

APRIL 21ST 2022 PZ MEETING.

SINCE 1889



**TOWN OF OCEAN VIEW, DELAWARE
PLANNING AND ZONING COMMISSION
SUBDIVISION/COMBINATION OF LAND**

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

302-539-1208

kcmimio@oceanviewde.gov / www.oceanviewde.gov

SINCE 1889



Fee: \$ 350 -

P- 339

I (We) hereby apply for approval of a land development site plan and certify that all information and documents provided for this application are correct.

Applicant(s) (Print): THOMAS S GHIGLIOTTY
MARYBETH A MELL Phone #: (302) 531-8559

Address: 6 TINGLE STREET OCEAN VIEW DE 19970

Signature(s): Thomas S Ghigliotty Marybeth A Mell Date: 3-10-2022
Applicant(s)

Owner(s) of Record (Print): MARYBETH A MELL Phone #: (302) 531-8559
THOMAS S GHIGLIOTTY

Address: 6 TINGLE STREET OCEAN VIEW DE 19970

Signature(s): Thomas S Ghigliotty Marybeth A Mell Date: 3/10/2022
(Property Owner(s))

All required documentation shall be submitted to the Administrative Official by the 15th day of the month prior to the month in which the plan will be considered by the Planning & Zoning Commission.

TOWN USE ONLY:

Administrative Official Signature:

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6 & 8 Tingle Street
(PIDN: 099.360 & 099.340 / CTM#134-
12.00-1537.00 & 1538.00)

P

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Town of Ocean View will review Application P-339, a Land Development Site Plan submitted by the property owners Thomas S. Ghigliotty & Marybeth A. Mell for the consolidation of two (2) parcels of land into one (1) parcel on property zoned R-1 (Single-Family Residential District) located at 6 & 8 Tingle Street (PIDN: 099.360 & 099.340 / CTM# 134-12.00-1537.00 & 134-12.00-1538.00)

TOWN USE ONLY:

PLANNING AND ZONING COMMISSION REVIEWS

CONCEPT PLAN: Received: n/a Advertised: _____ Reviewed: _____

TAC (if applicable): Reviewed: n/a Attending: _____

PRELIMINARY SITE PLAN: Received: _____ Advertised: _____ Reviewed: _____

APPROVED: _____ DENIED: _____ DATE: _____

Chairperson, Planning & Zoning Commission

FINAL SITE PLAN: Received: _____ Advertised: _____ Reviewed: _____

APPROVED: _____ DENIED: _____ DATE: _____

Chairperson, Planning & Zoning Commission

Town of Ocean View

****RECEIPT FOR TOWN FEES****

Financial Good Standing

DATE	PROPERTY OWNER NAME
04/19/2022	Ghigliotty / Mell
PIDN	PROPERTY LOCATION
099.360/099.340	6 & 8 Tingle Street

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 # S- _____	
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	P-339 P&Z V- Board of Adj Fees	350.00
01-400-120-130	Other Fee (circle): Deed Recordation Bid Package	
	Other (describe): _____ Subtotal	\$ 350.00
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	TOTAL FOR MCSJ FINANCE MODULE (General Fund Money Market)	\$ 350.00
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%	
	TOTAL FOR MCSJ A/R MODULE (General Fund Money Market)	\$ -
01-400-115-003	Real Estate Transfer Tax @ 1.5% (Transfer Tax Acct)	
01-400-130-175	CREDIT CARD CONVENIENCE FEE: General 3%	
	TOTAL TRANSFER TAX MONEY MARKET ACCOUNT	\$ -
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%	
	TOTAL WATER SYSTEM CHECKING ACCOUNT	\$ -
	TOTAL DEPOSIT RECEIVED (May pay on one check)	\$ 350.00

Payment received by:

JO

Check #/CC Auth Code

ck# 3195

Name on Check if not
Property Owner

Date Received

3/21/22

Updated: cal 06/15/2015



**Leading Providers of
Infrastructure Asset Management
and Engineering Services
since 1994**

April 12, 2022

Kenneth L. Cimino
Town of Ocean View
201 Central Avenue
Ocean View, DE 19970

RE: Lot Consolidation Plan – 6&8 Tingle Street

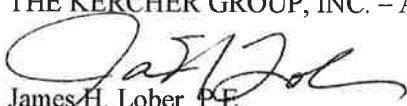
Dear Mr. Cimino:

We have reviewed the plan titled Boundary Adjustment Plan – Lots 34 & 36 Kelly Estates 6 & 8 Tingle Street as prepared by Vista Design, Inc. dated 2/5/22. Based on our review we have the following comments.

