



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



Fee: \$ 750.00

V - 417

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: 23 LUZERNE DRIVE OCEAN VIEW, DE 19970. The Justification for the Variance

(Explanation of Hardship) is: BUILDING OF OUTSIDE SHOWER ENCLOSURE AND TRASH CAN ENCLOSURE

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): JOSEPH WROBLEWSKI Phone #: [REDACTED]

Address of residence: 23 LUZERNE DRIVE OCEAN VIEW, DE 19970

Signature(s): [Signature] Date: 4-1-21  
*(Property Owner(s))*

Applicant(s) (Print): JOSEPH WROBLEWSKI Phone #: [REDACTED]

Address: 23 LUZERNE DRIVE OCEAN VIEW, DE 19970

Signature(s): [Signature] Date: 4-1-21  
*Applicant(s)*

TOWN USE ONLY: Administrative Official Signature: \_\_\_\_\_

V  
C  
V

23 Luzerne Drive  
(PIDN: 413.006 / CTM# 134-16.00-854.00)

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a public hearing will be held on Application V-417, submitted by the property owner, Joseph A. Wroblewski, for a variance from Article VII, §140-50-B and Article V, §140-32 of the Town Code. Article VII, §140-50-B sets some dimensional regulations for Planned Communities, allows Town Council to set other dimensional regulations, and indicates that dimensional regulations not defined will comply with those set forth in R-3 zoning requirements. Ordinance 321 adopted by Town Council on March 10, 2015 established the requirements for the Silverwoods Mixed-Use Planned Community (MXPC), including: a minimum 5 (five) foot side yard setback, a minimum 15 foot separation between adjacent dwelling units and attached accessory buildings/structures, and the establishment of a drainage easement equal to the minimum separation of 15 feet required between dwelling units.

The property owner wishes to construct an outdoor shower & trash enclosure that would project into the five (5) foot minimum side yard setback and result in a reduced building separation between the attached accessory structures and the neighboring dwelling unit on property zoned MXPC (Mixed-Use Planned Community), located at 23 Luzerne Drive (PIDN: 413.006 / CTM# 134-16.00-854.00).

Date Received: 5/4/21 Date Advertised: 5/21/21 Hearing Date: 6/17/21

**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 <b>06/04/2021</b>	PROPERTY OWNER NAME <b>Wroblewski</b>
PIDN <b>413.006</b>	PROPERTY LOCATION <b>23 Luzerne Dr.</b>

Financial Good Standing	
Taxes current?	Checked:
Yes	JO
Invoices, if any, current?	JO
N/A	JO
Water charges, if any, current?	JO
N/A	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> _____ P&Z <b>V-417</b> Board of Adj Fees	750.00
01-400-120-130	Other Fee (circle): <b>Deed Recordation 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:  
Name on Check if not  
Property Owner

**JO**

Check #/CC Auth Code

**ck# 442**

Date Received

**5/14/21**

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:

### 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 typographical or other physical condition peculiar to the property? If so, please explain:

NARROWNESS IS THE ISSUE. MY INTEND IS TO USE 4 FEET OF THE 5 FEET I HAVE. THE ENCLOSURES WILL BE ATTACHED TO THE HOUSE LEAVING 1 FOOT LEFT OVER.

- b. Is there an exceptional practical difficulty due to such unique condition (and not related to general circumstances or conditions)? If yes, please explain:

NO

#### 2. Possibility of Development

- a. Can the property be developed in strict conformity with the zoning ordinance without a variance? If not, please explain:

I HAVE BEEN INFORMED BY THE TOWN THAT A VARIANCE IS REQUIRED.

b. Is the variance necessary to enable reasonable use of the property?

YES

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

THIS HAS NOT BEEN CREATED BY THE APPLICANT.

4. Effect on Surroundings

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

NO

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

NO

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

NO

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 affect adversely the uses of adjacent and neighboring property?

NO

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

NO

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

June 17, 2021

**TO:** Board of Adjustment

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

**SUBJECT: OVERVIEW OF APPLICATION V-417**

Application V-417, submitted by the property owner, Joseph A. Wroblewski, for a variance from Article VII, §140-50-B and Article V, §140-32 of the Town Code. Article VII, §140-50-B sets some dimensional regulations for Planned Communities, allows Town Council to set other dimensional regulations, and indicates that dimensional regulations not defined will comply with those set forth in R-3 zoning requirements. Ordinance 321 adopted by Town Council on March 10, 2015 established the requirements for the Silverwoods Mixed-Use Planned Community (MXPC), including: a minimum 5 (five) foot side yard setback, a minimum 15 foot separation between adjacent dwelling units and attached accessory buildings/structures, and the establishment of a drainage easement equal to the minimum separation of 15 feet required between dwelling units.

