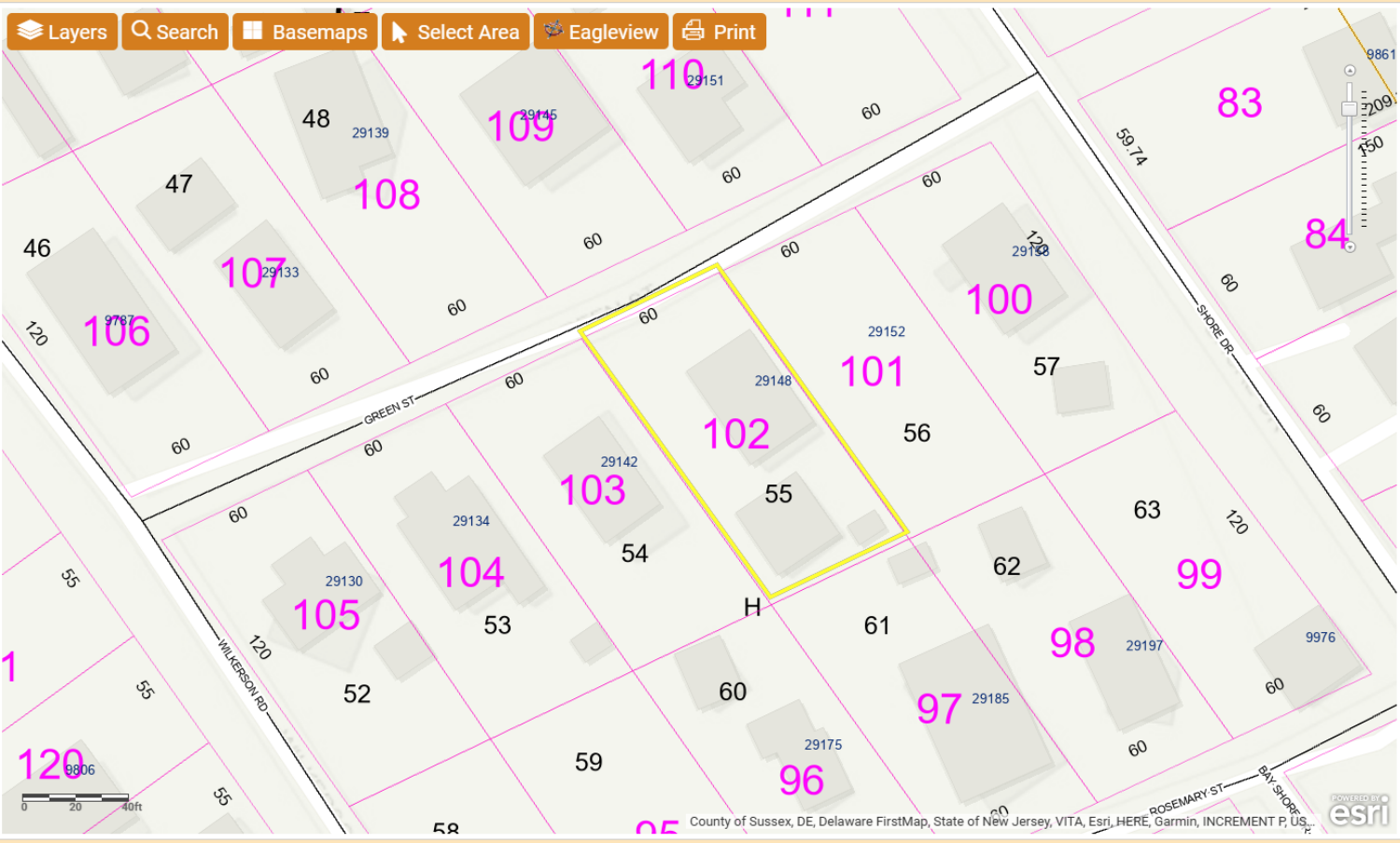
\$0.00

Paid by: FUQUA WILLARD & SCHAB

FUQUA WILLARD & SCHAB, P.A. TREASURY 2 THE CIRCLE GEORGETOWN, DE 19947		MSB/DEK CITY OF 09/24/2025 09/24/2025		20895	
TO: SUSSEX COUNTY		FOR: PERMIT TO CONSTRUCT		AMOUNT: \$500.00	
PAID TO ORDER OF: FUQUA WILLARD & SCHAB		SIGNATURE: <i>[Signature]</i>		DATE: 09/24/2025	

Thank you for your payment.

