

SINCE 1889



## TOWN OF OCEAN VIEW, DELAWARE

## BOARD OF ADJUSTMENT

## VARIANCE APPLICATION

Land Use • Permitting • Licensing • Code Enforcement • Public Works

302 539-1208 (office) • 302 537-5306 (fax)

admintov@oceanviewde.com / www.oceanviewde.com

SINCE 1889



Fee: \$ 750.00

V - 415

*Variance is defined as relief from the strict application of the provisions of Chapter 140 of the Code when, owing to special conditions or exceptional situations, a literal interpretation of this Chapter will result in exceptional practical difficulties to the property owner.*

Application, requesting a variance from the Code of the Town of Ocean View, is hereby made for property located at: 13 DeMarie Drive. The Justification for the Variance

(Explanation of Hardship) is: See attachment

*I/We, the property owner(s) and/or applicant(s) do certify that all information and documents provided for this application are accurate, to the best of our knowledge, and I/We further understand that a hearing will not be scheduled until this application is complete as determined by the Administrative Official of the Town of Ocean View.*

Owner(s) of Record (Print): George M. Pickrell & Mary Ann Pickrell Phone #: 301-943-9722

Address of residence: 13 DeMarie Drive, Ocean View, DE 19970

Signature(s): *George M. Pickrell* *Mary Ann B. Pickrell* Date: 4/7/21  
(Property Owner(s))

Applicant(s) (Print): George M. Pickrell & Mary Ann Pickrell Phone #: 301-943-9722

Address: 13 DeMarie Drive, Ocean View, DE 19970

Signature(s): *George M. Pickrell* *Mary Ann B. Pickrell* Date: 4/7/21  
(Applicant(s))

## TOWN USE ONLY:

## Administrative Official Signature:

13 DeMarie Drive

(PIDN: 134.240 / CTM# 134-12.00-2047.00)

Variance

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NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a public hearing will be held for Application V-415, submitted by the property owners, George M. & Mary Ann Pickrell, for property zoned R-1 (Single-Family Residential District) located at 13 DeMarie Drive (PIDN: 134.240 / CTM# 134-12.00-2047.00). The property owners request variances from the following Town Codes:

Code

1. Article XVI, §140-100-D (12)(b)[4] & Article III, §187-10-A in order to maintain an existing asphalt/concrete driveway which is placed closer than five (5) feet to the property line.
2. Article VI, §140-35-B(2)(b) in order to maintain an existing paver patio which is installed less than 10 feet from the side property line.
3. Article V, §140-32 in order to construct a detached accessory structure (pool house) that will exceed the maximum allowable height of 14 feet from grade.
4. Article V, §140-28 in order for all existing and proposed buildings/structures to exceed the maximum allowable lot coverage of 35%.

Variance

Date Received: 4/6/21 Date Advertised: 4/30/21 Hearing Date: \_\_\_\_\_

## BOARD OF ADJUSTMENT USE ONLY:

Approved: \_\_\_\_\_

Date

Chairperson, Board of Adjustment

Denied: \_\_\_\_\_

Date

Chairperson, Board of Adjustment

# Town of Ocean View

## \*\*\*\*RECEIPT FOR TOWN FEES\*\*\*\*

DATE	PROPERTY OWNER NAME
05/07/2021	Pickrell
PIDN	PROPERTY LOCATION
134.240	13 DeMarie Drive

Financial Good Standing	
Taxes current?	Checked:
Yes	JO
Invoices, if any, current?	
N/A	JO
Water charges, if any, current?	
Yes	JO

MCSJ Acct #	Description of Fees	Amount
01-400-120-105	Building Permit # _____	
01-400-120-110	Sign Permit # <b>S-</b> _____	
01-400-120-115	Impact Fees (\$1,436.00 per New Construction for Capital Costs)	
01-400-120-120	Impact Fees (\$ 500.00 per New Construction for ESEF Program)	
01-400-120-120	ESEF @ .5%	0.00
01-400-120-125	Single Lot Development Fee	
01-400-125-175	<b>P-</b> _____ <b>P&amp;Z</b> <b>V-415</b> Board of Adj Fees	750.00
01-400-120-130	Other Fee (circle): <b>Deed Recordation</b> <b>Bid Package</b>	
	Other (describe): _____ Subtotal	\$ 750.00
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	<b>TOTAL FOR MCSJ FINANCE MODULE (General Fund Money Market)</b>	<b>\$ 750.00</b>
01-400-121-110	Temp Bus License # _____	
01-400-121-135	Business License # _____	
01-400-121-155	Rental License # _____	
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	<b>TOTAL FOR MCSJ A/R MODULE (General Fund Money Market)</b>	<b>\$ -</b>
01-400-115-003	Real Estate Transfer Tax @ 1.5% (Transfer Tax Acct)	
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	<b>TOTAL TRANSFER TAX MONEY MARKET ACCOUNT</b>	<b>\$ -</b>
05-400-101-102	Water Permit # _____ (Water Fund)	
05-400-101-103	Water Service Connection (Water Fund)	
05-400-101-104	Water Inspection (Water Fund)	
	Subtotal	\$ -
05-400-201-110	CREDIT CARD CONVENIENCE FEE: Water 3%	
	<b>TOTAL WATER SYSTEM CHECKING ACCOUNT</b>	<b>\$ -</b>
	<b>TOTAL DEPOSIT RECEIVED (May pay on one check)</b>	<b>\$ 750.00</b>

Payment received by:

JO

Check #/CC Auth Code

ck# 98811

Name on Check if not

Property Owner

**Calvitti Pools & Spas, Inc.**

Date Received

4/6/21

Updated: cal 06/15/2015

## BOARD OF ADJUSTMENTS STANDARDS FOR RELIEF

In order for the Board of Adjustment to grant a variance or a special use exception, the Applicant must be prepared to answer the following questions and address the following factors:

13 Demarie Drive – Grand View Shores \* George M. Pickrell and Mary Ann G. Pickrell owners

### VARIANCES

#### 1. Uniqueness

- a. Do you have a unique circumstance or condition, such as, irregularity, narrowness or shallowness of lot size or shape or exceptional topographical or other physical condition peculiar to the property? If so, please explain: **The front part of the lot is angular, one side is 208 feet deep and the other side is 154 feet deep which resulted in the house being built farther back on the lot, leaving a shallow rear yard and requiring a longer driveway (by about 40 feet) which resulted in more paving being needed, about 800 Sq. Ft. or 3.6 %, which is a part of the reason for the variance request from the maximum coverage (35%) requirement. The area of the front and rear sidewalks (constructed with dry laid pavers) is about 970 S. F. or 4.4% for a total of 8%.**
- b. Is there an exceptional practical difficulty due to such unique condition (and not related to general circumstances or conditions)? If yes, please explain: **Yes. In addition to the angular shape of the lot, it is our understanding that the Town zoning/development code was changed after the house and driveway were built resulting in the existing driveway being located closer to the side line than the current requirement of 5 feet, and the coverage requirement which did not exist until the recent code now requires a 35% limit. The variance requested for the pool house height requirement, from 14 feet to 16 feet stems from trying to maintain the proper roof pitch and architectural features of our home. This also allows for the dormer window along the roof line which provides natural light in the pool house.**

