

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 - 435

*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: 5 Longview Dr Ocean View De 19970. The Justification for the Variance

(Explanation of Hardship) is: Seeking a variance to accomadate in ground pool inside fully fenced six foot tall rear yard.

*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): John & Martina Sophocles Phone #: 410-802-8556

Address of residence: 2226 Tufton Ridge Rd Reisterstown MD 21136

Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

(Property Owner(s))

Applicant(s) (Print): Same Phone #: Same

Address: Same

Signature(s):   Date: 10.10.22

Applicant(s)

**TOWN USE ONLY:**

**Administrative Official Signature:** \_\_\_\_\_

5 Longview Drive

(PIDN: 103.080 / CTM# 134-12.00-1524.00)

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-435, submitted by the property owners, John and Martina Sophocles, for property zoned R-1 (Single-Family Residential District) located at 5 Longview Drive (PIDN: 103.080 / CTM# 134-12.00-1524.00). The property owners wish to construct a swimming pool with concrete pad and apron are seeking a variance from Article V, §140-28 in order for all existing and proposed building/structures on the lot to exceed the maximum allowable lot coverage of 35%.

Variance Requested: \_\_\_\_\_

Date Received: 10/12/22 Date Advertised: 10/28/22 Hearing Date: 11/17/22

**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\*\*\*\*

### Financial Good Standing

DATE	PROPERTY OWNER NAME
11/01/2022	Sophocles
PIDN	PROPERTY LOCATION
103.080	5 Longview Dr.

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-435</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# 3447**  
 Name on Check if not Property Owner Date Received **10/12/22**

Updated: cal 06/15/2015

V-435

John Sophocles  
2226 Tufton Ridge Rd.  
Reisterstown, MD 21136  
[j.sophocles@gmail.com](mailto:j.sophocles@gmail.com)  
October 10, 2022

Jill Oliver, Planner  
Town of Ocean View  
201 Central Ave. 2<sup>nd</sup> Floor  
Ocean View, DE 19970

RE: Request for Variance  
5 Long View Drive  
Ocean View, DE 19970

Jill,

Please find enclosed the completed application you provided for the above referenced matter. Although I have included an updated copy of the revised drawing you should also be receiving a copy from Michael Loveland from Simpler Survey.

Kindly confirm receiving all the necessary documents needed to [j.sophocles@gmail.com](mailto:j.sophocles@gmail.com) so my application can be placed on the November 17<sup>th</sup> Board of Adjustments meeting.

Please advise me regarding the hearing date and time and certainly do not hesitate to contact me should you have any questions or require further clarification accordingly.

In the meantime I remain.....

Sincerely



John Sophocles

## 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:

As to a "unique or exceptional" circumstance relating to our property under the current town code the Flood Zone Classification was only imposed in recent years. Had the original property classification remained, possibly the town code prior would have allowed a greater "allowable lot coverage" thus eliminating the need for a variance. NOTE: The property is next door to the original developer of the land and he has advised my property along with all surrounding parcels, have to this date, never experienced flooding since the land was developed in the early eighties. I have owned the property for nineteen years and can attest to same for that period.

- 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:

Yes, However, the incremental cost of the current size of the pool is very close to the cost had we made the pool slightly smaller. The reason for this is the pool contractor pricing grouping which relates both to size and depth dimensions. Consequently, for a slightly larger pool or put another way, had we chosen a slightly smaller pool, the pool construction cost would be the same. At the time we contracted for the pool and under those pricing guidelines, we naturally went for the slightly larger dimensions unaware the difference would result in requiring a variance.

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

Yes, considering the aforementioned cost of the pool, the size of our rear yard's ample space and overall excellent drainage as well as our growing family, hopefully you will agree the amount of variance requested is not unreasonable and will certainly enable us to maximize "reasonable use of the property".

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

No, again, as referenced in Item #2, cost of pool plus recent flood zone reclassification the "unnecessary practice difficulty" created therein could be viewed as contributing unintentional factors to being slightly over the allowable lot coverage.

4. Effect on Surroundings

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

No, not in any way. The variance applies to the rear yard which is surrounded by a six foot privacy fence and the new structure has no height and is not visible and all design features are in keeping with the newly renovated residence in a beach cottage style.

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

No, not in any way.

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

No, not in any way.

5. **Extent of variance**

- a. Will the variance represent the least modification possible of regulations at issue?