CUSTOMER COPY



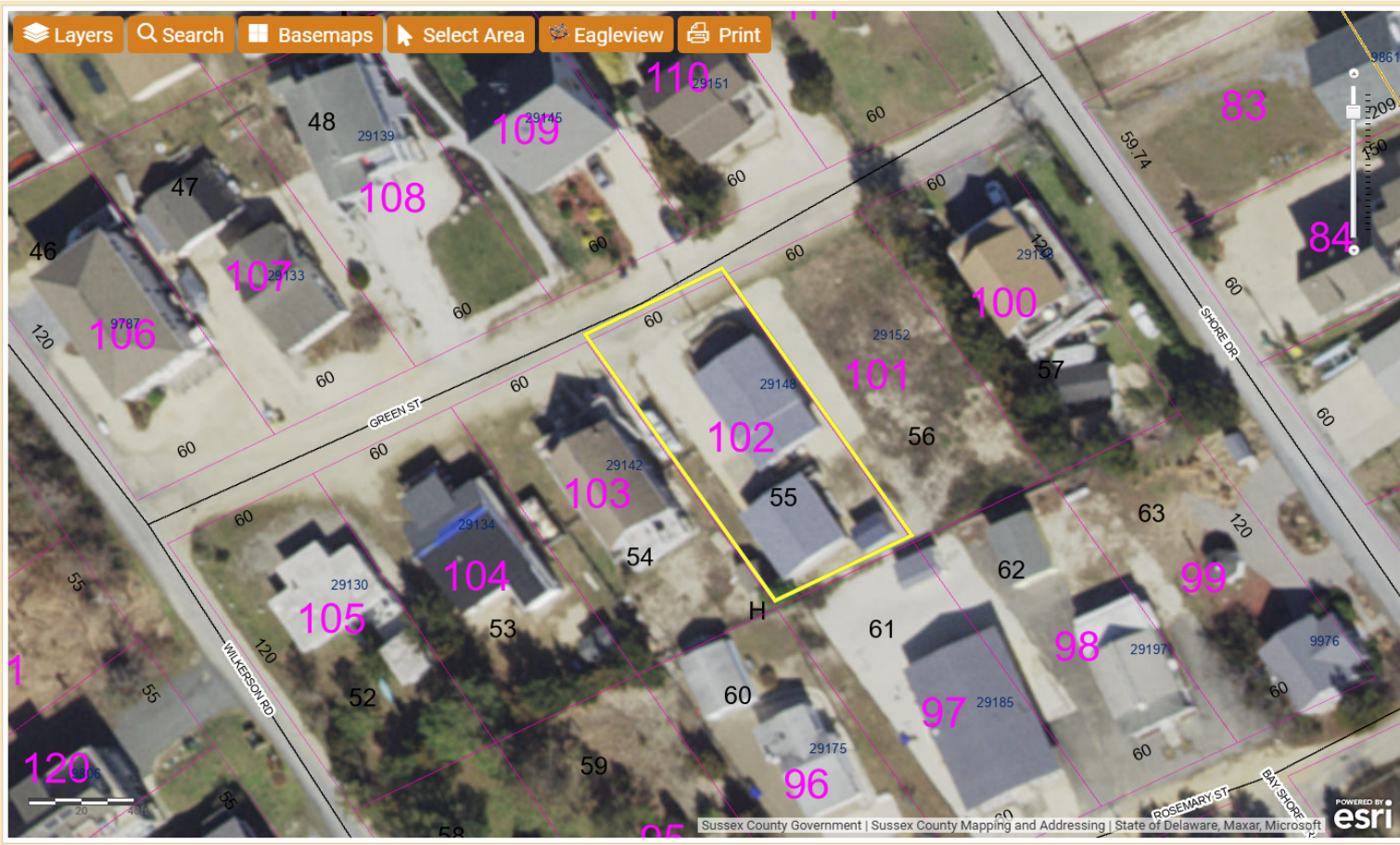
Eagleview Search Results

Selected Features: Parcels (1)

▼ 1) 230-17.00-102.00 Zoom

BOOK	6344
PAGE	230
FULLNAME	COLEMAN JUDITH
Second_Owner_Name	
MAILINGADDRESS	25 INGRAM DR
CITY	JAMESBURG
STATE	NJ
a_account	
DESCRIPTION	JOSEPH D. SHORT
DESCRIPTION2	1ST ADD. LOT 55
DESCRIPTION3	BLK.H S/GREEN ST.
LUC	101
SCHOOL	6
MUNI	00
CAP	0
APRBLDG	131600
APRLAND	229700
PINWASSEMENTUNIT	230-17.00-102.00
PIN	230-17.00-102.00

Selected Features (1)Clear Selected



Eagleview Search Results

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Selected Features (1)

Clear Selected

CONNECTEXPLORER™



Search

Search by SUSSEXPARELS -

230-17.00-102.00

Search results (1) Options -

230-17.00-102.00

© 2025 Eagleview

Notice of Cost-of-Living Adjustment (COLA)

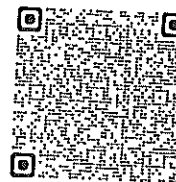
Hello EDDIE REID

Your Social Security benefit will increase by **2.5%** in January 2025 because of a rise in the cost of living. You can use this letter as proof of your benefit amount if you need to apply for food, rent, or energy assistance. You can also use it to apply for bank loans or for other business. Keep this letter with your important financial records or access this information online by signing into your **my Social Security** account.

How Much You Will Get In 2025 (Before Deductions)	
Your monthly benefit in 2025 <u>before</u> deductions	\$1,736.00
2025 Common Deductions	
Monthly Amount	
Medicare Medical Insurance (Part B and Part C) If you did not have Medicare as of November 21, 2024, or if someone else pays your premium, we show \$0.00.	-\$0.00
Medicare Prescription Drug Plan (Part D) We will notify you if the amount changes in 2025. If you did not elect withholding as of November 1, 2024, we show \$0.00.	-\$0.00
U.S. federal tax withholding for non-citizens	-\$0.00
Voluntary federal tax withholding If you did not elect voluntary tax withholding as of November 21, 2024, we show \$0.00.	-\$0.00
How Much You Will Get In 2025 (After Deductions)	
Monthly Amount	
Your monthly benefit in 2025 <u>after</u> deductions This monthly amount may include deductions not listed above.	\$1,736.00

For more information about your COLA and other benefits-related topics such as Medicare, Ticket to Work, Reporting Wages, Earnings Limits, Other Pensions, and more, go to www.ssa.gov/cola or scan the QR code.