The property owner wishes to construct an outdoor shower & trash enclosure that would project into the five (5) foot minimum side yard setback and result in a reduced building separation between the attached accessory structures and the neighboring dwelling unit on property zoned MXPC (Mixed-Use Planned Community), located at 23 Luzerne Drive (PIDN: 413.006 / CTM# 134-16.00-854.00).

**TOWN COMMENTS**

The applicant is seeking variances from Article VII, §140-50-B which established a minimum 5-foot setback side yard setback and a minimum 15-foot separation between adjacent dwelling units and attached accessory buildings/structures. Article V, §140-32 requires an attached accessory structure to maintain the same side setback as the principal structure.

As proposed, the outdoor shower and trash enclosure would encroach into the side yard setback 4-feet leaving one (1) foot to the property line. This 4 foot encroachment would only leave 11-feet between adjacent dwelling units and attached accessory structures.

ORDINANCE NO.: 353

**AN ORDINANCE AMENDING THE CONDITIONS OF APPROVAL  
FOR 115.59 ACRES, MORE OR LESS,  
ANNEXED INTO THE TOWN LIMITS BY ORDINANCE NO. 282  
AND ORDINANCE NO. 321,  
BEING THE LANDS OF SILVERSTOCK, LLC**

**WHEREAS**, the Town Council annexed into the town limits of the Town of Ocean View 115.59 acres, more or less, by Ordinance No. 282; and

**WHEREAS**, the territories so annexed were rezoned and designated MXPC, Mixed Use Planned Community District; and

**WHEREAS**, the conditions of Ordinance No. 282 were amended by Ordinance No. 321, adopted March 10, 2015; and

**WHEREAS**, Silverstock Builders, LLC, the owner of the annexed territory has requested that the conditions of approval be amended, relating to lot coverage and other matters; and

**WHEREAS**, on the 19 day of July, 2018, a hearing was held before the Planning and Zoning Commission and the Commission recommended to the Council that the application be granted; and

**WHEREAS**, on the 11 day of September, 2018, and the 9 day of October, 2018, public hearings were held, after notice, before the Town Council and based on the Finding of Facts, it determined that the amendment of the conditions of approval for the MXPC Mixed Use Planned Community District is for the general convenience and welfare of the present and future inhabitants of the Town of Ocean View.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF OCEAN VIEW:**

Section 1. Amend Ocean View Ordinance No. 282, An Ordinance Annexing into the Town Limits of the Town of Ocean View of 115.59 Acres, More or Less, be the Lands of Silverstock Builders, LLC, and Ordinance No. 321, An Ordinance Amending the conditions of approval for 115.59 acres More or Less, by amending the conditions of approval of the rezoning and designation of the territory annexed as a MXPC Mixed use Planned Community District, by

deleting the text in brackets and adding hereto the text underlined, as follows:

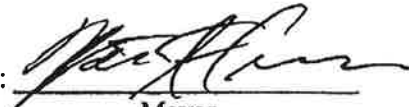
1. Setbacks shall be :
  - 20' front yard
  - 20' rear yard
  - 5' side yard
2. The Minimum separation between dwelling units and attached accessory buildings/structures shall be 15'.
3. A drainage easement, equal to the minimum separation of 15' required between dwelling units shall be provided.
4. Maximum lot coverage for single family lots shall be 45% with an exception of 50% lot coverage for single family lots on which **[the Ryan Homes Springhaven model is erected.] selected models may be erected on non-adjacent lots and comply with all other conditions set out herein.**
5. Detached accessory buildings/structures are not permitted in front or side yards and they shall be located no closer than a minimum of 10' from rear lot lines and 5' from any other structure.
6. Individual wells are not permitted on residential lots.


Section 2. Except as amended herein, all other conditions of approval shall remain in full force and effect.

Section 3. This Ordinance shall be effective upon its adoption by a majority of all members elected to the Town Council of Ocean View.