#### 2. Possibility of Development

- a. Can the property be developed in strict conformity with the zoning ordinance without a variance? If not, please explain: **No. With the existing non- pervious structures taking up the majority of the 35% usage allowance, the additional pool and pool house would exceed this limit. When we purchased our property in 1995, it was always our desire to construct an in ground pool and pool house in our back yard. With the ever increasing congestion in the Ocean View area and the difficulty of accessing the local beaches and State Parks, we felt it was time to add this feature to our**

property. Other than the driveway setback variance which is being requested as a "grandfathered" or "pre-existing" condition, there are no setback variances being requested to accommodate the pool and related features.

- b. Is the variance necessary to enable reasonable use of the property? **We believe the variances requested are reasonable to allow us to construct the proposed pool & conc. apron bordering the pool and pool house. An existing shed (122 S.F.) is being removed to offset the proposed increase in impervious surface.**
3. Has the difficulty been created by the Applicant? If not, please explain: **The variances being requested are due to changes in Ocean View's Town Code requirements which were not in place in 1995 when we purchased our property .**
4. **Effect on Surroundings**
  - a. Will the variance alter the essential character of the neighborhood? **No, a number of our neighbors have in ground pools and existing buildings, including our next door neighbor on lot 27.**
  - b. Will the variance substantially or permanently impair the appropriate use for development of adjacent property? **We don't think so, there are already homes and patios in place on each of the lots to either side of us and on the lot behind us.**
  - c. Will the variance be detrimental to the public welfare? **Absolutely not! We have approval of the HOA for Grand View Shores and we have discussed our plans with our neighbors.**
5. **Extent of variance**
  - a. Will the variance represent the least modification possible of regulations at issue? **Yes.**
  - b. Is the variance necessary to afford relief? **Yes. Although the driveway variance being requested is to "grandfather" an existing non-conforming setback of the existing driveway.**
  - c. Will the variance represent the least modification possible of regulations at issue? **Yes.**

### **SPECIAL USE EXCEPTION**

1. Will the exception substantially affect adversely the uses of adjacent and neighboring property?

**Not applicable.**

2. Are there any other requirements, which are applicable to the specific exception being requested (for example, time limitations)?

**Not Applicable.**

6 April 2021

Town of Ocean View, Board of Adjustment Variance Application Attachment

Re: 13 Demarie Drive, Ocean View, DE 19970  
George M. Pickrell  
Variances for a Proposed In-ground Pool and Accessory Structure(s)

Explanation of hardships:

- 1) There is insufficient lot area to allow proposed pool deck and supporting structures that will increase coverage to 41.3% exceeding the 35% coverage allowed.
- 2) Allow pool house with 16' height that will allow light through peak ends of structure exceeding the 14' max height.
- 3) Allow the existing asphalt and concrete driveway to remain in the present location which is less than required 5' setback.

Please contact me should there be any questions.

Thank you,  
George M. Pickrell

**Grandview Shores Homeowners Association, Inc.**  
**Architectural Review Committee ("ARC")**  
**Application for construction and/or landscaping work**

LB:052114

Owner(s) GEORGE M. & MARY ANN G. PICKRELLDate submitted to HOA 1/31/21Work to be done at 13 DEYARIE DR. OCEAN VIEW, DE 1970  
(property address)Lot # 24

## Contact information:

Local phone # [REDACTED]Cell phone # [REDACTED]Email address [REDACTED]

Article V, Section 5 of the Grandview Shores Homeowners Association's Declaration of Covenants, Conditions and Restrictions (the "CC&Rs") provides that "no building, garage, structure, fence, wall, other improvement or site work shall be commenced, erected, maintained or used" nor shall any changes be made on any lots in the subdivision "until complete and comprehensive plans and specifications" shall be submitted to the and approved in writing by (2) members of the duly designated Architectural Review Committee".

## Description of work covered by this submission to the ARC:



New construction - comprehensive structure plans including (i) site plan and (ii) landscaping plan as are to be submitted to the Town for the permitting process



Exterior alteration or construction - drawing of work planned to be permitted with the Town



Landscaping - drawing of landscaping plan



Other work (describe) \_\_\_\_\_

Homeowner attests that the list of building materials submitted is accurate and that the erection and use of the structure/landscaping which is the subject of this application does not violate any of the Grandview Shores Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions including, but not limited to those stated on the following page.

Homeowner(s) signature:

[Signature]  
Mary Ann G. Pickrell

Date:

01/31/2021  
1/31/21

Plans reviewed and approved by ARC:

Names

[Signature] 2/16/21  
Carey Verger

Date approved

2/16/2021

Date responded to Owner

2/16/2021

ARC Comments - Follow up



Lot# 0 Name 0 Date 01/00/00

## LIST OF BUILDING MATERIALS

	Material	Color
Siding	Metal siding vertical	white
Roofing	Metal Roofing	blue
Foundation	concrete slab	
Exterior doors	standard	
Windows	standard	
Soffit		
Porch floor	concrete	N/A
Porch ceiling	vinyl	white
Driveway		XXXXXXXXXXXXXXXXXX
pool	gunite/concrete	N/A

Include any pictures, building plans, plot plans, diagrams or color charts that are available.

Lot#	0	Name	0	Date	01/00/00
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### CC&R Reference

Art.	Sec.	Description of specific restrictive and protective covenants	Yes or No
V	2	Only one single family dwelling with attached garage building ("main dwelling") allowed Must be "custom made and stick built or the equivalent" Carports are not permitted (Existing shed to be removed)	<input type="checkbox"/>
	3	Mobile homes and modular/sectional homes are prohibited	<input type="checkbox"/>
	9	Setback requirements, height limitations, and permitted accessory buildings will be governed by the zoning ordinances of Sussex County and the Town of Ocean View	<input type="checkbox"/>
	10	Garbage receptacles are to be stored in a screened area not generally visible from any road within the subdivision	<input type="checkbox"/>
	11	No fuel tanks or similar storage receptacles may be exposed to view	<input type="checkbox"/>
	12	Construction must begin within one (1) year of the date of approval by the ARC	<input type="checkbox"/>
	13	Boundary fences and walls must be four (4) feet in height or under	<input type="checkbox"/>
	15	Landscaping, shrubs, and trees are not to be placed in connection with the erection of a main dwelling until complete and comprehensive landscaping plans have been "submitted to and approved in writing by" the ARC	<input type="checkbox"/>
	17	Square footage of a main dwelling must be at least two thousand (2,000) square feet "exclusive of all porches, breezeways, garages and terraces, stoops and the like"	<input type="checkbox"/>
	17	Drainage must not be changed so that there is an adverse impact on adjacent lots	<input type="checkbox"/>
	17a	All pilings, if salt treated, shall be stained and if creosote piling, shall be boxed	<input type="checkbox"/>
	17b	All roofs shall be at a minimum 4/12 feet pitch	<input type="checkbox"/>
	18	Each main dwelling must provide space for parking at least two (2) automobiles off the roads in the subdivision	<input type="checkbox"/>
	19	Exterior lights not attached to a permissible main structure shall not be in excess of eight (8) feet in height above ground level	<input type="checkbox"/>
	20	"No exterior appendage or apparatus, by way of illustration and but not limited to, the	<input type="checkbox"/>