If you would like a paper copy of any of this information, please contact us.



Need more help?

WHISPERING PINES PARK, LLC

1685 South State Street, Dover, DE 19901

Eddie Reid
76 Douglas Fir Road
Magnolia, DE 19962

9/17/2025

RE: Renewal of your Lease and a Rent Increase for 2026

Your current lease will expire on December 31, 2025.

We are pleased to offer you a one (1) year lease to run from January 1, 2026, through December 31, 2026.

This written notice of a lot rent increase is being proposed in compliance with Chapter 70, §§ 7050, 7051, 7052 and 7053. The increase is directly related to operating, maintaining, and improving the manufactured home community. The increase enables the community owner to receive a just, reasonable, and fair return on the community owner's property and investment, while being a reasonable and justified level of increase for the residents, which is a stated purpose of the rent justification provisions. The proposed rental increase is also justified by one of more of the factors listed in §7052 (c) as more fully set forth herein.

The monthly lot rent during this new lease term will increase by \$30.00 per month. The monthly rent starting January 1, 2026, will increase to \$640.50 plus relocation trust fund fee of \$1.50 per month which will make the total due each month \$642.00. Your annual amount due for 2026 will be \$7,704.00 should you wish to pay your lot rent in one lump sum.

This increase of +/-4.91% is less than the CPI-U, and lower than the maximum allowable increase per Delaware Code and is a result of an increase in our annual operating costs.

PROMPT PAYMENT DISCOUNT UPDATE: If you wish to continue earning a Prompt Payment Discount of \$30.00 for paying on or before the first, you will need to continue making your Lot Rent payments online through our online payment system, Rent Café. If you do not pay online, you will **NOT** receive your discount regardless of if you pay on or before the first. Rent Café allows you to enroll in an automatic deduction or make a one-time payment. If you haven't already signed up, or have questions about getting started, please reach out to Brooke as soon as possible for more information!

If you pay online and pay by 5:00PM on the first of each month (weekends included), you will be able to earn the prompt payment discount of \$30.00. If you meet both requirements, with the

discount and the relocation fee, your rent would be \$612.00 per month or \$7,344.00 annually in 2026.

Should you elect not to remain in Whispering Pines, you must advise us in writing by November 1, 2025, and plan to vacate your lot by moving your home prior to December 31, 2025.

The three-year rent history is 2025: \$ 612.00, 2024: \$584.00, 2023: \$ 550.00. Most recent 24-month average of the CPI-U as posted on the DEMHRA website is 3.433% printed on 7/15/2025.

Sincerely,
/s/ Morgan Vitalo
General Manager

/s/ Brooke Bowman
Property Manager

VISION

Tax Period: 07/01/2025 - 06/30/2026



REID EDDIE
76 DOUGLAS FIR RD
MAGNOLIA DE 19962-1275

9-174 - 1

Property Description
ROBT FITZGERALD SUB
LOT 49

Bill Number	Customer ID	Parcel ID	Due Date	Assessed Value
25122829	350149	230-31.00-168.00	09/30/2025	33,700
DESCRIPTION OF CHARGES		RATE	CHARGE	CURRENT CHARGES
COUNTY TAX		0.0191	6.44	6.44
LIBRARY		0.0023	0.78	0.78
ELLENDALE SEWER ASSESSMENT			51.10	51.10
		Total County Charges		58.32
SCHOOL TAX - MILFORD DISTRICT		0.2634	88.77	88.77
SUSSEX TECHNICAL HIGH SCHOOL		0.0219	7.38	7.38
		Total School Charges		96.15
TAX DITCH				7.18
		Total Non-County Charges		7.18

CURRENT TAXES BILLED: 161.65
LESS PAYMENTS/ADJUSTMENTS: 0.00
PLUS, PRIOR YEAR(S): 0.00
TOTAL DUE: \$161.65

Please see reverse of bill for important information or contact us at (302) 855-7871.

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT
MADE PAYABLE TO SUSSEX COUNTY

08/11/2025

Customer ID # 350149

REID EDDIE
76 DOUGLAS FIR
MAGNOLIA, DE 19962

Tax Period: 07/01/2025 - 06/30/2026
Due Date: 09/30/2025

2025 ANNUAL TAX BILL# 25122829

Property Tax ID Number
230-31.00-168.00

TOTAL DUE: \$161.65

AMOUNT ENCLOSED

SUSSEX COUNTY
PO BOX 601
GEORGETOWN, DE 19947-0601

00002082025525122829200000161653

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

VISION

Tax Period: 07/01/2025 - 06/30/2026

08/21/2025 09:46AM began to
Receipt number: 33030151-0016 001220591



9-174 - 1

Property Description

ROBT FITZGERALD SUB
LOT 49

REAL ESTATE

REID EDDIE

COUNTY TAX

Property address: 99999 UNKNOWN

External Item Reference: 2025-20-25122829

External Payment Reference:

2025-20-25122829-6276980

2025 25122829

Balance due: \$0.00

Balance unpaid: \$0.00 \$161.65

Payment id: 1609148

\$161.65

Subtotal \$161.65

Total \$161.65

Tenders

CASH \$180.00

CASH -\$18.35

Change due -\$18.35

Paid by: REID EDDIE

Thank you for your payment.