Yes, only 270 square feet over.

- b. Is the variance necessary to afford relief?

Yes, in several ways. Only minimum variance requested.

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

Yes, only 2.36% over the 35% allowable.

NOTE: In our original drawing submitted we forgot to include the concrete sidewalk around three sides of the pool.

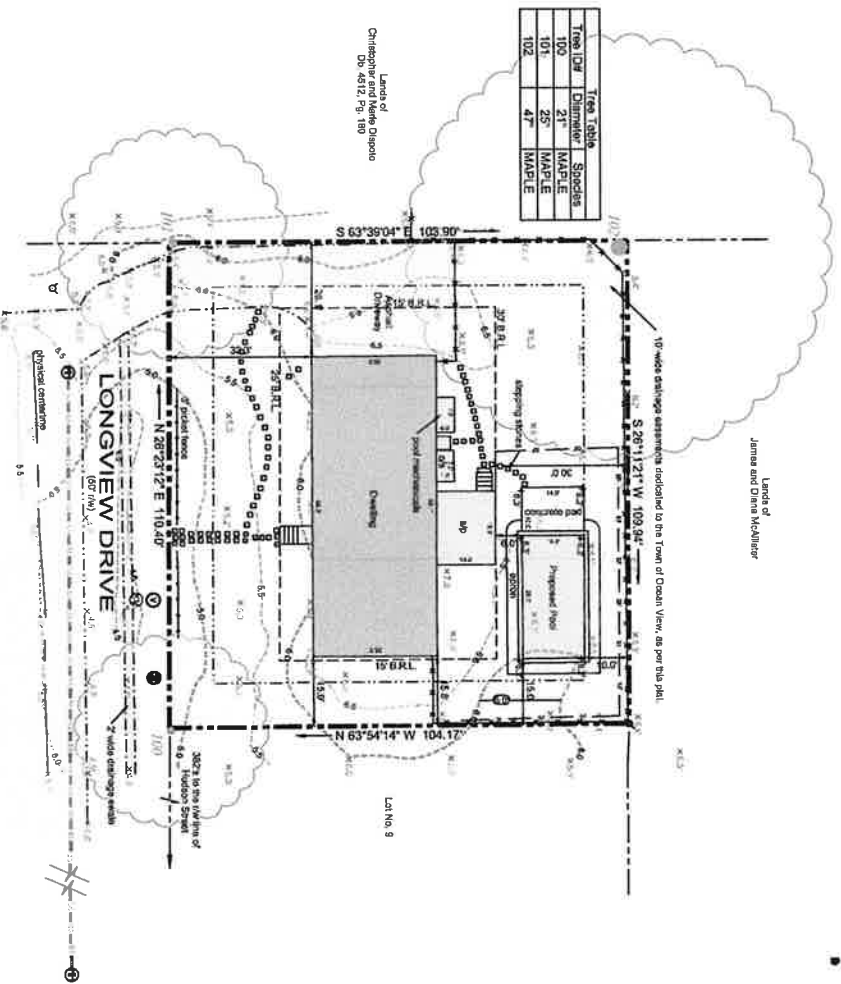
**SPECIAL USE EXCEPTION**

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

N/A

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

N/A



- TAX MAP NO. 1-34-12-1524
- STATE: DELAWARE
- COUNTY: SUSSEX
- HUNDRED: BALTIMORE
- MUNICIPALITY: TOWN OF OCEAN VIEW
- AREA: 11.466 SQ. FT.
- SCALE: 1"=20'
- CLASS "A" SURVEY

Zoning data for the subject parcel was taken from the town zoning map (<http://www.townofhudson.com/Zoning-Map-Redistricted>) and Parcel/lot shown herein were obtained through General Code WebSite #C000360, Town of Ocean View, Chapter 140 – Land Use and Development (<http://www.townofhudson.com/13703631>).

- [illegible]

1. This self-audit survey does not verify the existence or nonexistence of right-of-way and/or easements pertaining to this property. Recording but not limited to the Deed Easements.
2. No title search provided or stipulated.
3. Deed Book Reference:  
De. 414, Pg. 223 (Cablest Property)  
De. 414, Pg. 234 (Lot No. 5)  
De. 412, Pg. 180
4. Plot Book Reference:  
De. 388, Pg. 12  
De. 341, Pg. 49  
De. 011, Pg. 49

**For 5 Longview Drive, Ocean View, DE 19970**  
Lands of JOHN SOPHOCLES and MARTINA SOPHOCLES. Being known as  
LOT NO. 8, SECTION NO. 1, EDENSHIRE. Ref: Plat Book 13, Page 49.