*following: antennas, towers, clothes lines, flag poles, statues, monuments and any other manmade facility shall be installed or maintained unless approved in writing by the" ARC.*



**Aesthetic provisions - subject to ARC interpretation**

- V 5 The Association, through its ARC has *"the right to refuse approval of any such plans or specification, or grading or landscaping plans or changes, which are not suitable or desirable in its or successors opinion, for aesthetic or other reasons, in passing upon such plans and specification, or grading and landscaping plans, the Association, its successors or assigns, shall have the right to take into consideration:*

*"the suitability of the the proposed building or improvements or erections and/or the material of which the building or other improvements or erections are to be built and the site upon which it is proposed to be erected and used";*



*"the harmony thereof with the surroundings"; and*



*"the effect of such improvements, additions, alterations or changed use as planned and the outlook for the adjacent or neighboring property and any desirability or suitability of such proposed improvements, erections, or alteration or change".*





# MERESTONE

Consultants, Inc.

Civil Engineers - Land Surveyors - Site Planners

5 April 2021

Kevin T. Smith  
The Kercher Group, Inc.  
37385 Rehoboth Ave. Ext, Unit #11  
Rehoboth Beach, DE 19971

Re: 13 Demarie Drive - Lot 24 Grand View Shores  
Lines and Grades Plan (for in-ground pool)

Dear Mr. Smith,

Emailed to you are the following pdf documents:

1. Lines and Grades Plan (No. 25000L-330349) dated 20 November 2020 and last revised 21 March 2021;
2. Draft copy of variance application to confirm language for variances requested. A final application will be submitted if draft copy language submitted is appropriate.

Responding to your comments in the email sent on 22 February 2021, we offer the following responses to your comment number:

1. Under "Plan Data" sewage disposal noted as requested.
2. Under "Plan Data" water supply noted as requested.
3. Under "Plan Data" the total maximum lot coverage allowed by code for the site was noted as a percentage and square footage.
4. Under "Plan Data" impervious area noted as requested.
5. Under "Plan Data" we have noted variances to be requested through the Town of Ocean view to allow for the proposed/existing conditions.
6. Under "Current Zoning" we have noted the Accessory Buildings and Structures setbacks.
7. Under "Current Zoning" we have noted the Accessory Buildings and Structures maximum height allowed by code.
8. Vicinity mapped has been revised to 1" = 400'.
9. We have depicted and labeled a "Proposed 10' wide Drainage Easement dedicated to the Town of Ocean View" bounded along the entire inside property boundary.
10. Asphalt Driveway has been noted as existing.
11. Concrete Driveway has been noted as existing.
12. Sidewalk pavers have been noted as existing.
13. Under "Site Data" we have noted variances request through the Town of Ocean view to "allow" for the existing asphalt and concrete driveways and existing pavers will be subject of the variance request to "allow" them to remain.
14. We have noted a dimension from the proposed Pool house to the existing dwelling.
15. We have noted the dimensions from the side, rear property lines, and existing dwelling to the proposed concrete pool apron.
16. We have noted a dimension from the proposed "wet" pool area to the existing dwelling.
17. Revision date has been added to plan within the title block.

Furthermore, we increased the LOD to be less than 5,000 sq. ft. to allow for a temporary storage area for excavated soil material.

"The Extra Measure People"

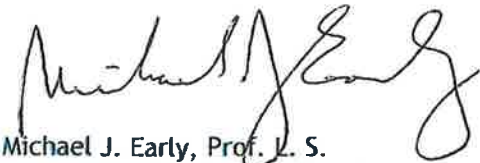
5215 W. Woodmill Drive, Suite 38 - Wilmington, DE 19808 - (302) 992-7900 - FAX (302) 992-7911  
33516 Crossing Avenue, Unit 1, Lewes, DE 19958 - (302) 226-5880 - FAX (302)-992-7911

Lastly, please note that we have corrected the plan graphics to show the correct Base Flood Elevation (BFE) of 6 as defined by the contour generated by field run topo.

I believe we have satisfied all the comments regarding the Lines and grades plan and respectfully request the approval by Town of Ocean View so the owner can move forward with the variance application and permit approval so they can build the pool.

Please contact me should there be any questions.

Thank you,  
Merestone Consultants, Inc.

A handwritten signature in black ink, appearing to read "Michael J. Early". The signature is fluid and cursive, with the first name "Michael" being more legible than the last name "Early".

Michael J. Early, Prof. L. S.

Cc: George M. Pickrell and Mary Ann Pickrell  
Dominick DiCesare @ Blue Haven Pools and Spas



## Jill Oliver

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**From:** Kevin Smith <kts@kerchergroup.com>  
**Sent:** Monday, April 19, 2021 10:18 PM  
**To:** Jill Oliver  
**Cc:** Jim Lober; Jessica Hommel-Snader; Kenneth Cimino; Greg Durstine  
**Subject:** RE: Variance Appl. and Attachment 13 DeMarie Drive Pickrell .pdf, Response letter 13 DeMarie Dr. Pickrell.pdf

Jill:

I have reviewed the Lines and Grades Plan (for in-ground pool) for 13 Demarie Drive, as prepared by Merestone Consultants, Inc. and revised March 21, 2021 (signed April 6, 2021), for compliance with Chapter 140-100 of the Town Code and no further comments at this time.

I believe that if the variance requests are approved, the ordinance information will need to be documented on the Site Plan. If they are not approved, the Site Plan shall be revised to reflect the necessary changes to adhere to the Code.

Thanks.