CUSTOMER COPY

CURRENT TAXES BILLED: 161.65
LESS PAYMENTS/ADJUSTMENTS: 0.00
PLUS, PRIOR YEAR(S): 0.00
TOTAL DUE: \$161.65

Please see reverse of bill for important information or contact us at (302) 855-7871.

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AMOUNT ENCLOSED

SUSSEX COUNTY
PO BOX 601
GEORGETOWN, DE 19947-0601

00002082025525122829200000161653

INSTRUCTIONS:

- 1) IF PAYING IN PERSON, PLEASE BRING BOTH PARTS OF THIS STATEMENT TO OUR OFFICE IN DOVER AT 555 BAY ROAD.
- 2) FAILURE TO RECEIVE A TAX STATEMENT DOES NOT RELIEVE THE TAXPAYER OF HIS OBLIGATION.
- 3) SCHOOL TAX RATES ARE ESTABLISHED BY LOCAL SCHOOL BOARDS.
- 4) DITCH TAX RATES ARE ESTABLISHED BY THE TAX DITCH ORGANIZATIONS.
- 5) PLEASE FORWARD THIS STATEMENT TO YOUR MORTGAGE COMPANY IF THEY ARE RESPONSIBLE FOR PAYMENT.
- 6) APPLY TO ASSESSMENT OFFICE FOR ELDERLY/DISABILITY EXEMPTIONS BY PHONE (302) 744-2401.
- 7) ***TO MAKE ONLINE TAX PAYMENTS WITH MASTERCARD, VISA, DISCOVER CARD OR BY E-CHECK PLEASE GO TO OUR WEBSITE AT WWW.KENTCOUNTYDE.GOV OR CALL 1-888-877-0450*** **PROCESSING FEES APPLY**

MAKE CHECK PAYABLE TO:

KENT COUNTY TAX OFFICE

OFFICE HOURS

8:00 A.M - 5:00 P.M.

P.O.BOX 802

DOVER, DELAWARE 19903

(302) 744-2341

FAX NUMBER (302) 736-2088

PLEASE INDICATE THIS NUMBER
ON ALL CHECKS/CORRESPONDENCE

BILLING PERIOD		ASSESSMENT		SCHOOL DISTRICT	
6/01/25 - 5/31/26		51,000.00		CAESAR RODNEY	

ZONING	RMH	REF #	MH123350	1997 LI	ACCT #	86371
SCHOOL TAX		USER FEES		COUNTY TAX		
SCHOOL	.3060	156.06	LIBRARY	.0051	2.60	COUNTY .0572 29.17
CAPS	12.0000	12.00				
VOCA	.0284	14.48				

KENT COUNTY
*** CUSTOMER RECEIPT ***
User: LMAXWELL Type: OC Drawer: 1
Date: 8/22/25 01 Receipt no: 6019
Customer Location Name
86371 REID, EDDIE J.
TX TAX PAYMENT Amount
\$214.31
Tender detail
CA CASH \$220.00
Total tendered \$220.00
Total payment \$214.31
Change \$5.69
Trans date: 8/21/25 Time: 16:43:35

FEES	2.60	TOTAL COUNTY TAX	29.17
.00/076		TOTAL AMT DUE CURRENT TAX YEAR	214.31
		PREVIOUS BALANCE OR CREDIT	
TOTAL DUE	BY	9/30/25	214.31
PENALTY CHARGES OF 1.5% COUNTY / USER FEES & 1.0% SCHOOL WILL BE ADDED 1st DAY OF EACH MONTH			
000086371			

PAID IN FULL AUG 21 2025 KENT COUNTY TAX OFFICE

\$500

Case # 13132
Hearing Date 11-17-2025
202512576

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:

New Hope Road, Ellendale

Variance/Special Use Exception/Appeal Requested:

front, side, and rear yard setback variances

Tax Map #: 230-31.00 - 1108.00 Property Zoning: GR

Applicant Information

Applicant Name: Eddie Reid
Applicant Address: 716 Douglas Fir Rd
City Magnolia State Delaware Zip: 19962
Applicant Phone #: 302-423-2047 Applicant e-mail: Mr.Reid7@yahoo.com

Owner Information

Owner Name: Eddie Reid
Owner Address: 716 Douglas Fir Rd
City Magnolia State Delaware Zip: 19962 Purchase Date: 10/9/2007
Owner Phone #: 302-423-2047 Owner e-mail: Mr.Reid7@yahoo.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

Eddie Reid

Date: 9/17/25



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.

small lot with irregular shape

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.

Home has already been purchased & will be moved to this property.

3. Not created by the applicant:

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

Lot was created prior to zoning.

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.

neighborhood has singlewide homes that do not meet required setbacks.

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.

least amount of variance to place a dwelling.

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

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

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

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

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

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.
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- ☐ • 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.)
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**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.