**SIMPLER  
SURVEYING  
& ASSOCIATE, INC.**

32486 POWELL FARM ROAD, FRANKFORD, DE 19945  
www.deltanarealty.com  
PHONE: (302) 539-7873 FAX: (302) 539-4336

I, JOHN SOPHOCLES and MARTINA SOPHOCLES, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LANDLISE ACTION PROPOSED BY THIS PLAN IS AT MY DIRECTION.

10-10-22

3. BRONKOWSKI & HOOK, RECOGNIZED AS A PROFESSIONAL LAND SURVEYOR AT THE STATE OF OREGON, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND KEEPS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF OREGON. THE BOARD OF PROFESSIONAL LAND SURVEYORS, ANY CHANGES TO THE PROPERTY CONDITIONS, UNPUBLISHED, BOUNDARY OR PROPERTY CONDITIONS AFTER THE DATE SHOWN HEREON, SHALL REEVALUATE A NEW REVEAL AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE, AND THIS PLAN INCLUDES ALL INFORMATION REQUIRED BY THE LATEST EDITION OF THE SHAPE LOT DEVELOPMENT SITE PLAN CHECKLIST.

NAME AND ADDRESS	DATE
GREGORY M. HOOK, PLS 711	

**SUN SUPPLIES** 800-675-6695  
**JDFH** Data  
**SPRINKLES**

---

PRIORITIZED MAIL 3 Longview Drive, Ocean Park, DC 17110  
 PHONE NUMBER: 410-662-6036

DATE OF ORIGINAL:		March 20	2022	Author ID:
REVISION:	DATE:	March 20	2022	2022
REVISION:	DATE:			2022
REVISION:	DATE:			2022
REVISION:	DATE:			2022
REVISION:	DATE:			2022

**FLOOD DATA**  
 The property is in Zone "X"  
 of the Flood Insurance Rate Map, Community Panel No. 10004-0005-0005-012-X  
 which has an effective date of March 15, 2015 and is in a Special  
 Flood Hazard Area.

	DATE OF ORIGINAL:	August 30	2022	October 03
REVISION:		Pennsylvania Paid State Pmts.		2022-29
REVISION:			DATE:	2023-06
REVISION:			DATE:	2023-07
REVISION:			DATE:	2023-08
REVISION:			DATE:	2023-09
REVISION:			DATE:	2023-10
REVISION:			DATE:	2023-11
REVISION:			DATE:	2023-12

## TOWN OF OCEAN VIEW

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

TO: Board of Adjustment

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

DATE: November 17, 2022

SUBJECT: **OVERVIEW OF APPLICATION V-435**

Application V-435, John and Martina Sophocles, for property zoned R-1 (Single-Family Residential District) located at 5 Longview Drive (PIDN: 103.080 / CTM# 134-12.00-1524.00). The property owners wish to construct a swimming pool with concrete pad and apron are seeking a variance from Article V, §140-28 in order for all existing and proposed building/structures on the lot to exceed the maximum allowable lot coverage of 35%.

### TOWN COMMENTS

The existing lot coverage on this parcel of land is 31.62% or 3,626 Square Feet. Maximum lot coverage in R-1, Residential Single-Family District is 35%.

The proposed improvement will result in a lot coverage of 37.36% or 4,284 Square Feet. This is 2.36% above the maximum allowable impervious lot coverage of 35%.



## 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
<b>Setbacks (feet)</b>				
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
<b>Maximum Height</b>				
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%

<b>Standard</b>	<b>Zone and Dwelling Type</b>			
	<b>R-1 Zone</b>	<b>R-2 Zone</b>		
	<b>Single-Family</b>	<b>Single-Family</b>	<b>Semidetached</b>	<b>Duplex</b>
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.

## Jill Oliver

---

**From:** Michael Loveland <mike@delawaresurveyor.com>  
**Sent:** Thursday, October 6, 2022 7:27 AM  
**To:** 'Jim Lober'; Jill Oliver  
**Cc:** Kenneth Cimino; Greg Durstine; Jessica Snader; 'John Sophocles'  
**Subject:** RE: Site Plan Review - Pool - Sophocles - 5 Longview Dr. - PIDN: 103.080 FW: 1-34-12-1524  
**Attachments:** 1-34-12-1524 SPC TOWN OF OCEAN VIEW-1.pdf

To All,

Home Owner is planning on going for a variance for the lot coverage. Please see the attached. Additional information is to be dropped off by the client this week. hope this finds you all well and healthy. Have a terrific day.