**TOWN OF OCEAN VIEW**

{Seal}

By:   
Mayor

Attest:   
Town Clerk

Adopted: 10/9/18



Town of Ocean View, DE  
Friday, June 11, 2021

## Chapter 140. Land Use and Development

### Article VII. Planned Community Zoning Districts

#### § 140-50. Dimensional standards.

- A. Applicability: all planned community districts.
- B. Standards for dwelling units.

Standard	Dwelling Type				
	Single Unit	Duplex	Semi-detached	Townhouse	Multiple-Unit
Minimum lot area per unit (square feet)	7,500	10,000	5,000	2,000	3,000
Minimum lot width at front property line (feet)	60	100	50	22	N/A
Maximum height (feet)	42	42	42	42	42
Additional dimensional standards	May be established at the discretion of the Town Council by the ordinance enacted by the Town Council at the time a property is placed in a planned community district				
Dimensional standards not specified by ordinance enacted at the time a property is placed in a planned community district	Same as R-3 Zone				

**Notes:**

1. Minimum lot area and/or minimum lot width may be increased at the discretion of the Town Council by the ordinance enacted by the Town Council at the time a property is placed in a planned community district.

- C. Standards for commercial uses.

**Standard**

Dimensional standards

**Requirement**

May be established by ordinance enacted by the Town Council at the time a property is placed in a planned community zoning district

**Standard**

Dimensional standards not specified by ordinance enacted at the time a property is placed in a planned community district

**Requirement**

Same as GB-1 and GB-2 Zones

Town of Ocean View, DE  
Friday, June 11, 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
<b>Setbacks</b>			
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

## Jill Oliver

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**From:** Jill Oliver  
**Sent:** Friday, June 11, 2021 2:25 PM  
**To:** [REDACTED]  
**Cc:** Kenneth Cimino  
**Subject:** Info for 6/17/21 Board of Adjustment Hearing - V-417

Good afternoon,

This email notice will formally notify you that the Board of Adjustment of the Town of Ocean View will hold a public hearing for Application V-417, which is your request for variances from Article VII, §140-50-B and Article V, §140-32 of the Town Code. Article VII, §140-50-B sets some dimensional regulations for Planned Communities, allows Town Council to set other dimensional regulations, and indicates that dimensional regulations not defined will comply with those set forth in R-3 zoning requirements. Ordinance 321 adopted by Town Council on March 10, 2015 established the requirements for the Silverwoods Mixed-Use Planned Community (MXPC), including: a minimum 5 (five) foot side yard setback, a minimum 15 foot separation between adjacent dwelling units and attached accessory buildings/structures, and the establishment of a drainage easement equal to the minimum separation of 15 feet required between dwelling units.

You wish to construct an outdoor shower & trash enclosure that would project into the five (5) foot minimum side yard setback and result in a reduced building separation between the attached accessory structures and the neighboring dwelling unit on property zoned MXPC (Mixed-Use Planned Community), located at 23 Luzerne Drive (PIDN: 413.006 / CTM# 134-16.00-854.00).

The Town will hold this public hearing on **Thursday, June 17, 2021 at 6:00pm** or as soon as possible thereafter by **ZOOM Teleconference**. The meeting link is below. *If for some reason you are unable to attend via Zoom video, please ensure that you designate a representative to represent you at the virtual hearing and provide proof of this designation.*

Please call 302 539-1208 or reply to this email if you have any questions or need additional information.

Town of Ocean View is inviting you to a scheduled Zoom meeting.

Topic: Town of Ocean View - BOA Meeting  
Time: Jun 17, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/84209912716>

Meeting ID: 842 0991 2716  
One tap mobile  
+16465588656,,84209912716# US (New York)  
+13017158592,,84209912716# US (Washington DC)

Dial by your location  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 842 0991 2716

Have a wonderful day!