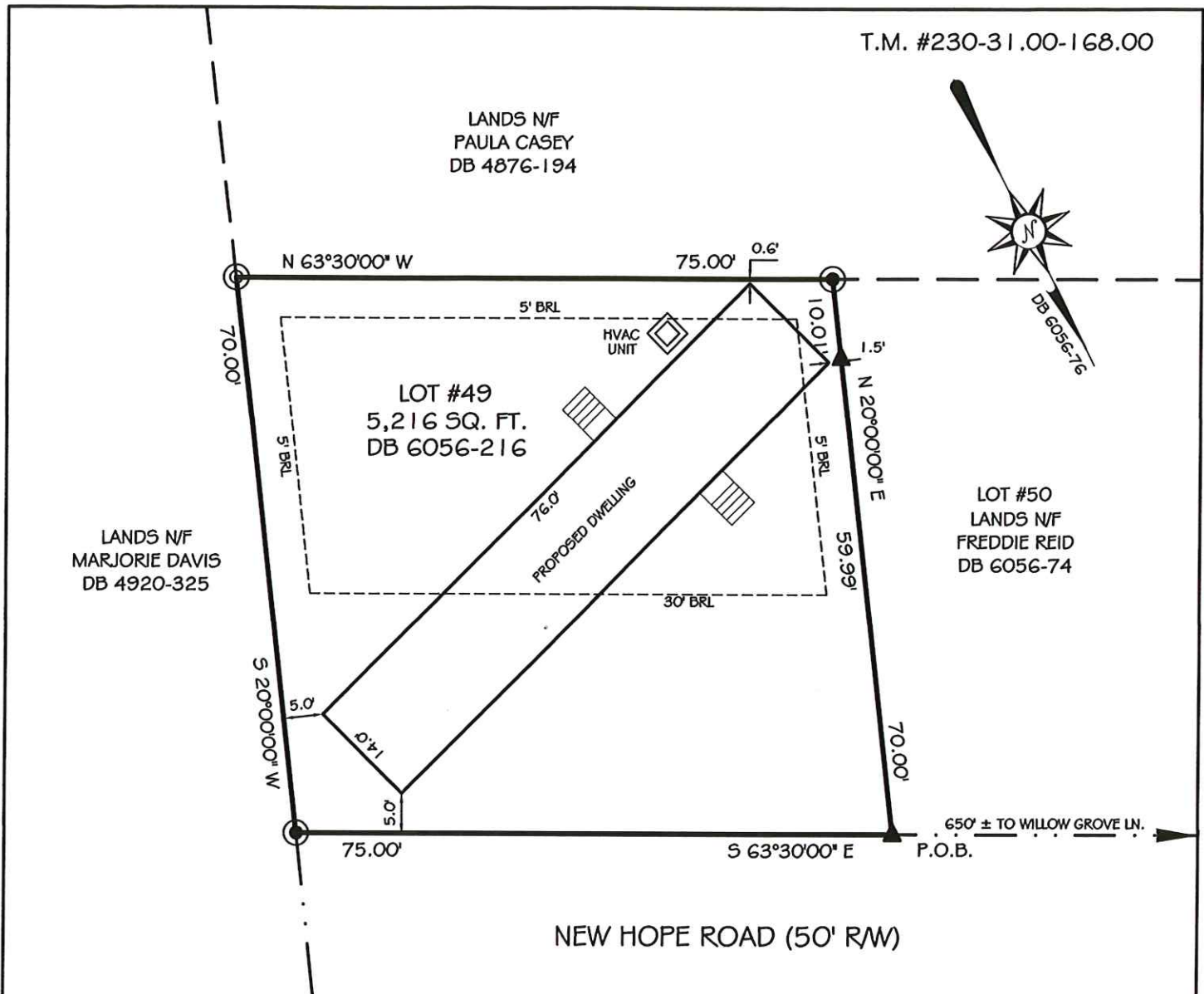
Signature of Owner/Agent/Attorney

Date: _____

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: _____



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

THIS SURVEY AND PLAT DOES NOT VERIFY THE
EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR
EASEMENTS CROSSING THIS PROPERTY OTHER THAN
THOSE SHOWN.
NO TITLE SEARCH PROVIDED OR STIPULATED.

BOUNDARY SURVEY & CONCEPT PLAN FOR EDDIE REID

NEW HOPE ROAD, ELLENDALE, DE 19941
LOT #49 OF "ROBERT FITZGERALD" SUBDIV.
CEDAR CREEK HUNDRED SUSSEX COUNTY
STATE OF DELAWARE

SCALE 1" = 20' NOVEMBER 20, 2024
9/16/25 PROPOSED IMPROVEMENTS SHOWN

I, DONALD K. MILLER 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.

DONALD K. MILLER
REGISTERED
No. 407
DATE 9/16/25
SURVEY CLASS: SUBURBAN

PREPARED BY:

PH: 302-629-9895
FAX: 302-629-2391

MILLER
LEWIS, INC. LAND SURVEYING

1560 MIDDLEFORD RD.

SEAFORD, DE. 19973

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/17/2025 10:17AM Dina M.
Receipt number: 33030327-0087 001231580