Kevin T. Smith  
37385 Rehoboth Ave. Ext, Unit #11, Rehoboth Beach, DE 19971 Direct (302) 781-4346

THE KERCHER GROUP, INC.  
Strategic Infrastructure and Transportation Asset Management Consulting | Systems | Engineering

[www.kerchergroup.com](http://www.kerchergroup.com)

-----Original Message-----

**From:** Jill Oliver <admin3tov@oceanviewde.com>  
**Sent:** Wednesday, April 7, 2021 10:34 AM  
**To:** Michael Early <michael.early@merestoneconsultants.com>; Kenneth Cimino <admintov@oceanviewde.com>  
**Cc:** George Pickrell <gmpickrell73@gmail.com>; ddicesare@bluehavenpoolsne.com; Jim Lober <jlober@kerchergroup.com>; Kts@kerchergroup.com  
**Subject:** RE: Variance Appl. and Attachment 13 DeMarie Drive Pickrell .pdf, Response letter 13 DeMarie Dr. Pickrell.pdf

Good morning Michael,

Thanks so much for sending this over! Mr. Pickrell dropped off a signed copy of the application this morning.

We'll take a look at everything and get back to you if we have any questions. The hearing is scheduled for Thursday, May 20th at a time TBD (typically 6pm or 7pm) -- more details will follow in a few weeks.

Thanks again!

Jill

-----Original Message-----

**From:** Michael Early [mailto:michael.early@merestoneconsultants.com]  
**Sent:** Tuesday, April 06, 2021 5:42 PM  
**To:** Kts@kerchergroup.com; Jill Oliver <admin3tov@oceanviewde.com>

Cc: George Pickrell <gmpickrell73@gmail.com>; ddicesare@bluehavenpoolsne.com; Michael Early <michael.early@merestoneconsultants.com>; Jim Lober <jlober@kerchergroup.com>  
Subject: Variance Appl. and Attachment 13 DeMarie Drive Pickrell .pdf, Response letter 13 DeMarie Dr. Pickrell.pdf

Kevin and Jill,

I have attached a copy of the revised Lines and Grades Plan, a response letter addressing the revisions , and a Copy of Variance Application and Attachment ( that needs Mr. Pickrell's signature ). The Variances requested are noted on the Plan too.

Please review and comment as needed.

Jill,

If appropriate, please email Mr. Pickrell and let him know to bring a signed copy of the Variance application to your office so a Variance hearing may be scheduled.

The fee was submitted with the initial application.

Thanks for your cooperation.

George,

Sign the variance application, in two (2) places, and the attachment and bring them into Jill Oliver at Ocean View so she may schedule a Hearing.

Let me know if you have any questions.

Michael J. Early, PLS  
Merestone Consultants, Inc.  
5215 West Woodmill Drive, Suite 38  
Wilmington, DE 19808  
Voice (302) 992-7906

Come visit us at [MerestoneConsultants.com](http://MerestoneConsultants.com)

## TOWN OF OCEAN VIEW

201 CENTRAL AVE, 2<sup>ND</sup> FLOOR  
OCEAN VIEW, DE 19970

May 20, 2021

TO: Board of Adjustment

FROM: Kenneth L. Cimino – Director of Planning, Zoning and Development

SUBJECT: **OVERVIEW OF APPLICATION V-415**

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a public hearing will be held for Application V-415, submitted by the property owners, George M. & Mary Ann Pickrell, for property zoned R-1 (Single-Family Residential District) located at 13 DeMarie Drive (PIDN: 134.240 / CTM# 134-12.00-2047.00). The property owners request variances from the following Town Codes:

1. Article XVI, §140-100-D (12)(b)[4] & Article III, §187-10-A in order to maintain an existing asphalt/concrete driveway which is placed closer than five (5) feet to the property line.
2. Article VI, §140-35-B(2)(b) in order to maintain an existing paver patio which is installed less than 10 feet from the side property line.
3. Article V, §140-32 in order to construct a detached accessory structure (pool house) that will exceed the maximum allowable height of 14 feet from grade.
4. Article V, §140-28 in order for all existing and proposed buildings/structures to exceed the maximum allowable lot coverage of 35%.

### TOWN COMMENTS

1. The driveway was constructed in 1995 when there was not a requirement to maintain a minimum of 5 (five) feet from the adjacent property line.
2. The paver patio was permitted in November 2007 when there was not a requirement to maintain 10 feet from a side property line.
3. As proposed, the height of the pool house would exceed the maximum height of a detached accessory structure by two feet.
4. As proposed, the lot coverage would be 41.3%. This exceeds the maximum allowable lot coverage in a R-1 (Single-Family Residential District) district by 6.3%.



*Town of Ocean View, DE  
Monday, May 17, 2021*

## Chapter 140. Land Use and Development

### Article XVI. Development Plan Approval

#### § 140-100. Single lot development.

- A. Applicability. Any applicant intending to construct a dwelling or other structure on a single lot or plot of ground that exceeds 125 square feet in area, not requiring subdivision, but requiring the construction of footings, foundations, pilings, or slabs on grade may submit for approval a development plan pursuant to the provisions of this section.
- B. Application submission and review procedure.
  - (1) Each applicant for single lot development plan approval shall submit the plans, drawings, and supporting materials in an electronic/digital copy (.PDF file) to the Administrative Official.
  - (2) The development plan must show the entire property of the applicant.
  - (3) Required plans must be drawn by a professional engineer or a professional land surveyor licensed to do such work in the State of Delaware.
  - (4) The Town Engineer shall review each single lot development plan within 20 working days.
- C. Plan format. The plan shall be clearly and legibly drawn to a scale of one inch equals 20 feet.
- D. Plan contents. The development plan shall include:
  - (1) The street address of the parcel, and the name of the Town, county and state.
  - (2) The name, address, license number and seal of the registered professional engineer or surveyor responsible for the plan. All plans must be prepared by a Delaware licensed professional engineer (P.E.) or professional land surveyor (P.L.S.).
  - (3) Graphic and written scale and date, including the month, day and year, that the original drawing of the final plan was completed, the month, day and year that the original drawing was revised, for each revision, and a clear and concise description and location of the change made for each revision.
  - (4) General notes and site data to include:
    - (a) Town, county, and County Tax Map Number;
    - (b) Vertical datum referenced to the sea level datum on a 1988 United States Geological Survey bench mark;
    - (c) Zoning;
    - (d) Lot area;