Thank you for Entrusting Simpler Surveying & Associate, Inc. for all your Professional Land Surveying needs. If you have and questions and/or concerns please give us a call. Please make sure that all correspondence has the tax map number to help expedite the process.

Michael Loveland, *Surveyor Intern 013*  
Project Manager  
Simpler Surveying & Associate, Inc.  
32486 Powell Farm Road  
Frankford, Delaware 19945  
(302) 539-7873 ~ (302)539-4336 Fax  
[mike@delawaresurveyor.com](mailto:mike@delawaresurveyor.com)

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**From:** Jim Lober <Jim.Lober@mottmac.com>  
**Sent:** Tuesday, September 20, 2022 8:50 AM  
**To:** Jill Oliver <JOLIVER@OCEANVIEWDE.GOV>; mike@delawaresurveyor.com  
**Cc:** Kenneth Cimino <kcimino@oceanviewde.gov>; Greg Durstine <codetov@oceanviewde.com>; Jessica Snader <jsnader@oceanviewde.gov>  
**Subject:** RE: Site Plan Review - Pool - Sophocles - 5 Longview Dr. - PIDN: 103.080 FW: 1-34-12-1524

Jill,

I have reviewed the proposed site and grading plan for 5 longview drive and have the following comments.

1. The plan as proposed exceeds the maximum allowable lot coverage of 35%. The amount of lot coverage will need to be reduced, or a variance granted from the Board of Adjustment to permit the maximum allowable lot

coverage to be exceeded. Should the applicant choose to pursue a variance, ensure that an accurate depiction of the total impervious proposed is provided on the plan and in the variance application. The plan does not currently include a pedestrian connection from the house to the concrete pad or an apron around the perimeter of the pool.

2. Provide grading for the pool to protect the pool from runoff and direct flow around. The pool is currently shown lower than the grade along the dwelling and screened porch and the 6.3 spots along the property line.
3. Provide a revision description and date on the revised plan.

Please let me know if you have any questions.

Thanks,  
Jim

**Jim Lober**

Territory Manager - Engineering

C 302-383-8803

[jjim.lober@mottmac.com](mailto:jjim.lober@mottmac.com)

**From:** Jill Oliver <[joliver@oceanviewde.gov](mailto:joliver@oceanviewde.gov)>

**Sent:** Tuesday, September 6, 2022 2:22 PM

**To:** Jim Lober <[Jim.Lober@mottmac.com](mailto:Jim.Lober@mottmac.com)>

**Cc:** Kenneth Cimino <[kcimino@oceanviewde.gov](mailto:kcimino@oceanviewde.gov)>; Greg Durstine <[codetov@oceanviewde.com](mailto:codetov@oceanviewde.com)>; Jessica Snader <[jnsader@oceanviewde.gov](mailto:jnsader@oceanviewde.gov)>

**Subject:** Site Plan Review - Pool - Sophocles - 5 Longview Dr. - PIDN: 103.080 FW: 1-34-12-1524

Good afternoon Jim,

Please review the attached site plan for compliance with our single lot development requirements.

Happy Tuesday 😊

Jill

**From:** Michael Loveland <[mike@delawaresurveyor.com](mailto:mike@delawaresurveyor.com)>

**Sent:** Tuesday, August 30, 2022 11:22 AM

**To:** Jill Oliver <[joliver@oceanviewde.gov](mailto:joliver@oceanviewde.gov)>; Greg Durstine <[codetov@oceanviewde.com](mailto:codetov@oceanviewde.com)>; Kenneth Cimino <[kcimino@oceanviewde.gov](mailto:kcimino@oceanviewde.gov)>

**Subject:** 1-34-12-1524

To All,

Attached is a proposed pool site plan. Please sent to the town's engineer for review.

Thank you for Entrusting Simpler Surveying & Associate, Inc. for all your Professional Land Surveying needs. If you have and questions and/or concerns please give us a call. Please make sure that all correspondence has the tax map number to help expedite the process.