PERMITS / INSPECTIONS
2025 202512576/2020 \$500.00

\$500.00

Subtotal \$500.00
Total \$500.00

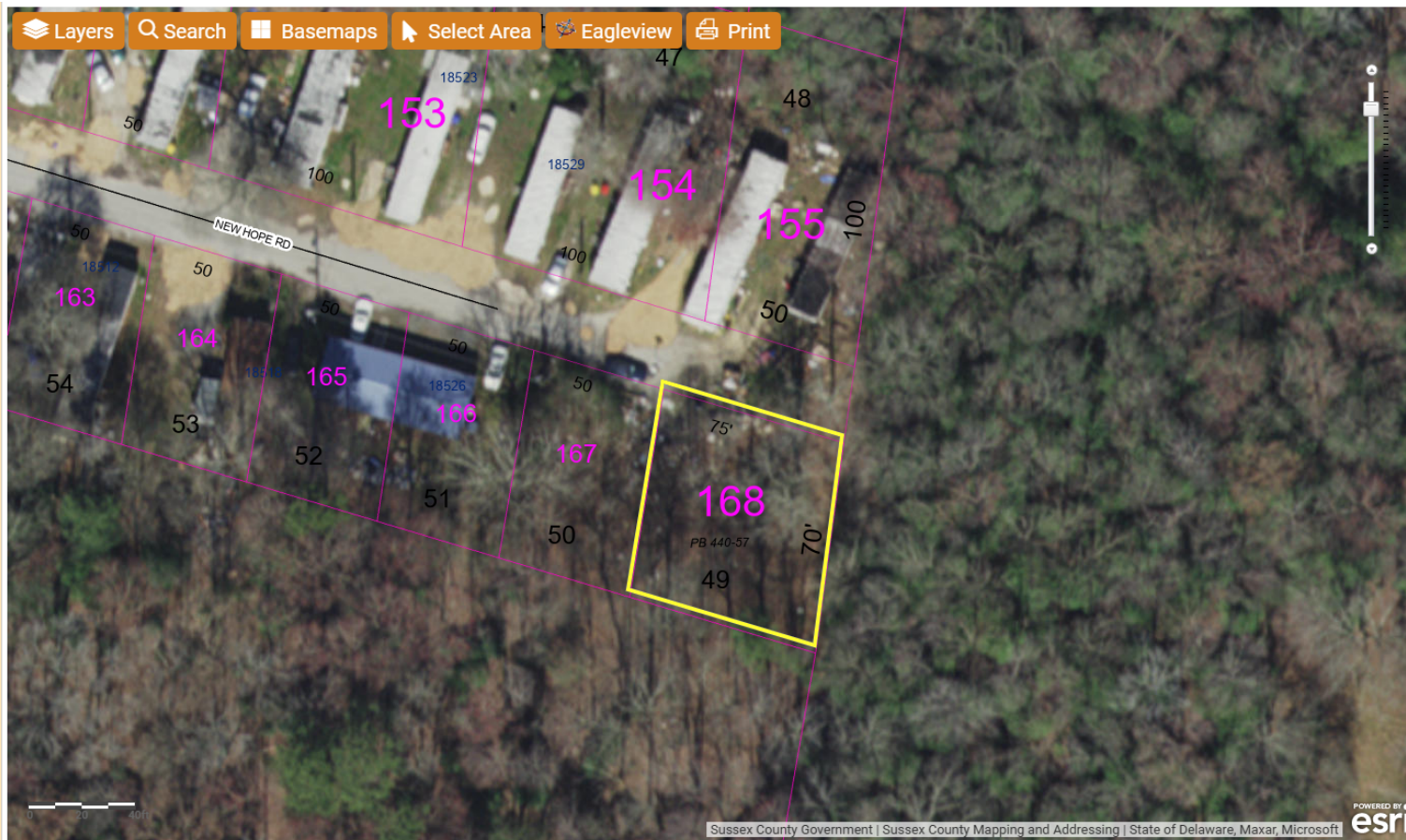
Tenders
CASH \$500.00

Change due \$0.00

Paid by: REID EDDIE

Thank you for your payment.

CUSTOMER COPY



Eagleview

Search Results

Selected Features:

Parcels (1)

▼ 1) 230-31.00-168.00

Zoom

BOOK	6056
PAGE	216
FULLNAME	REID EDDIE
Second_Owner_Name	
MAILINGADDRESS	76 DOUGLAS FIR
CITY	MAGNOLIA
STATE	DE
a_account	14-07-168
DESCRIPTION	ROBT FITZGERALD SUB
DESCRIPTION2	LOT 49
DESCRIPTION3	
LUC	100
SCHOOL	4
MUNI	00
CAP	0
APRBLDG	0
APRLAND	33700
PINWASSEMENTUNIT	230-31.00-168.00
PIN	230-31.00-168.00

Selected Features (1)

Clear Selected

CONNECTEXPLORER™

Search

Search by SUSSEXPARELS ▾

230-31.00-168.00

Q

Search results (1) Options ▾

230-31.00-168.00

Workspaces ▾

© 2025 Eagleview

map: Auto (Oblique) ▾ | Mar 2025 - Mar 2025 ▾ | < Image 1 of 9 > | 03/10/2025

20 ft
10 m

Notice of Cost-of-Living Adjustment (COLA)

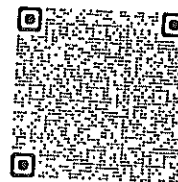
Hello EDDIE REID

Your Social Security benefit will increase by **2.5%** in January 2025 because of a rise in the cost of living. You can use this letter as proof of your benefit amount if you need to apply for food, rent, or energy assistance. You can also use it to apply for bank loans or for other business. Keep this letter with your important financial records or access this information online by signing into your **my Social Security** account.