- (e) Lot coverage, as specified in Article V;
  - (f) Maximum building height as specified in as specified in Article V; and
  - (g) Names of the record owner (and developer/applicant) of the tract, as shown by the records of the Sussex County Recorder of Deeds.
- (5) A location map at a maximum scale of one inch equals 400 feet, for the purpose of locating the property, and showing the relation of the property to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plans existing within 500 feet of any part of the property. In addition, the distance to the nearest street shall be shown, and a title, scale and North point shall be indicated.
  - (6) The total tract boundary lines of the area being developed with accurate distances to hundredths of a foot and bearings in degrees, minutes and seconds. Property corners shall be delineated with existing or proposed monuments and/or pins. In addition, the engineer or surveyor shall certify to the accuracy of the survey and the drawn plan.
  - (7) The name (or route number) and cartway width and lines of all existing public and or private streets.
  - (8) The required setback lines, front yard setback, rear yard setback, and side yard setback as specified in Article V.
  - (9) All easements, buffers, sensitive areas, or rights-of-way where provided for or owned by public services or any other party who has secured them and any limitations on such easements or rights-of-way. Rights-of-way and easements shall be shown and accurately identified on the plan. Utility easements should be located in cooperation with the appropriate public utility companies.
  - (10) All existing conditions (defined as conditions at time of application), to include all buildings and structures on the lot with all steps, stoops, decks, porches, eaves, soffits, overhangs and other projections indicated, and all other existing features to include utilities, drainage facilities, topography, and landscaping.
  - (11) All proposed buildings and structures on the lot, to include dimensions and actual setback distances.
  - (12) **Driveways.**
    - (a) The location of driveways and required driveway material specifications and sections in accordance with the Road Standards of the Ocean View Code.<sup>[1]</sup>
      - [1] *Editor's Note: See Ch. 187, Streets and sidewalks.*
    - (b) Driveways must also meet the following specifications:
      - [1] Private driveways on corner lots shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines, unless otherwise approved by the Town of Ocean View;
      - [2] Driveways shall be a minimum of five feet from any property line;
      - [3] In order to provide a safe and convenient means of access, grades on private driveways should not exceed 8% maximum, or 1% minimum unless specifically authorized by the Administrative Official or designee;
      - [4] All driveways shall have a minimum width of 10 feet and a maximum width of 20 feet;

- [5] Sight distance from a point on the driveway 10 feet from the edge of the public road cartway upon which the driveway opens shall not be less than 150 feet in either direction with respect to the view of oncoming traffic. On a corner lot in any residential district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2 1/2 and 10 feet above the center-line grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 50 feet from the point of the intersection; and
- [6] All driveways shall be located, designed and constructed in such a manner as not to interfere or be inconsistent with the design, maintenance and drainage of the street. Furthermore, the construction and location of driveways shall not interfere with existing or proposed site drainage characteristics and features.
- (13) All proposed grading to include contours at six-inch intervals, with labeling of at least every other contour. Spot elevations indicating high and low spots necessary to adequately define the direction of stormwater runoff, and indicating the lowest finished floor elevation at the corners of all proposed structures and along curblines. Grades for proposed lawn areas should be 2% minimum, and shall not exceed 3:1. In no case shall fill be placed within two feet of any property line, nor shall the final grading plan result in the redirection of the predevelopment watershed, unless specifically authorized by the Town of Ocean View. Grading shall not interfere with existing or proposed site drainage characteristics and features.
- (14) A final plan for any stormwater drainage facilities for the site to include the type, size, length, and invert elevations of all proposed stormwater inlets and outlets, pipes, swales and culverts (minimum diameter of 12 inches in right-of-way, or as approved by the Town of Ocean View). Adequate cover must be provided for all pipe types and loading conditions. HDPE pipe shall not be permitted within the right-of-way. All pipes shall have a minimum slope of 0.5% unless otherwise approved by the Town of Ocean View. Drawings shall indicate that all pipes must be inspected at the end of construction to ensure that they are clean, clear, and silt free. If tidal inflows occur in connection with the use of bio-swales, salt-tolerant shrubs shall be used.
- (15) Profiles must be provided for all pipes showing clearances with other utilities, pipe cover, invert elevations, pipe size, and material.
- (16) All wet ponds shall be aerated.
- (17) Supporting hydrological and hydraulic calculations for the sizing of any drainage facilities and conveyance systems must be provided. All stormwater management facilities shall be designed and installed in accordance with the requirements of the Sussex County Soil Conservation District and the State of Delaware Division of Highways Rules and Regulations for Subdivision Streets. Stormwater management facilities shall be provided if the post-development flow off site exceeds the predevelopment flow (based on conditions at time of application) by a) 0.5 cubic feet per second for the two-year storm event; b) 1.0 cubic feet per second for the ten-year storm event. In no case shall stormwater runoff from a property be discharged onto an adjacent property without a written legal agreement with the affected property owner and the approval of the Town of Ocean View.
- (18) Although the approval of stormwater management systems for proposed developments with total disturbed areas of more than 5,000 square feet falls under the jurisdiction of the Sussex County Soil Conservation District, all plans and supporting calculations must also be provided to the Town of Ocean View. In the event that the proposed development results in less than 5,000 square feet of disturbed area, the Town of Ocean View will approve all stormwater management systems.
- (19) Final plans shall include the establishment of a ten-foot-wide drainage easement on each side of all property lines. The Town of Ocean View reserves the right to require larger

easements, as may be necessary.

- (20) Location and size of sanitary sewer lateral(s) and cleanout(s), with invert elevations at main sewer line and at cleanout(s). Sanitary sewers shall be properly installed and connected to the sanitary sewer system in accordance with the requirements of the Sussex County Engineer.
  - (21) Full construction details and design calculations for proposed grinder pumps and force mains, if applicable.
  - (22) The size and location of all lateral water lines, curb stops and valve covers and detailed drawings of connections to the Town water distribution line. Water lines shall be properly installed and connected to the water distribution system in accordance with the requirements of the Code of the Town of Ocean View.
  - (23) All other necessary construction details (retaining walls, etc.). If a retaining wall is proposed over three feet in revealed height, structural plans must be provided (signed, dated, and sealed by a Delaware professional engineer).
  - (24) Final erosion and sediment control plans in accordance with DNREC standards to include:
    - (a) Clearing limits.
    - (b) Perimeter silt fence on all downstream areas.
    - (c) Construction entrances.
    - (d) Other measures as required per the Delaware Erosion and Sediment Handbook specifications and the Sussex County Soil Conservation District.
  - (25) A signed, dated, and sealed professional engineer/surveyor certification containing the information shown in Figure 6.
  - (26) A signed and dated owner's certification stating containing the information shown in Figure 6.
- E. As-built development plans. Upon completion of all construction improvements, an as-built survey plan must be submitted to the Town and reviewed by the Town Engineer for conformance with the approved site grading plan. The Town must approve the individual lot as-built plan before issuance of a certificate of occupancy for said property.
- F. Requirements for final approval.
- (1) The applicant shall submit an electronic/digital copy (.PDF file) of the plans, drawings and supporting materials to the Administrative Official.
  - (2) Upon approval of the as-built site plan by the Town Engineer and prior to the issuance of a certificate of occupancy, four plans, signed and sealed by the Engineer or surveyor and signed by the applicant shall be submitted to the Administrative Official for recordation with the Sussex County Recorder of Deeds.
  - (3) Prior to the issuance of a certificate of occupancy, final inspections and approvals for all improvements must be granted by the Administrative Official, Town Engineer, and Sussex Soil Conservation District (if applicable).