1. The plan should include all of the improvements on the subject properties so that it represents an accurate depiction of the existing conditions on site.
2. Please include an inset on the plan of the proposed condition of the property lines. Do not include the line to be abandoned and show the building setbacks, easements, etc. as they will be configured in the proposed condition. This inset does not need to include the existing improvements and can be shown at a smaller scale if necessary to fit on the plan.
3. The building restrictions lines and drainage easements on lot 34 should be shown to extend to the wetlands boundary. On lot 36, the building restriction line should extend to the wetlands boundary and the drainage easement line should be trimmed at the wetlands boundary.
4. Note the height of the existing structures on the plan.
5. Note the existing lot coverage on the plan.
6. Clarify what the angled hatch represents in the drainage easement along the southern property boundary of lot 36.
7. Remove any hatching, labels, etc. from the lot north of lot 36 to clarify that it is not subject to this plan.
8. Please retitle the plan “Lot Consolidation Plan”.

If you have any questions please feel free to give me a call. I welcome the opportunity to discuss the plan with you.

Regards,
THE KERCHER GROUP, INC. – A Mott MacDonald Company


James H. Lober, P.E.
Territory Manager - Engineering

THE KERCHER GROUP, INC. – A Mott MacDonald Company

www.kerchergroup.com | 254 Chapman Rd., Suite 202, Newark, DE 19702 | 302-894-1098

4. All disturbed areas shall be permanently stabilized in accordance with the State of Delaware Erosion and Sediment Control Handbook, latest edition, prior to the issuance of a Certificate of Occupancy by the Town of Ocean View.

	100%
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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



April 4, 2022

Wheat, Thomas V. & Ellen V.
4 Tingle St.
Ocean View, DE 19970

101.000

TOWN OF OCEAN VIEW PUBLIC PLANNING & ZONING COMMISSION

6 & 8 Tingle Street

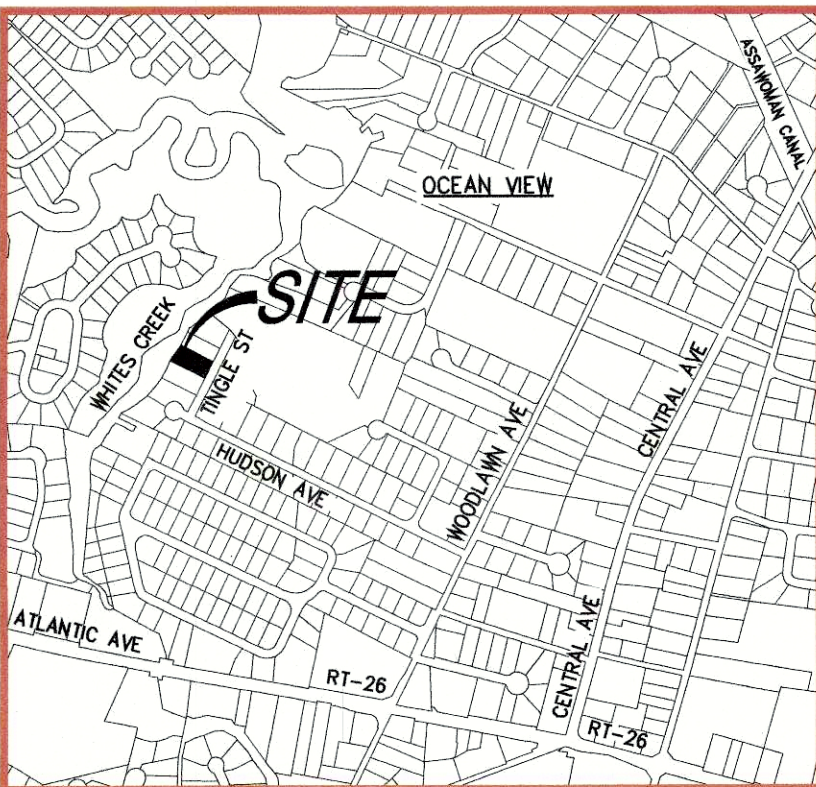
**(PIDN: 099.360 & 099.340 / CTM#134-12.00-
1537.00 & 1538.00)**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Town of Ocean View will review Application **P-339**, a Land Development Site Plan submitted by the property owners Thomas S. Ghigliotty & Marybeth A. Mell for the consolidation of two (2) parcels of land into one (1) parcel on property zoned R-1 (Single-Family Residential District) located at 6 & 8 Tingle Street (PIDN: 099.360 & 099.340 / CTM# 134-12.00-1537.00 & 134-12.00-1538.00)