How Much You Will Get In 2025 (Before Deductions)	
Your monthly benefit in 2025 <u>before</u> deductions	\$1,736.00
2025 Common Deductions	
	Monthly Amount
Medicare Medical Insurance (Part B and Part C) If you did not have Medicare as of November 21, 2024, or if someone else pays your premium, we show \$0.00.	-\$0.00
Medicare Prescription Drug Plan (Part D) We will notify you if the amount changes in 2025. If you did not elect withholding as of November 1, 2024, we show \$0.00.	-\$0.00
U.S. federal tax withholding for non-citizens	-\$0.00
Voluntary federal tax withholding If you did not elect voluntary tax withholding as of November 21, 2024, we show \$0.00.	-\$0.00
How Much You Will Get In 2025 (After Deductions)	
	Monthly Amount
Your monthly benefit in 2025 <u>after</u> deductions This monthly amount may include deductions not listed above.	\$1,736.00

For more information about your COLA and other benefits-related topics such as Medicare, Ticket to Work, Reporting Wages, Earnings Limits, Other Pensions, and more, go to www.ssa.gov/cola or scan the QR code.

If you would like a paper copy of any of this information, please contact us.



Need more help?

WHISPERING PINES PARK, LLC

1685 South State Street, Dover, DE 19901

Eddie Reid
76 Douglas Fir Road
Magnolia, DE 19962

9/17/2025

RE: Renewal of your Lease and a Rent Increase for 2026

Your current lease will expire on December 31, 2025.

We are pleased to offer you a one (1) year lease to run from January 1, 2026, through December 31, 2026.

This written notice of a lot rent increase is being proposed in compliance with Chapter 70, §§ 7050, 7051, 7052 and 7053. The increase is directly related to operating, maintaining, and improving the manufactured home community. The increase enables the community owner to receive a just, reasonable, and fair return on the community owner's property and investment, while being a reasonable and justified level of increase for the residents, which is a stated purpose of the rent justification provisions. The proposed rental increase is also justified by one of more of the factors listed in §7052 (c) as more fully set forth herein.

The monthly lot rent during this new lease term will increase by \$30.00 per month. The monthly rent starting January 1, 2026, will increase to \$640.50 plus relocation trust fund fee of \$1.50 per month which will make the total due each month \$642.00. Your annual amount due for 2026 will be \$7,704.00 should you wish to pay your lot rent in one lump sum.

This increase of +/-4.91% is less than the CPI-U, and lower than the maximum allowable increase per Delaware Code and is a result of an increase in our annual operating costs.

PROMPT PAYMENT DISCOUNT UPDATE: If you wish to continue earning a Prompt Payment Discount of \$30.00 for paying on or before the first, you will need to continue making your Lot Rent payments online through our online payment system, Rent Café. If you do not pay online, you will **NOT** receive your discount regardless of if you pay on or before the first. Rent Café allows you to enroll in an automatic deduction or make a one-time payment. If you haven't already signed up, or have questions about getting started, please reach out to Brooke as soon as possible for more information!

If you pay online and pay by 5:00PM on the first of each month (weekends included), you will be able to earn the prompt payment discount of \$30.00. If you meet both requirements, with the

discount and the relocation fee, your rent would be \$612.00 per month or \$7,344.00 annually in 2026.

Should you elect not to remain in Whispering Pines, you must advise us in writing by November 1, 2025, and plan to vacate your lot by moving your home prior to December 31, 2025.

The three-year rent history is 2025: \$ 612.00, 2024: \$584.00, 2023: \$ 550.00. Most recent 24-month average of the CPI-U as posted on the DEMHRA website is 3.433% printed on 7/15/2025.

Sincerely,
/s/ Morgan Vitalo
General Manager

/s/ Brooke Bowman
Property Manager

VISION

Tax Period: 07/01/2025 - 06/30/2026



REID EDDIE
76 DOUGLAS FIR RD
MAGNOLIA DE 19962-1275

9-174 - 1

Property Description
ROBT FITZGERALD SUB
LOT 49

Bill Number	Customer ID	Parcel ID	Due Date	Assessed Value
25122829	350149	230-31.00-168.00	09/30/2025	33,700
DESCRIPTION OF CHARGES		RATE	CHARGE	CURRENT CHARGES
COUNTY TAX		0.0191	6.44	6.44
LIBRARY		0.0023	0.78	0.78
ELLENDALE SEWER ASSESSMENT			51.10	51.10
Total County Charges				58.32
SCHOOL TAX - MILFORD DISTRICT		0.2634	88.77	88.77
SUSSEX TECHNICAL HIGH SCHOOL		0.0219	7.38	7.38
Total School Charges				96.15
TAX DITCH				7.18
Total Non-County Charges				7.18

CURRENT TAXES BILLED: 161.65
LESS PAYMENTS/ADJUSTMENTS: 0.00
PLUS, PRIOR YEAR(S): 0.00
TOTAL DUE: \$161.65

Please see reverse of bill for important information or contact us at (302) 855-7871.