**Figure 6. Single Lot Development Certifications**

**ENGINEER (SURVEYOR) CERTIFICATION**

I [NAME] CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER/SURVEYOR IN THE STATE OF DELAWARE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED ENGINEERING AND SURVEYING STANDARDS AND PRACTICES. THE PROPOSED CONSTRUCTION AS SHOWN ON THIS PLAN COMPLIES WITH APPLICABLE LAWS AND REGULATIONS, AND THIS PLAN INCLUDES ALL INFORMATION REQUIRED BY THE LATEST REVISION OF THE SINGLE LOT DEVELOPMENT SITE PLAN CHECKLIST.

SIGNATURE

DATE

PRINTED NAME AND ADDRESS

PHONE NUMBER

**OWNER CERTIFICATION**

I [NAME] CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS AT MY DIRECTION.

SIGNATURE

DATE

PRINTED NAME AND ADDRESS

PHONE NUMBER

*Town of Ocean View, DE  
Monday, May 17, 2021*

## Chapter 187. Streets and Sidewalks

### Article II. Sidewalks, Driveways, and Curbs

#### § 187-10. Driveways.

- A. The minimum width of driveways shall be 10 feet and the maximum width shall be 20 feet for the area within the limits of the Town right-of-way. The total width of a driveway within the limits of the Town right-of-way on a single lot shall not exceed 20 feet. Driveways shall not be placed within five feet of a property line.
- B. Driveways on corner lots shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines.
- C. In order to provide a safe and convenient means of access, grades on private driveways should not exceed 8%, unless specifically authorized by the Town, and in no case shall the grade exceed 5% for the first 30 feet of driveway as measured from the road cartway.
- D. Sight distance from a point on the driveway 10 feet from the edge of the public road cartway upon which the driveway opens shall not be less than 150 feet in either direction with respect to the view of oncoming traffic.
- E. All driveways shall be located, designed and constructed in such a manner as not to interfere with or be inconsistent with the design, maintenance and drainage of the street.

Town of Ocean View, DE  
Monday, May 17, 2021

## Chapter 140. Land Use and Development

### Article VI. Additional Use and Dimensional Regulations

#### § 140-35. Decks and patios on residential properties.

##### A. Decks.

- (1) Definition. A "deck" is an accessory use consisting of an unroofed platform supported by pillars or posts and is either freestanding or attached to a building.
- (2) Permitted locations.
  - (a) Front or side yard location. A deck attached to a principal building or structure shall be subject to the same front and side setback standards as the principal building to which it is attached. It may not project into a required front or side yard.
  - (b) Rear yard location. A deck attached to a building or structure shall be subject to the same rear setback standard as the principal building to which it is attached. It may project no more than 10 feet into a required rear yard setback as long as the maximum height from grade does not exceed 24 inches.
- (3) Coverage. All decks shall be included in the maximum permitted building coverage for principal buildings and structures.

##### B. Patios.

- (1) Definition. A "patio" is a level, surfaced area that is at the finished grade, not covered by a permanent roof, and is either freestanding or directly adjoining a building.
- (2) Permitted locations.
  - (a) Front yard location. A patio shall be subject to the same front building setback standard as the principal building with which it is associated. It may not project into a required front yard.
  - (b) Side yard location. A patio may project into a required side yard setback as long as it is placed no closer than 10 feet to any lot line.
  - (c) Rear yard location. A patio may project into a required rear yard setback as long as it is placed no closer than 10 feet to any lot line.
- (3) Placement: 10 feet from any property line.
- (4) Coverage. The area of the patio shall be included in the maximum permitted building coverage for principal buildings and structures.



Town of Ocean View, DE  
Monday, May 17, 2021

## Chapter 140. Land Use and Development

### Article V. Dimensional Regulations

#### § 140-28. R-1 and R-2 Zones.

[Amended 1-13-2015 by Ord. No. 320]

Standard	Zone and Dwelling Type			
	R-1 Zone Single-Family	Single-Family	R-2 Zone Semidetached	Duplex
<b>Tract standards</b>				
Tract area (square feet)	14,000	10,000	14,000	14,000
Maximum dwelling units per acre	3	4	6	6
Minimum distance between buildings (feet)	30	30	20	20
<b>Lot standards</b>				
Lot area per dwelling unit (square feet)	14,000	10,000	7,000	14,000
Lot width at front property line (feet)	75	60	70	70
Lot depth (feet)	100	100	100	100
Setbacks (feet)				
From front lot line or side lot line abutting a street	25	20	25	25
From side lot line	15	10	10	10
From rear lot line	30	20	30	30
Maximum Height				
Feet	42	42	42	42
Number of stories	3	3	3	3
Maximum coverage of lot area (includes all buildings and structures)	35%	45%	45%	45%
Minimum green area	65%	55%	55%	55%

Standard	Zone and Dwelling Type			
	R-1 Zone		R-2 Zone	
	Single-Family	Single-Family	Semidetached	Duplex
Minimum livable floor area per dwelling (square feet)	1,600	1,250	1,250	1,250

**Notes:**

- 1. Tract means a property that is not yet subdivided.
- 2. N/A means not applicable.

*Town of Ocean View, DE  
Monday, May 17, 2021*

## Chapter 140. Land Use and Development

### Article V. Dimensional Regulations

#### § 140-32. Accessory buildings and structures.

[Amended 4-12-2011 by Ord. No. 274]

<b>Standard</b>	<b>Attached to Principal Building or Structure</b>	<b>Detached</b>	<b>Decks and Patios</b>
Location	On same lot as principal building or structure		See § 140-35
Distance from other buildings and structures (feet)	N/A	5	See § 140-35
Setbacks			
From front lot line	Same as principal building or structure	Not permitted	See § 140-35
From side lot line	Same as principal building or structure	Same as the principal building or structure	See § 140-35
From rear lot line (feet)	Same as principal building or structure	10	See § 140-35
Maximum height (feet)	Same as principal building or structure	14	See § 140-35
Maximum coverage of lot area (includes all buildings and structures)	Must be included with principal building or structure		See § 140-35

SINCE 1889



## TOWN OF OCEAN VIEW

201 Central Avenue – 2<sup>nd</sup> Floor

Ocean View, DE 19970

Land Use • Permitting • Licensing • Code Enforcement • Public Works

302 539-1208 (office) • 302 537-5306 (fax)

[admintov@oceanviewde.com](mailto:admintov@oceanviewde.com) / [www.oceanviewde.com](http://www.oceanviewde.com)

SINCE 1889



May 4, 2021

Lord, Kenneth J. & Patricia A.  
14 Elliot Ave.  
Ocean View, DE 19970

134.190

### TOWN OF OCEAN VIEW PUBLIC NOTICE BOARD OF ADJUSTMENT HEARING

**13 DeMarie Drive**

**(PIDN: 134.240 / CTM# 134-12.00-2047.00)**

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a public hearing will be held for Application V-415, submitted by the property owners, George M. & Mary Ann Pickrell, for property zoned R-1 (Single-Family Residential District) located at 13 DeMarie Drive (PIDN: 134.240 / CTM# 134-12.00-2047.00). The property owners request variances from the following Town Codes:

1. Article XVI, §140-100-D (12)(b)[4] & Article III, §187-10-A in order to maintain an existing asphalt/concrete driveway which is placed closer than five (5) feet to the property line.
2. Article VI, §140-35-B(2)(b) in order to maintain an existing paver patio which is installed less than 10 feet from the side property line.
3. Article V, §140-32 in order to construct a detached accessory structure (pool house) that will exceed the maximum allowable height of 14 feet from grade.
4. Article V, §140-28 in order for all existing and proposed buildings/structures to exceed the maximum allowable lot coverage of 35%.

