

BOARD OF ADJUSTMENTS STANDARDS FOR RELIEF

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

VARIANCES

Date: October 11, 2021

13 DeMarie Drive -Grand View Shores' George M and Mary Ann G. Pickrell owners

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:

We live in the development call "Grand View Shores". The development consist of 30 building lots, and the majority of the lots, (22) are rectangular, (5) dog leg and (3) irregular in shape. When the developer designed the roadway (DeMarie Drive), he placed a significant curve in the front of our lot causing our lot to be irregular in shape. The front of our lot is angular, one side is 208 feet deep and the other side side is 154 feet deep, and 134 feet wide. This resulted in our house being built farther back on the lot, leaving a shallow rear yard and requiring a longer driveway than anticipated. This caused quite a significant loss of square footage to the front of our lot. If you were to extend the lot shape to 208 feet on both sides of the property, that would add 3,224 additional square feet to the lot. Our current lot size is 21,853 square feet and if you added the square footage lost due to the curve in the roadway, this would be a total of 25,077 square feet. Thus, 35% of 25,077 gross lot area = 8776 square feet max of impervious area aloud. The total impervious area of the proposed property we are requesting, is 9,680 square feet, a additional 904 square feet, or 38.50 % of the impervious area, (if the irregular lot size was taken into consideration).

We also had a significant loss of non-impervious area having a longer driveway due to the irregular shape of our lot and house placement. The driveway is 800 square feet or 3.6% of non-impervious area and the front and rear side walks take up approximately 970 square feet or 4.4% non-impervious area for a total of 8%. The loss of the potential 3,224 square feet of front lot footage, would put us at 38.6% of impervious vs 44.3 % impervious being requested.

We have also made a significant change to the over all site plan by eliminating the pool house entirely. In addition, we have reduced the pool apron from 8 feet shown on the site plan to 5 feet and replaced the existing shed with a slightly larger shed to accommodate the pool equipment. Approximately 10'W x 16'L x 14'H.

The previous site plan submitted called for approximately 49% impervious coverage. The new site plan, with the elimination of the pool house and the reduction of the pool apron from 8 ft. to 5 ft., decreases the impervious area to 44.3%.

- 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 our 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 five (5) feet, and the coverage requirement, which did not exist until the recent code, which requires a 35% limit,

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The variance requested for the pool house height exceeding the requirement of 14 ft. is no longer being requested as we have deleted the pool house entirely and no longer need the variance request for 2 ft. height variance requested. At the hearing on May 20, 2021, the driveway variance and the patio paver variance were both approved.

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 impervious structures taking up the majority of the 35% usage allowance, the addition of the pool and the shed would exceed this limit by 9.3 %. The addition of 3,224 square feet of potential lot frontage would put us at 38.8 % an increase of only 3.6 %.

When we purchased our property in 1995, it was always our desire to construct an in-ground pool and pool house in our backyard. 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 consider adding this feature to our property. Other than the driveway setback, which is being requested as a "grandfathered" or "pre-existing" condition, (which was resolved at the May 5th hearing), 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?

Yes, we believe the variance request is reasonable to allow us to construct the proposed pool, pool apron and shed. The existing shed will be removed and replaced with a 10'W x 16' L x 14' H, shed. This will allow the pool equipment to be placed inside, to reduce the noise pollution emitted by the pool pump.

3. Has the difficulty been created by the applicant? If not, please explain:

No, the irregularity of our lot was created by the developer, placing a curve in the road in front of our property, resulting in the loss of 3224 square feet. The majority of lots in our community are rectangular in shape and do not suffer this reduction in square footage.

4. Effects on Surroundings

- a. Will the variance alter the essential character of the neighborhood?

NO, a number of our neighbors (9) have existing in ground pools and accessory buildings including the property adjacent to ours.

- b. Will the variance substantially or permanently impair the appropriate use for development of adjacent property?

No, there already exist an in ground pool, shed and gazebo, adjacent to our property and the proposed pool and shed will have no effect on the property owners to the rear of our residence or the adjacent property owner.

- c. Will the variance be detrimental to the public welfare?