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT
MADE PAYABLE TO SUSSEX COUNTY

08/11/2025

Customer ID # 350149

REID EDDIE
76 DOUGLAS FIR
MAGNOLIA, DE 19962

Tax Period: 07/01/2025 - 06/30/2026
Due Date: 09/30/2025

2025 ANNUAL TAX BILL# 25122829

Property Tax ID Number
230-31.00-168.00

TOTAL DUE: \$161.65

AMOUNT ENCLOSED

SUSSEX COUNTY
PO BOX 601
GEORGETOWN, DE 19947-0601

00002082025525122829200000161653

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

VISION

Tax Period: 07/01/2025 - 06/30/2026

08/21/2025 09:46AM began to
Receipt number: 33030151-0016 001220591

REAL ESTATE

REID EDDIE

COUNTY TAX

Property address: 99999 UNKNOWN

External Item Reference: 2025-20-25122829

External Payment Reference:

2025-20-25122829-6276980

2025 25122829

Balance due: \$0.00

Balance unpaid: \$0.00 \$161.65

Payment id: 1609148

\$161.65

Subtotal \$161.65

Total \$161.65

Tenders

CASH \$180.00

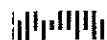
CASH -\$18.35

Change due -\$18.35

Paid by: REID EDDIE

Thank you for your payment.

CUSTOMER COPY



9-174 - 1

Property Description

ROBT FITZGERALD SUB
LOT 49

Parcel ID	Due Date	Assessed Value	
230-31.00-168.00	09/30/2025	33,700	
RATE	CHARGE	CREDITS APPLIED	CURRENT CHARGES
0.0191	6.44		6.44
0.0023	0.78		0.78
	51.10		51.10
Total County Charges			58.32
0.2634	88.77		88.77
0.0219	7.38		7.38
Total School Charges			96.15
			7.18
Total Non-County Charges			7.18

CURRENT TAXES BILLED: 161.65
LESS PAYMENTS/ADJUSTMENTS: 0.00
PLUS, PRIOR YEAR(S): 0.00
TOTAL DUE: \$161.65

Please see reverse of bill for important information or contact us at (302) 855-7871.

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT
MADE PAYABLE TO SUSSEX COUNTY

08/11/2025

Customer ID # 350149

REID EDDIE
76 DOUGLAS FIR
MAGNOLIA, DE 19962

Tax Period: 07/01/2025 - 06/30/2026
Due Date: 09/30/2025

2025 ANNUAL TAX BILL# 25122829

Property Tax ID Number
230-31.00-168.00

TOTAL DUE: \$161.65

AMOUNT ENCLOSED

SUSSEX COUNTY
PO BOX 601
GEORGETOWN, DE 19947-0601

00002082025525122829200000161653

INSTRUCTIONS:

- 1) IF PAYING IN PERSON, PLEASE BRING BOTH PARTS OF THIS STATEMENT TO OUR OFFICE IN DOVER AT 555 BAY ROAD.
- 2) FAILURE TO RECEIVE A TAX STATEMENT DOES NOT RELIEVE THE TAXPAYER OF HIS OBLIGATION.
- 3) SCHOOL TAX RATES ARE ESTABLISHED BY LOCAL SCHOOL BOARDS.
- 4) DITCH TAX RATES ARE ESTABLISHED BY THE TAX DITCH ORGANIZATIONS.
- 5) PLEASE FORWARD THIS STATEMENT TO YOUR MORTGAGE COMPANY IF THEY ARE RESPONSIBLE FOR PAYMENT.
- 6) APPLY TO ASSESSMENT OFFICE FOR ELDERLY/DISABILITY EXEMPTIONS BY PHONE (302) 744-2401.
- 7) ***TO MAKE ONLINE TAX PAYMENTS WITH MASTERCARD, VISA, DISCOVER CARD OR BY E-CHECK PLEASE GO TO OUR WEBSITE AT WWW.KENTCOUNTYDE.GOV OR CALL 1-888-877-0450*** **PROCESSING FEES APPLY**

MAKE CHECK PAYABLE TO:

KENT COUNTY TAX OFFICE

OFFICE HOURS
8:00 A.M - 5:00 P.M.

P.O.BOX 802

DOVER, DELAWARE 19903

(302) 744-2341

BILLING PERIOD	ASSESSMENT	SCHOOL DISTRICT
6/01/25 - 5/31/26	51,000.00	CAESAR RODNEY

FAX NUMBER (302) 736-2088

PLEASE INDICATE THIS NUMBER
ON ALL CHECKS/CORRESPONDENCE

ZONING	RMH	REF #	MH123350	1997 LI	ACCT #	86371
SCHOOL TAX			USER FEES		COUNTY TAX	
SCHOOL	.3060	156.06	LIBRARY	.0051	2.60	COUNTY .0572 29.17
CAPS	12.0000	12.00				
VOCA	.0284	14.48				

FEES	2.60	TOTAL COUNTY TAX	29.17
TOTAL AMT DUE CURRENT TAX YEAR		214.31	
PREVIOUS BALANCE OR CREDIT			
TOTAL DUE	BY 9/30/25	214.31	
PENALTY CHARGES OF 1.5% COUNTY / USER FEES & 1.0% SCHOOL WILL BE ADDED 1st DAY OF EACH MONTH			

000086371



KENT COUNTY
*** CUSTOMER RECEIPT ***
User: LMAXWELL Type: OC Drawer: 1
Date: 8/22/25 01 Receipt no: 6019
Customer Location Name Amount
86371 REID, EDDIE J.
TX TAX PAYMENT \$214.31
Tender detail
CA CASH \$220.00
Total tendered \$220.00
Total payment \$214.31
Change \$5.69
Trans date: 8/21/25 Time: 16:43:35

.00/076