The Town will hold this hearing on **Thursday, April 21, 2022 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. 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
101.000	134-12.00-307.00	4	Tingle St.	Wheat, Thomas V. & Ellen V.	4	Tingle St.	Ocean View	DE	19970
099.320	134-12.00-1539.00	10	Tingle St.	Reynolds, Kelly Justice & Kent A.	10	Tingle St.	Ocean View	DE	19970
099.300	134-12.00-1540.00	12	Tingle St.	DeCanio, John M.	12	Tingle St.	Ocean View	DE	19970
099.290	134-12.00-306.01	9	Tingle St.	Riley, Kathryn L.	9	Tingle St.	Ocean View	DE	19970
099.310	134-12.00-306.00	7	Tingle St.	Pearson, Joseph T. & Jo Marie	3	Tingle St.	Ocean View	DE	19970
099.330	134-12.00-1535.00	3	Tingle St.	Pearson, Joseph T. & Jo Marie	3	Tingle St.	Ocean View	DE	19970
099.350	134-12.00-1536.00	1	Tingle St.	McGrew, Palmer & Ceda J.	7452	Spring Village Dr. #104	Springfield	VA	22150
102.000	134-12.00-315.00	24	Longview Dr.	Long, David J. & Betty Jean	5	Hudson Ave.	Ocean View	DE	19970



VICINITY MAP

Wetlands Certification

I, Edward M. Launay, PWS, States that the Boundaries of Waters of the United States Including Wetlands Subject to the Corps of Engineers Regulatory Program Delineated upon this Plan have been Determined using My Professional Judgement in Accordance with the 1987 Corps of Engineers Wetlands Delineation Manual, Atlantic Gulf Coast Regional Supplement, Regulations and Supplemental Guidance (33 cfr 328.3(a)(8), Waters of the U.S. Definitions/cecw-or, 10-7-1991, Questions and Answers on the 1987 COE Manual/cecw-or, 9-26-1990, RGL 90-7/cecw-or, 3-6-1992. Clarification and Interpretation of the 1987 Manual). This Delineation has not been Conducted for USDA Program or Agricultural Purposes.

State Regulated Tidal Wetlands are shown in Accordance with DNREC Tidal Wetland Map Sussex #042.

Edward M. Launay, PWS no.875 Date
Society of Wetland Scientist
Corps of Engineers, Certified
Wetlands Delineator (WDCEP93MD0510036B)

Owner Certification

We, Marybeth A. Mell, Trustee of the Marybeth Mell Revocable Trust & Thomas Ghigliotti, Trustee of Thomas Ghigliotti Revocable Trust, certify that We are the owners of the property which is the subject of this plan and that the land use action proposed by this plan is at our direction.

Marybeth A. Mell, TRUSTEE 3/2/22
Signature Date
Marybeth A. Mell, Trustee of the Marybeth Mell Revocable Trust
6 & 8 Tingle Street
Ocean View, Delaware 19970

Thomas Ghigliotti, Trustee 3/2/22
Signature Date
Thomas Ghigliotti, Trustee of the Thomas Ghigliotti Revocable Trust
6 & 8 Tingle Street
Ocean View, Delaware 19970

Surveyor Certification

I, Dominic L. Agresta, 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 Date 2/25/2022
Dominic L. Agresta Phone: (410) 352-3874
Vista Design, Inc. 11634 Worcester Hwy, Showell, MD
Delaware Professional Land Surveyor Registration #757