Jill

**Jill Oliver**

Planner

Town of Ocean View

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

Ocean View, DE 19970

Phone: (302) 539-1208 ext. 112

Fax: (302) 537-5306

[joliver@oceanviewde.gov](mailto:joliver@oceanviewde.gov)

[oceanviewde.gov](http://oceanviewde.gov)



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

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SINCE 1889



May 28, 2021

Granruth, Brian S. & Elena  
6229 Longleaf Pine Rd.  
Sykesville, MD 21784-4917

413.065

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

23 Luzerne Drive

(PIDN: 413.006 / CTM# 134-16.00-854.00)

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a public hearing will be held on Application V-417, submitted by the property owner, Joseph A. Wroblewski, for a variance from Article VII, §140-50-B and Article V, §140-32 of the Town Code. Article VII, §140-50-B sets some dimensional regulations for Planned Communities, allows Town Council to set other dimensional regulations, and indicates that dimensional regulations not defined will comply with those set forth in R-3 zoning requirements. Ordinance 321 adopted by Town Council on March 10, 2015 established the requirements for the Silverwoods Mixed-Use Planned Community (MXPC), including: a minimum 5 (five) foot side yard setback, a minimum 15 foot separation between adjacent dwelling units and attached accessory buildings/structures, and the establishment of a drainage easement equal to the minimum separation of 15 feet required between dwelling units.

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The Town will hold this public hearing on **Thursday, June 17, 2021 at 6:00pm**, 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 application 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 noon and 1 through 4 p.m., Monday through Friday.