Michael Loveland, *Surveyor Intern 013*

Project Manager

Simpler Surveying & Associate, Inc.

32486 Powell Farm Road  
Frankford, Delaware 19945  
(302) 539-7873 ~ (302)539-4336 Fax  
[mike@delawaresurveyor.com](mailto:mike@delawaresurveyor.com)

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## TOWN OF OCEAN VIEW

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

Ocean View, DE 19970

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SINCE 1889



November 1, 2022

Nordell, Frank U. & Maria V.  
17 Longview Dr.  
Ocean View, DE 19970

103.110

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

**5 Longview Drive**

**(PIDN: 103.080 / CTM# 134-12.00-1524.00)**

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-435, submitted by the property owners, John and Martina Sophocles, for property zoned R-1 (Single-Family Residential District) located at 5 Longview Drive (PIDN: 103.080 / CTM# 134-12.00-1524.00). The property owners wish to construct a swimming pool with concrete pad and apron are seeking a variance from Article V, §140-28 in order for all existing and proposed building/structures on the lot to exceed the maximum allowable lot coverage of 35%.

The Town will hold this hearing on **Thursday, November 17, 2022 at 3:00pm** or as soon as possible thereafter in the Ocean View Community Center located at 32 West Avenue, adjacent to John West Park. All interested parties are welcome to attend. The meeting will be available online via livestream on the Town's YouTube channel. The link to the livestream will appear on the posted agenda for the meeting and in the calendar portion of the Town's website, [www.oceanviewde.gov](http://www.oceanviewde.gov). 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](mailto:kcimino@oceanviewde.gov).

PIDN	CTM#	PL#	Property Location Street	Owner	OMA #	OMA Street	OMA City	OMA State	OMA Zip
103.110	134-12.00-311.01	17	Longview Dr.	Nordell, Frank U. & Maria V.	17	Longview Dr.	Ocean View	DE	19970
103.120	134-12.00-311.02	15	Longview Dr.	Conte, Richard & Silko, Gary CPA	90	Madeline Rd.	Ridge	NY	11961
103.130	134-12.00-311.03	13	Longview Dr.	Truitt, Shane & Michelle Truitt	13	Longview Dr.	Ocean View	DE	19970
103.140	134-12.00-311.04	11	Longview Dr.	Long, David James Jr & Sara	11	Longview Dr.	Ocean View	DE	19970
103.160	134-12.00-311.07	7	Longview Dr.	Disposto, Christopher & Marie A.	7	Longview Dr.	Ocean View	DE	19970
112.010	134-12.00-311.06	42	Woodland Ave.	Veith, William Joseph & Lisa P	3202	Blueford Rd.	Kensington	MD	20895
113.000	134-12.00-312.00	40	Woodland Ave.	Gaona, Hermes	40	Woodland Ave.	Ocean View	DE	19970
114.000	134-12.00-313.00	40 A	Woodland Ave.	Phillips, Alexander D & Christy W	9720	Dellford Ct.	Burke	VA	22015
116.010	134-12.00-317.01	32	Woodland Ave.	Collazuol, Stephen/Ann C. Bennett Collazuol	3	Tappan Zee Ter.	South Nyack	NY	10960
116.011	134-12.00-317.00	34	Woodland Ave.	Collazuol, Stephen/Ann C. Bennett Collazuol	3	Tappan Zee Ter.	South Nyack	NY	10960
103.080	134-12.00-1524.00	5	Longview Dr.	Sophocles, John & Martina	2226	Tufton Ridge Rd.	Reisterstown	MD	21136
103.090	134-12.00-1523.00	3	Longview Dr.	Long, David J. & Kristy L.	23	Longview Dr.	Ocean View	DE	19970
103.030	134-12.00-1520.00	10	Longview Dr.	Plautz, Betty Jane Adamek	10	Longview Dr.	Ocean View	DE	19970
103.040	134-12.00-1519.00	12	Longview Dr.	Plautz, Betty Jane Adamek	10	Longview Dr.	Ocean View	DE	19970
103.050	134-12.00-1518.00	14	Longview Dr.	Choplinsky, Robert & Barbara	906	Quail Ln.	Newark	DE	19711
103.060	134-12.00-1517.00	16	Longview Dr.	Robinson, Robert J. Sr. & Phyllis	16	Longview Dr.	Ocean View	DE	19970
103.070	134-12.00-1516.00	18	Longview Dr.	Powell, Robert M. & Terry A.	811	4th Avenue	Parkburg	PA	19365
103.100	134-12.00-315.01	20	Longview Dr.	Smith, Kathleen I.	20	Longview Dr.	Ocean View	DE	19970
110.000	134-12.00-308.01	48	Woodland Ave.	Mitchell, Clifton D & Mary P.		P.O. Box 1259	Ocean View	DE	19970
111.000	134-12.00-310.00	46	Woodland Ave.	McAllister, James M & Diana B	46	Woodland Ave.	Ocean View	DE	19970
112.000	134-12.00-311.06	42	Woodland Ave.	Gajar, Anna H. & Stephanie A.	272	Spring St.	State College	PA	16801
115.000	134-12.00-314.00	38	Woodland Ave.	Herrington, Robert L.		P.O. Box 535	Millsboro	DE	19966
179.040	134-12.00-556.01	39	Woodland Ave.	Dorothy, Michael & Catherine	39	Woodland Ave.	Ocean View	DE	19970
179.060	134-12.00-555.02	43	Woodland Ave.	Colella, David & Nancy L Roth	43	Woodland Ave.	Ocean View	DE	19970
179.070	134-12.00-555.01	45	Woodland Ave.	Scott, Joseph A & Priscilla H	45	Woodland Ave.	Ocean View	DE	19970
183.000	134-12.00-553.00	47	Woodland Ave.	Crouch, William & Nancy	140	Graves Rd.	Oxford	PA	19363
186.001	134-12.00-552.02	1	Jordyn Ct.	Bouloucon, Marc C. & Catherine	33784	Connecticut Ave.	Frankford	DE	19945
103.020	134-12.00-1521.00	4	Longview Dr.	Weller, Christine M.	4	Longview Dr.	Ocean View	DE	19970
103.010	134-12.00-1522.00	7	Hudson Ave.	7 Hudson, LLC	22476	Grebe Ln.	Ocean View	DE	19970
099.190	134-12.00-1525.00	9	Hudson Ave.	Cudone, Paul P. & Grande, Linda M.	37400	Pettinaro Dr. - #2103	Ocean View	DE	19970
099.200	134-12.00-1526.00	11	Hudson Ave.	Shevock, John D. & Allison E.	205	Pennsylvania Ave.	Dover	DE	19901
104.000	134-12.00-308.00	5	Hudson Ave.	Long, David J. & Betty Jean	5	Hudson Ave.	Ocean View	DE	19970
103.090	134-12.00-1523.00	3	Longview Dr.	Long, David J. & Kristy L.	23	Longview Dr.	Ocean View	DE	19970