No, we have the approval of Grand View Shores HOA for the pool and shed and we have eliminated the pool house to reduce the the impervious area. The pool will be fenced in as required by code.

BOARD OF ADJUSTMENTS STANDARDS FOR RELIEF

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.

c. Will the variance represent the least modification possible of regulations at issue? Yes.

SPECIAL USE EXCEPTION

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

No, as stated before the adjacent property owner has a in ground pool, shed and gazebo, which I do believe were approved by the Grand View Shores HOA and the town of Ocean View.

2. Are there any other requirements, which are applicable to the specific exception being requested (for example, time limitations)? Not Applicable

TOWN OF OCEAN VIEW

201 CENTRAL AVE, 2ND FLOOR
OCEAN VIEW, DE 19970

November 18, 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 a variance from Article V, §140-28 in order for all existing and proposed buildings/structures to exceed the maximum allowable lot coverage of 35%. Article V, §140-28 in order for all existing and proposed buildings/structures to exceed the maximum allowable lot coverage of 35%. (Vote deferred from the May 20, 2021 Board of Adjustment hearing.)

TOWN COMMENTS

This variance request was originally heard on May 20, 2021. At that time, the applicant was seeking a variance for lot coverage of approximately 49+/- percent or 14+/- percent over the maximum allowable lot coverage.

The Board of Adjustment deferred a vote on the matter instead allowing the property owner to revise the proposed plan to get the lot coverage closer to the maximum allowable lot coverage of 35%.

The plan as currently proposed has a maximum lot coverage of 44.3% or 9.3% over the maximum allowable lot coverage. This is a reduction of 5+/-% from the previous plan submitted on May 20, 2021. The property owner has eliminated the pool house and decreased the width of the pool apron to lessen the impervious lot coverage.

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
Tract standards				
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
Lot standards				
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.

SINCE 1889



TOWN OF OCEAN VIEW

201 Central Avenue – 2nd Floor

Ocean View, DE 19970

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

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

kcimino@oceanviewde.gov / www.oceanviewde.gov

SINCE 1889



November 2, 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 a variance from Article V, §140-28 in order for all existing and proposed buildings/structures to exceed the maximum allowable lot coverage of 35%. **(Vote deferred from the May 20, 2021 Board of Adjustment hearing.)**

The Town will hold this hearing on **Thursday, November 18, 2021 at 6:00pm** or as soon as possible thereafter in the Ocean View Community Center located at 32 West Avenue. All interested parties are welcome to attend. Social distancing and face covering rules apply where applicable. The meeting will be available online via livestream on the Town's YouTube channel and the viewing public will have the opportunity to comment or ask questions during the hearings by sending an email to comment@oceanviewde.gov. The link to the livestream and the email address will appear on the posted agenda for the meeting and in the calendar portion of the Town's website www.oceanviewde.gov. Written comments will also be accepted prior to the meeting. Please note that the meeting agenda is subject to change.

The material may be examined by interested parties on the second floor of the Wallace A. Melson Municipal Building located at 201 Central Avenue between 8:30 a.m. and 12:00 p.m. and 1:00 p.m. through 4:00 p.m., Monday through Friday. For additional information, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-1208 or via email at kcimino@oceanviewde.gov.

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.	18	Elliott Ave.	Ocean View	DE	19970
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.	DeMarie Family, LLC		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

EROSION AND SEDIMENT CONTROL DETAILS

Standard Detail & Specifications

Silt Fence

Min. 40" stake length

Reinforcing strip over geosynthetic fabric (typ. each stake)

Flow

Embedded fabric min. 8" vertically into ground

Section

Min. 24" stake length above ground

Min. 16" stake length driven into ground

Plan

Ends placed upslope to contain runoff

Flow

6" Max.

2" x 2" wooden post (typ.)

DATA

Max. controlled slope

Source:

Adapted from MD Stds. & Specs. for ESC

Symbol:

SF

Detail No.

DE-ESC-3.1.2.1

Sheet 1 of 2

Effective FEB 2019

Standard Detail & Specifications

Silt Fence

Construction Detail

Flap

Staple

Section A

Staple

Section B

Top

Method for joining continuous sections

Construction Notes:

1. Geosynthetic fabric to be fastened securely to fence posts with wire ties or staples.

2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.

3. Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

Materials:

1. **Stakes:** Steel (either T or U) or 2" x 2" hardwood

2. **Geosynthetic Fabric:** Type GD-1

3. **Reinforcing strip:** Wooden loth or plastic strip

Source:

Adapted from MD Stds. & Specs. for ESC

Symbol:

SF

Detail No.

DE-ESC-3.1.2.1

Sheet 2 of 2

Effective FEB 2019

GENERAL POOL NOTES

- THE SWIMMING POOL MUST BE ENCLOSED BY A 54 INCH HIGH (MINIMUM) FENCE. THE GATE FOR THE FENCE MUST BE SELF-CLOSING WITH A LATCH AT LEAST 54" HIGH. THE GATE MUST SWING AWAY FROM THE POOL.
- THE FENCE MUST HAVE A MAXIMUM VERTICAL CLEARANCE OF TWO INCHES BETWEEN GRADE AND THE BOTTOM OF THE FENCE.
- THE FENCE MUST NOT HAVE AN OPENING THROUGH WHICH A SPHERICAL OBJECT FOUR INCHES IN DIAMETER CAN PASS.
- THE FENCE MUST BE PLACED A MINIMUM OF FIVE FEET FROM THE EDGE OF THE POOL; AND SHALL BE CONSTRUCTED OF A MATERIAL THAT MAKES IT DIFFICULT FOR A PERSON OR CHILD TO PASS THROUGH, GO UNDER OR CLIMB OVER.
- PLACE A 4' HIGH TEMPORARY FENCE AROUND ALL OPEN AREAS DURING CONSTRUCTION.
- HAUL EXCESS SOIL OFF THE LOT. CLEAN THE MUD OFF CONSTRUCTION VEHICLES BEFORE ENTERING THE PUBLIC ROAD.
- DO NOT DRAIN THE POOL INTO THE SANITARY SEWER SYSTEM.
- POOL EQUIPMENT MUST BE PLACED WITHIN THE BUILDING ENVELOPE.
- USE MIX # 11 DELAWARE EROSION & SEDIMENT HANDBOOK FOR RESEEDING.

GENERAL NOTES

- NO DEBRIS WILL BE BURIED ON THIS SITE.
- NO WETLANDS EXIST WITHIN 50' OF THE LIMIT OF DISTURBANCE.
- THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
- 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. 10005C0512K, DATE 03/16/2015. THE FEMA FLOOD ELEVATION IS 6 AND IS DELINEATED ON THE PLAN.
- 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.
- 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.
- THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS, INSURANCE, BONDS, ETC. REQUIRED BY LOCAL, STATE AND/ OR FEDERAL AGENCIES NECESSARY FOR CONSTRUCTION.
- THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 4,996 +/- SQUARE FEET.
- THIS PLAN ACCURATELY REFLECTS SITE CONDITIONS AND THE PROPOSED DEVELOPMENT PLAN AND IS IN COMPLIANCE WITH THE OCEAN VIEW TOWN CODE.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED ON LOT PRIOR TO ANY CONSTRUCTION STARTING.
- 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.
- THE LOT SHALL BE FINAL GRADED DURING THE FIRST OPTIMAL GROWING SEASON IF A BAD WEATHER GRADING LETTER IS OBTAINED.
- PRIOR TO REMOVING ON LOT CONTROLS THE LOT SHALL BE GRADED AND STABILIZED.

LEGEND			
PROPERTY LINE	---	CONCRETE MONUMENT FOUND	⊠
BUILDING RESTRICTION LINE	---	UTILITY POLE	⊠
EX. CONTOUR	---23---	POSTAL ADDRESS	206
PROPOSED CONTOUR	(25)	FLOW ARROW	→
WATERLINE	W	EXISTING SPOT ELEVATIONS	x18.5
FENCE LINE	x x	PROPOSED SPOT ELEVATIONS	x(18.5)
SANITARY SEWER	SS SS	CONCRETE	+
CLEAN OUT	CO		
SILT FENCE & LIMIT OF DISTURBANCE	SFLOD		

CERTIFICATION OF PLAN ACCURACY

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.