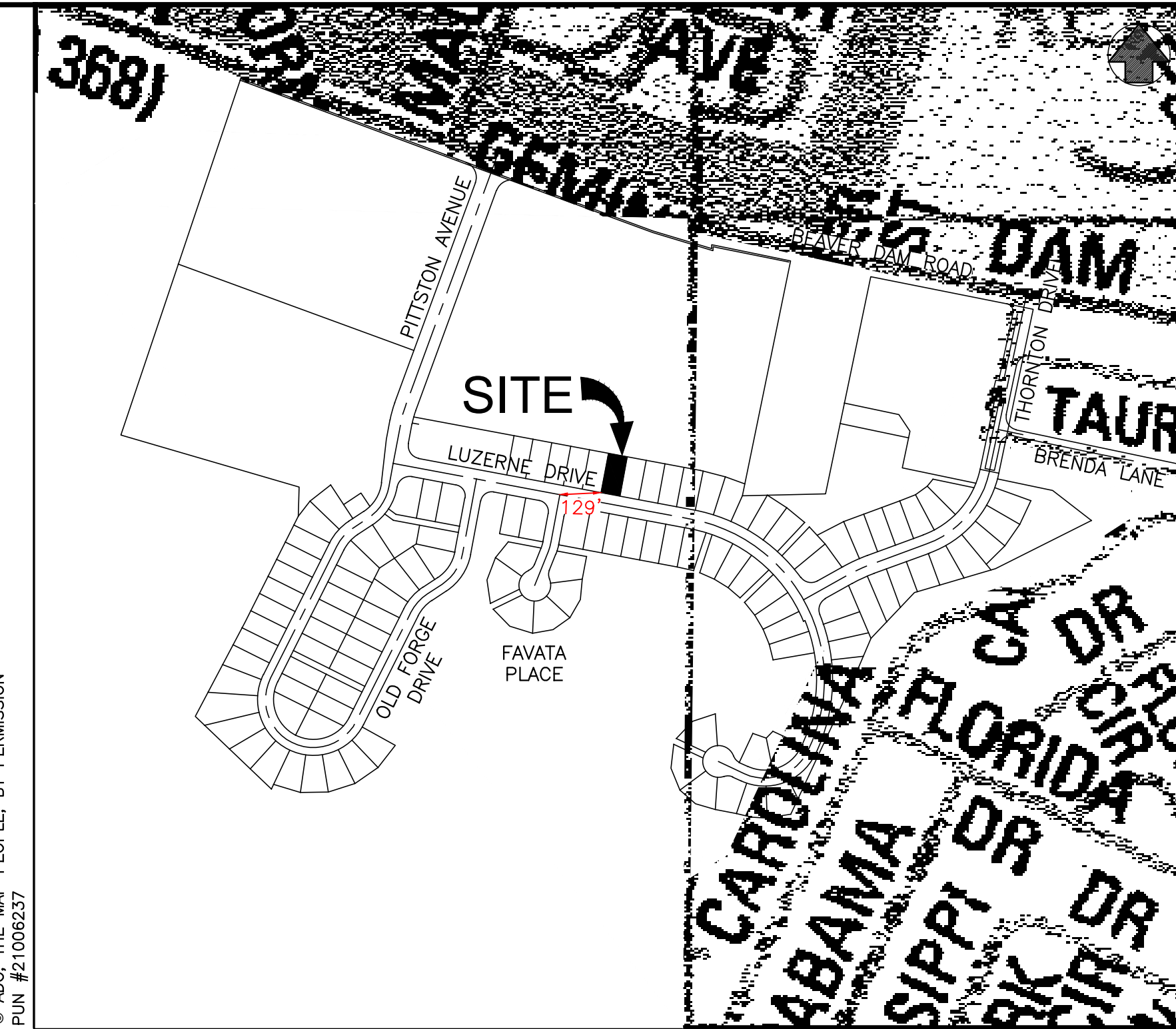
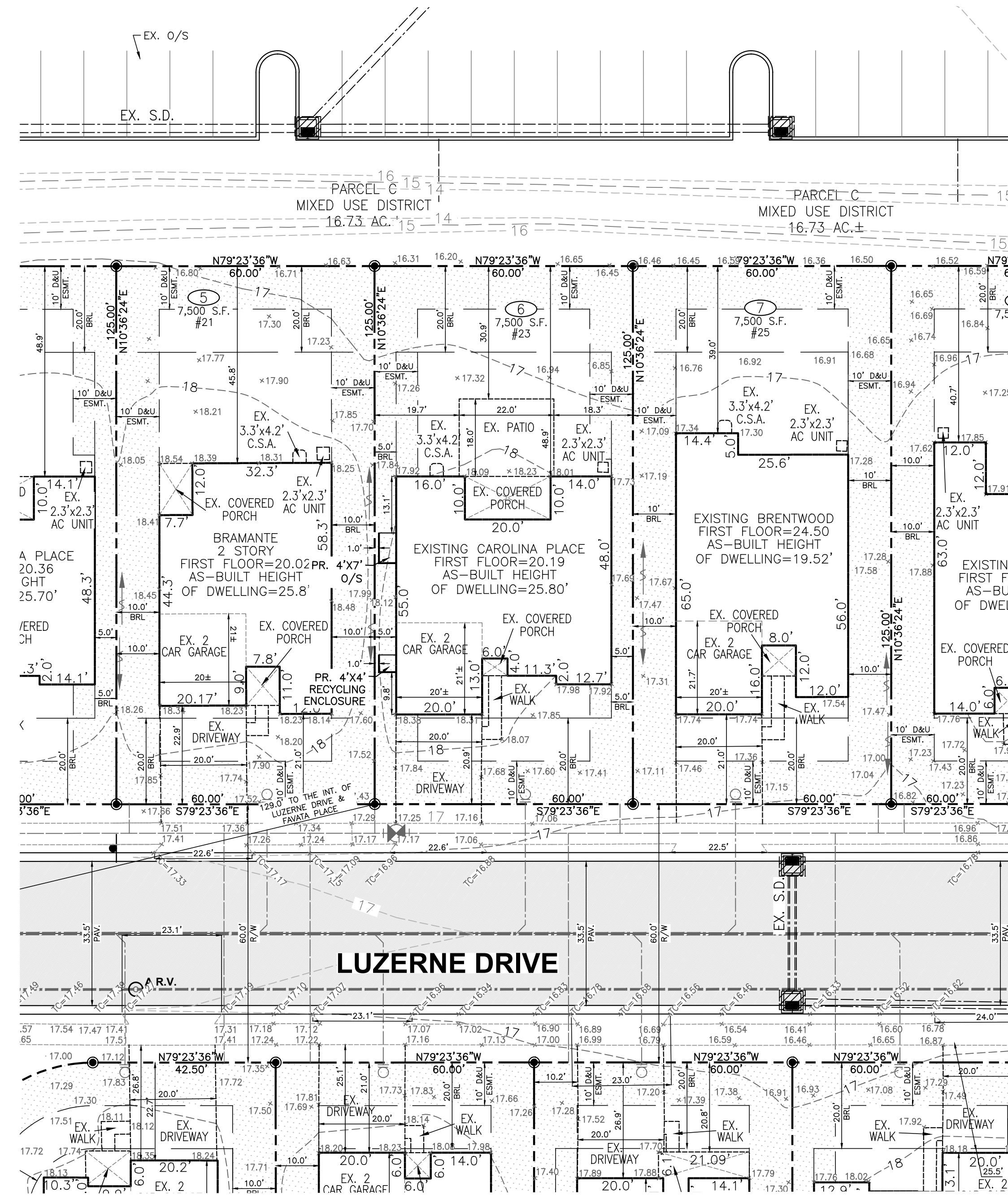
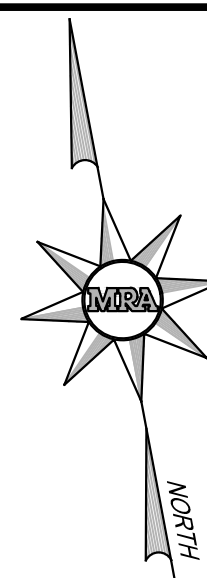
For additional information, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-1208 or via email at [admintov@oceanviewde.com](mailto:admintov@oceanviewde.com). For additional information, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-1208 or via email at [kcimino@oceanviewde.com](mailto:kcimino@oceanviewde.com).