The Town will hold this public hearing on **Thursday, May 20, 2021 at 7:00pm**, or as soon as possible thereafter, by **ZOOM Teleconference**. Written comments will be accepted but must be received prior to the hearing. Please note that the meeting agenda is subject to change.

The Town's administrative offices located at 201 Central Avenue are currently closed to the public due to COVID-19 health concerns. Appointments are being made as necessary. For additional information, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-1208 or via email at [kcimino@oceanviewde.com](mailto:kcimino@oceanviewde.com).

Sincerely,

Kenneth L. Cimino  
Director of Planning, Zoning & Development

#### **Join Zoom Meeting:**

**Topic:** Town of Ocean View - Board of Adjustment

**Time:** May 20, 2021 07:00 PM Eastern Time

**Zoom Link:** <https://us02web.zoom.us/j/89197152068>

**Passcode:** 20122232

PIDN	CTM#	PL#	Property Location Street	Owner	OMA #	OMA Street	OMA City	OMA State	OMA Zip
134.190	134-12.00-2042.00	14	Elliott Ave.	Lord, Kenneth J. & Patricia A.	14	Elliott Ave.	Ocean View	DE	19970
134.210	134-12.00-2044.00	16	Elliott Ave.	Miller, Thomas M. & Maria C.	4	Reeping Way	Ocean View	DE	19970
134.230	134-12.00-2046.00	18	Elliott Ave.	Walter, George M. & Cynthia B.	2580 S.	A1A Highway - # 13	Melbourne Beach	FL	32951
134.260	134-12.00-2049.00	35	Daisey Ave.	Scarangella, Anthony & Florence	35	Daisey Ave.	Ocean View	DE	19970
134.250	134-12.00-2048.00	37	Daisey Ave.	Ryan, James F & Sheila D		PO Box 1077	Bethany Beach	DE	19930
134.270	134-12.00-2050.00	39	Daisey Ave.	Brendel, Eugene & Kathleen	39	Daisey Ave.	Ocean View	DE	19970
133.151	134-12.00-2021.00	38	Daisey Ave.	Whiting, Robert D. Jr. & Jacalyn J.	38	Daisey Ave.	Ocean View	DE	19970
133.140	134-12.00-2020.00	40	Daisey Ave.	Fitzgerald, Kevin & Nancy	664	Shore Rd.	Severna Park	MD	21146
133.130	134-12.00-2019.00	42	Daisey Ave.	Kopajtic, William R. & Theresa A.	42	Daisey Ave.	Ocean View	DE	19970
133.120	134-12.00-2018.00	44	Daisey Ave.	Jones, Kenneth E & Kathleen R	13103	Briargrove Ct.	Oak Hill	VA	20171
133.110	134-12.00-2017.00	46	Daisey Ave.	Timmons, Edward J. Jr.	46	Daisey Ave.	Ocean View	DE	19970
133.100	134-12.00-2016.00	48	Daisey Ave.	Larrimore, Timothy D. & Muriel E.	195	Wheeler School Rd.	Pylesville	MD	21132
134.000	134-12.00-326.00	45	Daisey Ave.	Family, LLC Demarie		PO Box 181	Bethany Beach	DE	19930
134.060	134-12.00-2028.00	47	Daisey Ave.	Skolnick, Barry D. & Joan Marie	47	Daisey Ave.	Ocean View	DE	19970
134.270	134-12.00-2050.00	39	Daisey Ave.	Brendel, Eugene & Kathleen	39	Daisey Ave.	Ocean View	DE	19970
134.070	134-12.00-2051.00	10	DeMarie Dr.	DeMarie Family LLC		P.O. Box 181	Bethany Beach	DE	19930
134.220	134-12.00-2045.00	11	DeMarie Dr.	Rogers, Barry G. & Nancy J.	310	Charleston Dr.	Wilmington	DE	19808
134.200	134-12.00-2043.00	9	DeMarie Dr.	DeMarie, Peter P. & Louis E.		P.O. Box 181	Bethany Beach	DE	19930
134.180	134-12.00-2041.00	7	DeMarie Dr.	Berkey, Dennis J. & Kimberly M.	212	Yosemite Dr.	Bear	DE	19701

**Standard Detail & Specifications**

**Silt Fence**

**Section**

Min. 40" stake length

Referencing string over geotexthetic fabric (top, rain side)

File

Min. 24" stake length above ground

Times fabric min. 3" vertically into ground

Min. 16" stake length driven into ground

**Plan**

File

6' Min.

Ends placed upright to contain runoff

2" x 2" wooden post (1/2")