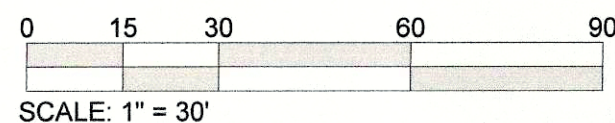
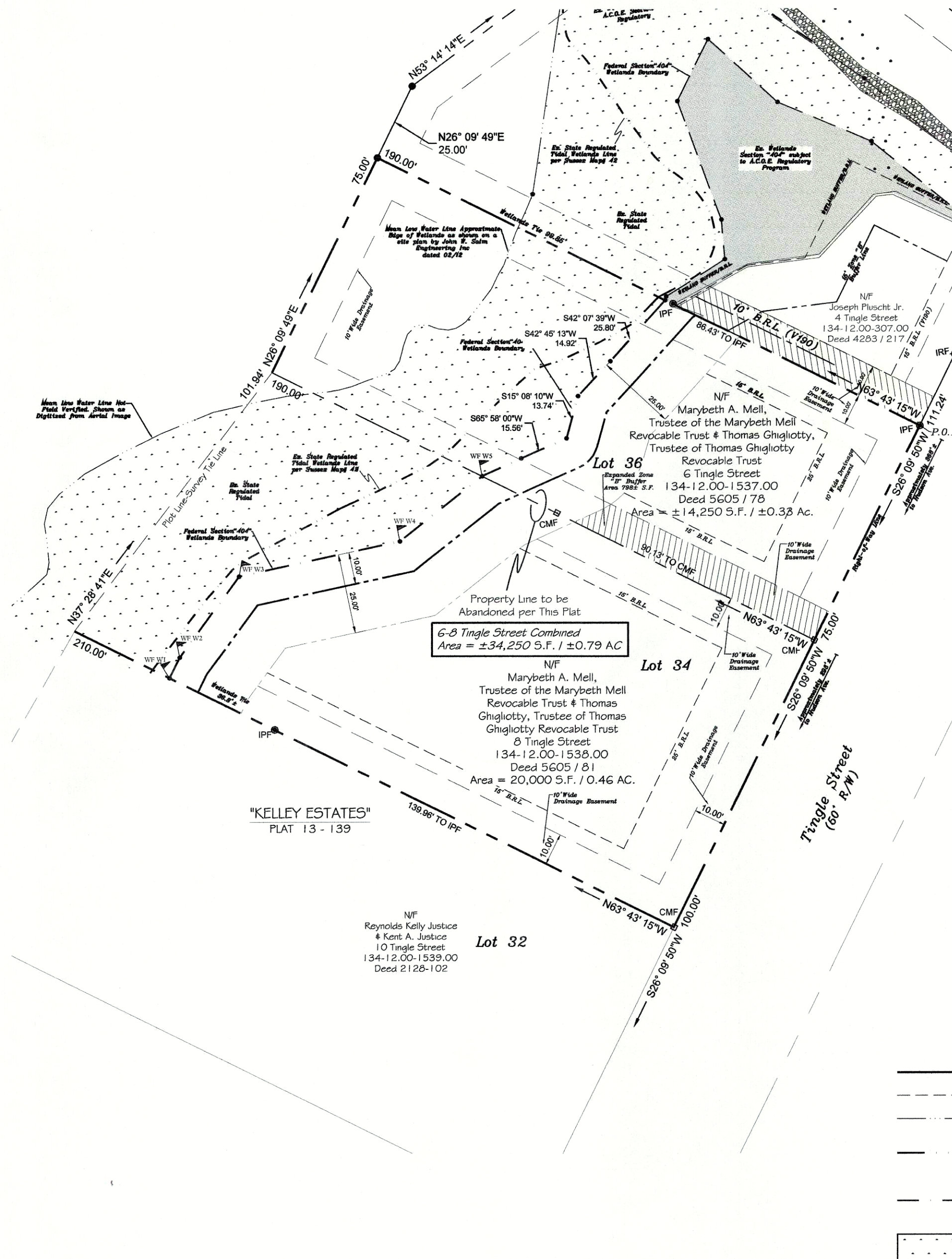
GENERAL NOTES:

1. This survey has been prepared without benefit of a formal title report or review of records for easements or rights-of-way.
2. Covenants and other restrictions may affect this property and not be shown. This survey shows only visible above ground improvements and does not address contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided.
3. The information shown hereon is based on the plats of record as indexed in the property cadastre of Sussex county, Delaware and a field run survey.
4. All disturbed areas shall be permanently stabilized in accordance with the State of Delaware Erosion and Sediment Control Handbook, latest edition, prior to the issuance of a Certificate of Occupancy by the Town of Ocean View.