### **Join Zoom Meeting:**

**Topic:** Town of Ocean View - Board of Adjustment  
**Time:** Jun 17, 2021 06:00 PM Eastern Time (US and Canada)  
**Zoom Link:** <https://us02web.zoom.us/j/84209912716>  
**Meeting ID:** 842 0991 2716  
**Dial by your location**  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 312 626 6799 US (Chicago)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)

PIDN	CTM#	PL#	Property Location Street	Owner	OMA #	OMA Street	OMA City	OMA State	OMA Zip
413.065	134-16.00-913.00	14	Luzerne Drive	Granruth, Brian S. & Elena	6229	Longleaf Pine Rd.	Sykesville	MD	21784-
413.064	134-16.00-912.00	16	Luzerne Drive	Stein, Margaret M. & Kenneth	16	Luzerne Dr.	Ocean View	DE	4917
413.063	134-16.00-911.00	4	Favata Place	Balaska, Pavel J.	4	Favata Pl.	Ocean View	DE	19970
413.058	134-16.00-906.00	3	Favata Place	Bogovich, Wayne M. & Jacqueline W.	1975	Cotter Rd.	Sugar Run	PA	18846
413.057	134-16.00-905.00	1	Favata Place	Bognar, Marcos & Barbara A.	20	Luzerne Dr.	Ocean View	DE	19970
413.056	134-16.00-904.00	22	Luzerne Drive	Scott, Douglas & Patricia	22	Luzerne Dr.	Ocean View	DE	19970
413.055	134-16.00-903.00	24	Luzerne Drive	Kelly, Edward J. & Doreen A.	1829	Danforth St.	Philadelphia	PA	19152
413.054	134-16.00-902.00	26	Luzerne Drive	Davids, Ruck G. & Robin D.	26	Luzerne Dr.	Ocean View	DE	19970
413.053	134-16.00-901.00	28	Luzerne Drive	Rose, Bruce & Rosemary	25381	Lisa Ter.	Aldie	VA	20105
413.052	134-16.00-900.00	30	Luzerne Drive	Sarmast, Manijeh & Sadeghi, Seyed	12820	Pinecrest Rd.	Hemdon	VA	20171
413.000	134-16.00- various		Beaver Dam Rd.	Thornton, Robert L.		P.O. Box 449	Bethany Beach	DE	19930
413.001	134-16.00-849.00	13	Luzerne Drive	Medina, James W. & Andrea J.	13	Luzerne Dr.	Ocean View	DE	19970
413.002	134-16.00-850.00	15	Luzerne Drive	Marques, Carlos S. & Norma A.	15	Luzerne Dr.	Ocean View	DE	19970
413.003	134-16.00-851.00	17	Luzerne Drive	Milner, Kenneth E. & Marie B.	17	Luzerne Dr.	Ocean View	DE	19970
413.004	134-16.00-852.00	19	Luzerne Drive	Walters, Jeffery A. & Laura J.	38	Impala Dr.	Drillsburg	PA	17019-
413.005	134-16.00-853.00	21	Luzerne Drive	Kramer, Gayle A.	1487	Cherry Ln.	Pottstown	PA	1351
413.007	134-16.00-855.00	25	Luzerne Drive	Chew, Curtis S. & Margaret T.	25	Luzerne Dr.	Ocean View	DE	19464
413.008	134-16.00-856.00	27	Luzerne Drive	McDermott, Daniel J. & Judith E.	27	Luzerne Dr.	Ocean View	DE	19970
413.009	134-16.00-857.00	29	Luzerne Drive	Goeser, Monika H. & McGraw, Constance	31	Rose Tree Village	Media	PA	19063
413.010	134-16.00-858.00	31	Luzerne Drive	Van Winter, Carl B. & Pamela J.	31	Luzerne Dr.	Ocean View	DE	19970
413.011	134-16.00-859.00	33	Luzerne Drive	Maddens, David F. & Gordy, Beth C.	33	Luzerne Dr.	Ocean View	DE	19970
413.012	134-16.00-860.00	35	Luzerne Drive	Newson, Maria L. & Ricky D.	738	Cronin Dr.	Aberdeen	MD	21001