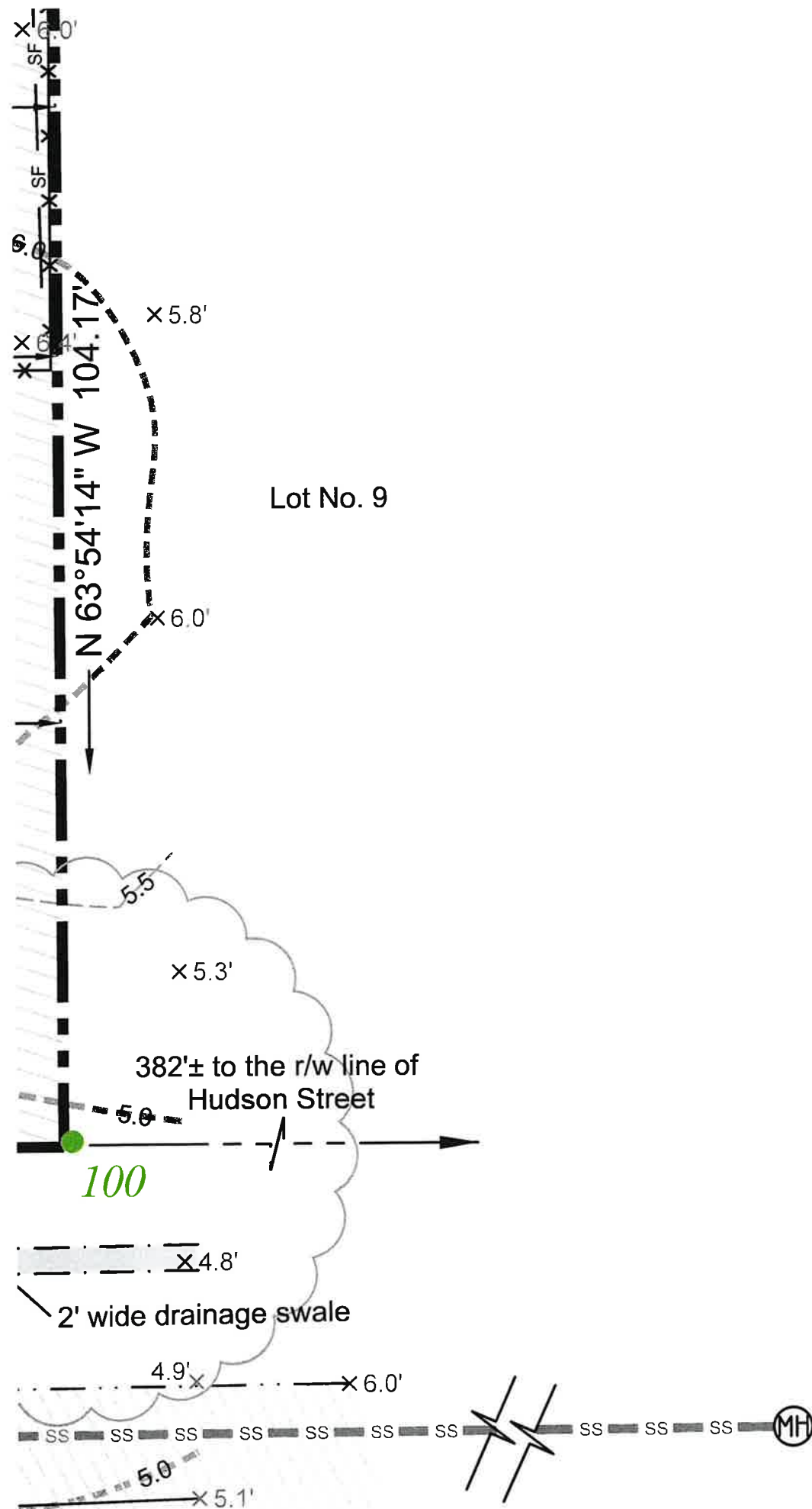
103.080	134-12.00-1524.00	5	Longview Dr.	Sophocles, John & Martina Mitchell, Clifton D. & Mary P. Trustees - U/T	2226	Tufton Ridge Rd.	Reisterstown	MD	21136
109.000	134-12.00-309.00	50	Woodland Ave.	Mitchell Living Trust		P.O. Box 1259	Ocean View	DE	19970