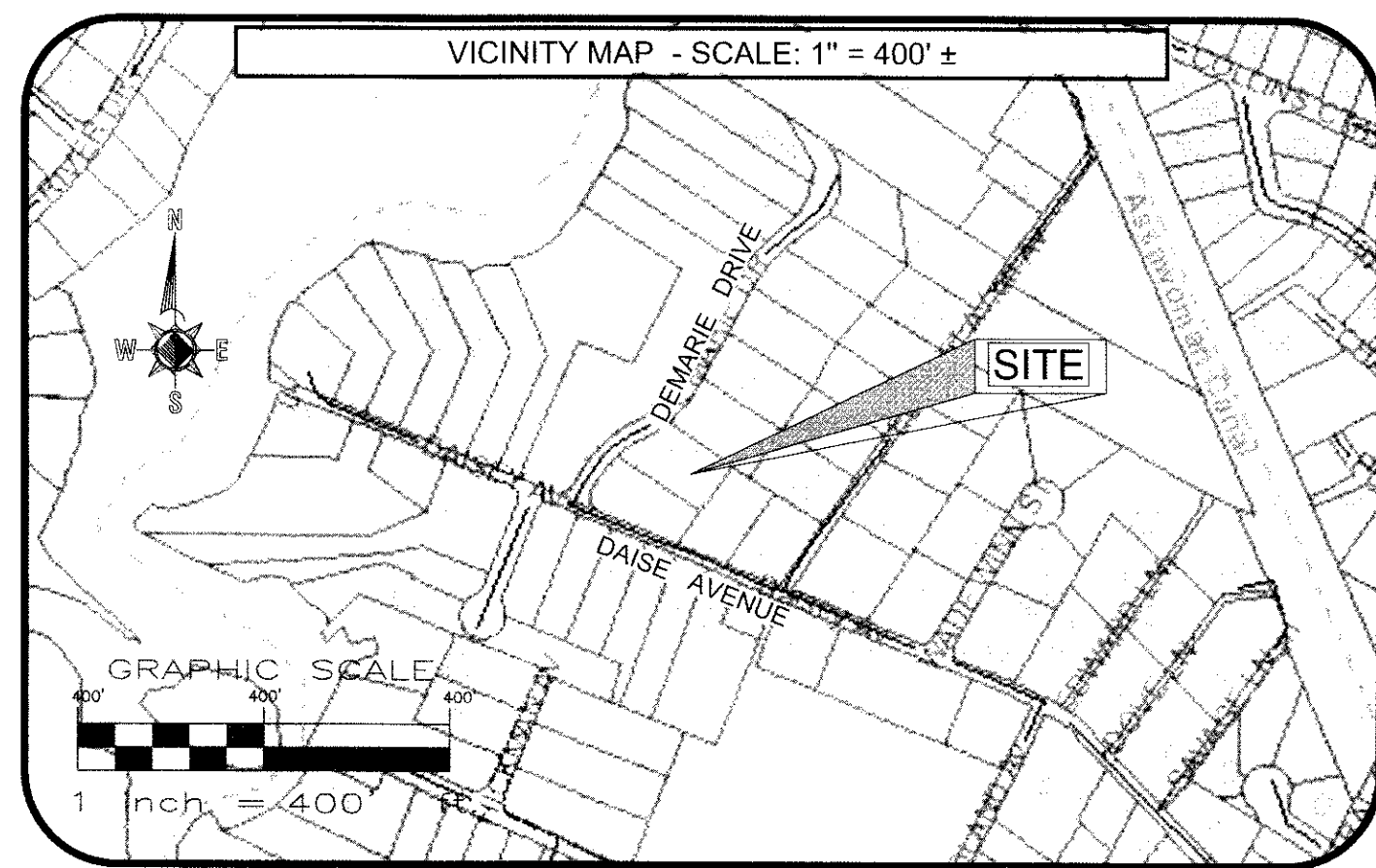
7212

Max. controlled slope

**Source:** Adopted from MD 945 & Specs. for ESC

**Symbol:** **SF**

**Detail No.:** **DE-ESC-3.12.1**  
Sheet 1 of 2  
Effective FEB 2016



3. NO DEBRIS WILL BE BURIED ON THIS SITE.
2. NO WETLANDS EXIST WITHIN 50' OF THE LIMIT OF DISTURBANCE.
3. THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
4. A PORTION OF THIS PROPERTY IS MAPPED WITHIN AN AE FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR SUSSEX COUNTY, DELAWARE, MAP NO. 100050C0512K, DATE 03/16/2015. THE FEMA FLOOD ELEVATION IS 6 AND IS DELINEATED ON THE PLAN.
5. EXISTING UTILITIES ARE IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT "MISS UTILITY" (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE, ANY AND ALL DAMAGES TO EXISTING UTILITIES DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS EXPENSE.
7. THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS, INSURANCE, BONDS, ETC. REQUIRED BY LOCAL, STATE AND/ OR FEDERAL AGENCIES NECESSARY FOR CONSTRUCTION.
9. THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 4,996+/- SQUARE FEET.
10. THIS PLAN ACCURATELY REFLECTS SITE CONDITIONS AND THE PROPOSED DEVELOPMENT PLAN AND IS IN COMPLIANCE WITH THE OCEAN VIEW TOWN CODE.
11. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED ON LOT PRIOR TO ANY CONSTRUCTION STARTING.
12. ALL LAND DISTURBANCE SHALL BE ON LOT UNLESS OTHERWISE DEPICTED ON THE LINES AND GRADES PLAN OR AN ADJACENT LOT HAS AN ACTIVE PERMIT. NO DISTURBANCE SHALL OCCUR IN OPEN SPACE.
13. THE LOT SHALL BE FINAL GRADED DURING THE FIRST OPTIMAL GROWING SEASON IF A BAD WEATHER GRADING LETTER IS OBTAINED.
14. PRIOR TO REMOVING ON LOT CONTROLS THE LOT SHALL BE GRADED AND STABILIZED.

PROPERTY LINE —————

BUILDING RESTRICTION LINE - - - - -

EX. CONTOUR ————— 23' —————

PROPOSED CONTOUR ————— (25) —————

WATERLINE ————— W —————

FENCE LINE ————— X ————— X —————

SANITARY SEWER ————— SS ————— SS —————

CLEAN OUT ————— CO —————

SILT FENCE & LIMIT OF DISTURBANCE ————— SF/LOD —————

I, MICHAEL J. EARLY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES. THE PROPOSED CONSTRUCTION AS SHOWN ON THIS PLAN COMPLIES WITH APPLICABLE LAWS AND REGULATIONS.

I, GEORGE M. PICKRELL, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION

DATE \_\_\_\_\_

<b>R-1 ZONE - SINGLE FAMILY - 14,000 SQ. FT.</b>	
MIN. LOT AREA	14,000 SQ. FT.
MIN. LOT WIDTH	75'
MIN. FRONT SETBACK	25'
MIN. REAR SETBACK	30'
MIN. SIDE SETBACK	15'
MAX. HEIGHT	42'
MAX COVERAGE	35%

<b>R-1 ZONE - ACCESSORY BUILDINGS AND STRUCTURES</b>	
MIN. FRONT SETBACK	NOT PERMITTED
MIN. REAR SETBACK	10'
MIN. SIDE SETBACK	15'
MAX. HEIGHT	14'

FOR A PROPOSED  
**IN-GROUND POOL**  
FOR PROPERTY KNOWN AS  
**LOT No. 24 \* GRAND VIEW SHORES**  
ALSO KNOWN AS  
**13 DEMARIE DRIVE**  
SITUATE IN  
TOWN OF OCEAN VIEW  
SUSSEX COUNTY - STATE OF DELAWARE

0 10' 20' 40'

( IN FEET )  
1 inch = 20' ft.



**M E R E S T O N E**  
**CONSULTANTS, INC.**

ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE WILMINGTON, DE 19808 PH: 302-992-7900	33516 CROSSING AVENUE, UNIT 1 FIVE POINTS SQUARE LEWES, DE 19958 PH: 302-226-5880
--	--

PLAN #: 25000L - 330349