FEMA FLOOD ZONE NOTE:  
THIS LOT IS LOCATED ENTIRELY WITHIN FLOOD ZONE 'X' AS SHOWN ON PANEL 10005C0513K, EFFECTIVE 03/16/2015.



**LOCATION MAP**  
SCALE: 1" = 400'

© ADC, THE MAP PEOPLE, BY PERMISSION  
PIN #21006237

**GENERAL NOTES & SITE DATA**

- SUSSEX PIN: 134-16.00-854.00
- VERTICAL DATUM: NAVD88
- HORIZONTAL DATUM: NAD83
- ZONING: MXP (MIXED-USE PLANNED ZONING DISTRICT - SINGLE FAMILY DISTRICT)
- FRONT: 20 FT. MIN.
- SIDE: 5 FT. MIN. (MUST MAINTAIN 15' MIN. SEPARATION BETWEEN DWELLING UNITS AND ATTACHED ACCESSORY BUILDINGS/STRUCTURES).
- REAR: 20 FT. MIN.
- A DRAINAGE EASEMENT, EQUAL TO THE MINIMUM SEPARATION OF 15' REQUIRED BETWEEN DWELLING UNITS SHALL BE PROVIDED ALONG SIDE LOT LINES COMMON TO TWO DWELLINGS AND DEDICATED TO THE TOWN OF OCEAN VIEW, AS PER THIS PLAN. A 10 FOOT WIDE DRAINAGE EASEMENT IS DEDICATED TO THE TOWN OF OCEAN VIEW ALONG ALL FRONT AND REAR LOT LINES AS PER THIS PLAN.
- MAXIMUM LOT COVERAGE FOR SINGLE FAMILY LOTS SHALL BE 45% WITH AN EXCEPTION OF 50% LOT COVERAGE FOR SINGLE FAMILY LOTS ON WHICH SELECTED MODELS MAY BE ERRECTED ON NON-ADJACENT LOTS AND COMPLY WITH ALL OTHER CONDITIONS SET OUT. SEE LOT COVERAGE CHART FOR DETAILS.
- DETACHED ACCESSORY BUILDINGS/STRUCTURES ARE NOT PERMITTED IN FRONT OR SIDE YARDS AND THEY SHALL BE LOCATED NO CLOSER THAN A MINIMUM OF 10' FROM REAR LOT LINES AND 5' FROM ANY OTHER STRUCTURE.
- INDIVIDUAL WELLS ARE NOT PERMITTED ON RESIDENTIAL LOTS.
- MAXIMUM BUILDING HEIGHT: 42 FT.
- RECORD OWNER/DEVELOPER: SILVERSTOCK WP, LLC & SILVERSTOCK BUILDERS, LLC-O/O ROBERT L. THORNTON
- THE CURRENT RECORD PLAN WAS RECORDED OCTOBER 21, 2015, PB 221-PGS 19-24. CONSTRUCTION PLANS DATED 2/18/14 & REVISED 10/08/15 WERE APPROVED BY THE TOWN.
- DRAINAGE CONVEYANCE ELEMENTS AND STORMWATER MANAGEMENT OUTFALLS SHALL BE IN PLACE DOWNSTREAM OF THE LOT PRIOR TO BUILDING PERMIT ISSUANCE. DRAINAGE PATTERNS DEPICTED ON THE APPROVED GENERAL GRADING PLAN WILL BE MAINTAINED DURING CONSTRUCTION AND WILL BE IN PLACE FOR EACH LOT PRIOR TO CERTIFICATES OF OCCUPANCY (COFO) BEING ISSUED FOR THAT LOT.
- 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.
- NO FINAL CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE TOWN OF OCEAN VIEW UNTIL ALL DISTURBED AREAS WITHIN THE PROPERTY BOUNDS ARE PERMANENTLY STABILIZED IN ACCORDANCE WITH THE STATE OF DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).