- COUNTY: SUSSEX
- HUNDRED: BALTIMORE
- MUNICIPALITY: TOWN OF OCEAN VIEW
- AREA: 11,468 SQ. FT.
- SCALE: 1"=20'
- CLASS "A" SURVEY

Zoning data for the subject parcel was taken from the town zoning map (<http://www.oceanviewde.com/Zoning-Map-Regulations/>) and Restrictions shown hereon were obtained through General Code Website: eCode360, Town of Ocean View, Chapter 140 – Land Use and Development (<https://ecode360.com/15703531>).

- ZONING– R-1 (Residential)
- BUILDING RESTRICTION LINE (B.R.L.)
  - A. –FRONT= 25'
  - B. –SIDE = 15'
  - C. –REAR = 30'
  - D. –HEIGHT RESTRICTIONS– NOT TO EXCEED STORIES OR 42'
- LOT COVERAGE CALCULATION: MAX ALLOWABLE AREA 35%
  1. EXISTING 31.62% (3,626 SQ. FT.)
    - Dwelling, Driveway, steps, stepping stones o/s and s/p
  2. PROPOSED 37.36% (4,284 SQ. FT.)
    - Proposed Pool and Concrete Apron
- VERTICAL DATUM– NAVD'88 (1988 NORTH AMERICAN VERTICAL DATUM)
- HORIZONTAL DATUM– NAD'83 (1983 NORTH AMERICAN DATUM)
- ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED IN ACCORDANCE WITH THE STATE OF DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION) PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY
- THE 10' WIDE DRAINAGE EASEMENT SHOWN WITHIN THE SUBJECT PARCEL IS HEREBY DEDICATED TO THE TOWN OF OCEAN VIEW AS PER THIS PLAT.

## SURVEYOR NOTES

1. This plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.

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