Boundary Line Adjustment Plan

6 & 8 Tingle Street

Kelley Estates, Lots 34 & 36
Town of Oceanview
Sussex County, Delaware



SCALE: 1" = 30'

SITE DATA

Owner/ Developer

Marybeth A. Mell,
Trustee of the Marybeth Mell Revocable Trust &
Thomas Ghigliotti,
Trustee of Thomas Ghigliotti Revocable Trust
6 & 8 Tingle Street
Ocean View, Delaware 19970

Surveyor

Vista Design, Inc.
11634 Worcester Highway
Showell, Maryland 21862
Phone: (410) 352-3874

Flood Zone

Based upon the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel Number 10005C 0511 K, Dated March 16, 2015 Subject Property is Located in Zone 'AE 7.0'.

Site Information

6 Tingle Street
Tax Map 1-34-12.00 Parcel 1537.00
Zoning (R-1)
Land Use Residential
Deed Ref: 5605 / 78, Plat 13 / 139
Area ±14,250 s.f or ±0.33 Acres

8 Tingle Street
Tax Map 1-34-12.00 Parcel 1538.00
Zoning (R-1)
Land Use Residential
Deed Ref: 5605 / 81, Plat 13 / 139
Area ±20,000 s.f or ±0.46 Acres

6 - 8 Tingle Street Combined
Area ±34,250 s.f. / ±0.79 AC

Building

Maximum Allowable Building Height = 42 ft. 3-Story

Lot Coverage

6 Tingle Street Maximum Coverage of Lot Area = 35%
Lot Area 14,250 s.f.± x 35% = 4,988 s.f.

8 Tingle Street Maximum Coverage of Lot Area = 35%
Lot Area 20,000 s.f.± x 35% = 7,000 s.f.

6-8 Tingle Street Combined Max. Cov. of Lot Area= 35%
Lot Area 34,250 s.f.± x 35% = 11,988 s.f.

Setbacks

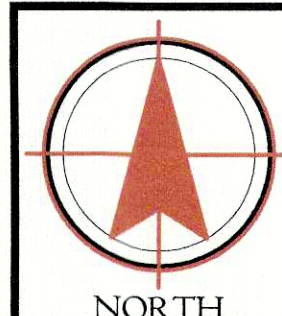
Front 25'
Side 15'
Rear 30'

LEGEND

	CMF	NOTES CONCRETE MON
	IPF	NOTES IRON PIPE
		NOTES POINT
		NOTES PROPERTY LINE
		NOTES B.R.L.
		NOTES MEAN LOW WATER
		NOTES STATE TIDAL WETLAND BOUNDARY IDENTIFIED PER DNREC MAP#42
		NOTES BOUNDARY OF THE WATERS OF U.S. WETLANDS INCLUDING WETLANDS SUBJECT TO CORPS OF ENGINEERS REGULATORY PROGRAM
		EXISTING STATE REGULATED WETLANDS

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assigns without the written permission of VDI will be at the Clients risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



NORTH

REVISIONS	PROJECT DATA
0/00/00	Project No: 20-112
0/00/00	File Name: 20-112-Surface-Compiling.dwg
0/00/00	BALTIMORE HUNTERD
0/00/00	SUSSEX COUNTY, DELAWARE
0/00/00	Date: 02/25/22
0/00/00	Scale: 1" = 30'

BOUNDARY
ADJUSTMENT
PLAN

LOT 34 & 36
KELLY ESTATES
6 & 8 TINGLE STREET
OCEANVIEW, DE

VISTA
DESIGN, INC.
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Showell, MD 21862
Ph: 410-352-3874 • www.vistadesigninc.com