LOT COVERAGE CHART				
Lot #	Lot Area	Lot Coverage Allowed (50%)	Existing Lot Coverage	Proposed Lot Coverage
6	7,500 SF	3,750 SF	3,397 SF (45%)	3,441 SF (46%)

Lot Coverage includes overall building footprint, exterior porches, lead walk and driveway.

**ENGINEER (SURVEYOR) CERTIFICATION**  
I GARY S. POWERS CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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.

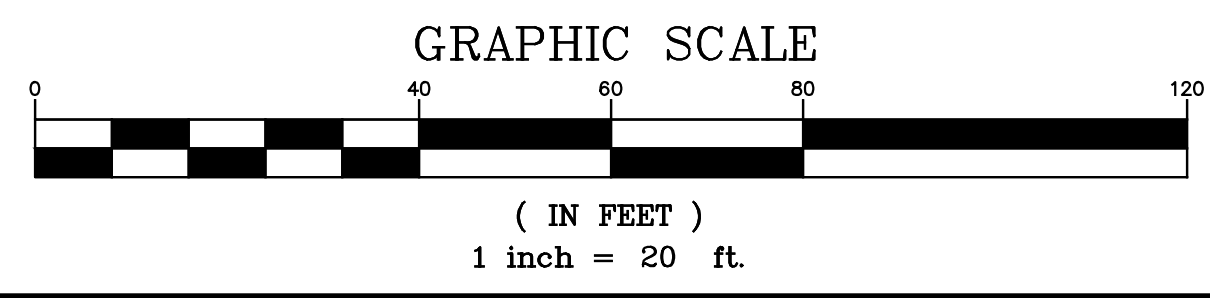
SIGNATURE: *Gary S. Powers* DATE: \_\_\_\_\_  
 Gary S. Powers 8 West Market Street, Georgetown DE 19947 302-855-5734  
 PRINTED NAME AND ADDRESS PHONE NUMBER

**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

**LEGEND:**

<p>LOT NUMBER</p> <p>LOT AREA</p> <p>LOT ADDRESS</p> <p>FINISHED FIRST FLOOR ELEVATION</p> <p>TOP OF WALL ELEVATION</p> <p>TOP OF FOOTING ELEVATION</p> <p>WINDOW WELL REQUIRED</p> <p>EGRESS WINDOW REQUIRED</p> <p>NUMBER OF RISERS</p> <p>DRAINAGE FLOW IN SWALE</p> <p>AS-BUILT GROUND SPOT ELEVATION</p> <p>CENTERLINE OF ROAD</p> <p>AS-BUILT FINAL GRADING</p> <p>EXISTING CURB</p> <p>PROPERTY LINE</p> <p>PROPOSED CONTOUR</p>	<p>RIGHT-OF-WAY</p> <p>EXISTING SANITARY SEWER</p> <p>EXISTING STORM DRAIN</p> <p>EXISTING WATER MAIN</p> <p>FIRE HYDRANT</p> <p>WETLANDS</p> <p>25' WETLANDS BUFFER</p> <p>BUILDING RESTRICTION LINE (BRL)</p> <p>EASEMENT LINE</p> <p>AS-BUILT 5" CONCRETE WALK</p> <p>DRAINAGE EASEMENT</p> <p>DENOTES PIN &amp; CAP SET</p>
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**OWNER**  
JOSEPH WROBLEWSKI  
#23 LUZERNE DRIVE  
OCEAN VIEW, DE 19970  
PHONE: 201-786-8496

	<p><b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS &amp; LANDSCAPE ARCHITECTS 3445-A BOX HILL CORPORATE CENTER DRIVE ABINGDON, MARYLAND 21009 (410) 515-9000 FAX (410) 515-9002 www.mragta.com</p>																								
	<p><b>SITE &amp; GRADING PLAN / VARIANCE EXHIBIT</b> FOR <b>SILVER WOODS SUBDIVISION</b> PHASE 1 LOT 6 <b>#23 LUZERNE DRIVE</b> TOWN OF OCEAN VIEW SUSSEX COUNTY, DELAWARE</p>																								
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