MICHAEL J. EARLY, P.L.S. No. 504

DATE

CERTIFICATE OF OWNERSHIP

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

GEORGE M. PICKRELL

DATE

PLAN DATA	
PARCEL IDENTIFICATION No.	134-12.00-2047.00
ZONING DISTRICT	R-1 ZONE - SINGLE FAMILY - 14,000 SQ. FT.
SEWAGE DISPOSAL	TOWN OF OCEAN VIEW
WATER SUPPLY	TOWN OF OCEAN VIEW (VIA TIDEWATER UTILITIES, INC.)
OWNERS	GEORGE M. PICKRELL & MARY ANN PICKRELL 13 DEMARIE DRIVE OCEAN VIEW, DE 19870
CONTRACTOR	BLUE HAVEN POOLS AND SPAS 2273 NORTH PENN ROAD HATFIELD, PA 19440 (215) 996 - 0660
LOT AREAS	GROSS SITE = 21,853 SQ. FT. (0.5017 ACRE) EXISTING IMPERVIOUS (INCLUDES DWELLING: 3,706 SQ. FT.) = 8,005 SQ. FT. (36.6%) PROPOSED IMPERVIOUS (POOL, APRON, AND SHED) = 1,674 SQ. FT. TOTAL MAXIMUM LOT COVERAGE (IMPERVIOUS AREA) ALLOWED = 7,649 SQ. FT. (35.0%) TOTAL PROPOSED IMPERVIOUS = 9,679 SQ. FT. (44.3%)
VERTICAL DATUM	NAVD 88 (93) TOPOGRAPHIC INFORMATION USED FOR THIS PLAN WAS BASED ON A FIELD SURVEY PERFORMED BY MERESTONE CONSULTANTS, INC., IN NOVEMBER 2020.
SOURCE OF TITLE	DEED BOOK 2063 PAGE 112
RECORD PLAN	PLAT BOOK 41 PAGE 236 - SEE RECORDED PLAN FOR DRAINAGE EASEMENTS SHOWN.

VARIANCE IS BEING REQUESTED FOR THE FOLLOWING:

- MAXIMUM LOT COVERAGE PROPOSED BY THIS PLAN IS 44.3% - 9,679 SQ. FT. - THE MAXIMUM COVERAGE ALLOWED BY CODE IS 35% - 7,649 SQ. FT.

VARIANCES PREVIOUSLY GRANTED FOR THE FOLLOWING:

- EXISTING DRIVEWAY AND PAVERS ARE LOCATED ABOUT 1.6 FEET FROM THE SIDELINE. A VARIANCE WAS APPROVED TO ALLOW THE EXISTING DRIVEWAY AND PAVERS TO REMAIN. (APPROVED BY BOARD OF ADJUSTMENT MEETING ON 20 JUNE 2021)

CURRENT ZONING	
R-1 ZONE - SINGLE FAMILY - 14,000 SQ. FT.	
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%
R-1 ZONE - ACCESSORY BUILDINGS AND STRUCTURES	
MIN. FRONT SETBACK	NOT PERMITTED
MIN. REAR SETBACK	10'
MIN. SIDE SETBACK	15'
MAX. HEIGHT	14'

LINES AND GRADES PLAN

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

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)

1 inch = 20' ft.

09-16-2021	REVISED PROPOSED SHED	JDZ
06-03-2021	REDUCED CONC. APRON REVISE COMMENTS REMOVED POOL HOUSE REVISED PROPOSED SHED	JDZ
03-21-2021	TKG COMMENTS	JDZ
DATE	REVISION	CHKD

MERESTONE
CONSULTANTS, INC.

ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE
WILMINGTON, DE 19808
PH: 302-992-7900

33516 CROSSING AVENUE, UNIT 1
LEWES, DE 19958
PH: 302-226-6880

DRAWN BY: JDZ

DATE: 20 NOVEMBER 2020

SHEET#: 1 OF 1

PLAN #: 25000L - 330349

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