



John Ciavarra
DRB Group Eastern Shore, LLC
18054 Emerson Way
Georgetown, DE 19947

March 11th, 2022

Town of Ocean View
Town Council
Re: Browning Farm: Tax ID # 134-12.00-470.00
Annexation Request

To whom it may concern,

DRB Group Eastern Shore, LLC would like to petition for annexation of the above described as Tax ID # 134-12.00-470.00 or 142 Woodland Avenue Ocean View, DE 19970 for residential construction.

The request is for a 29.75-acre contiguous parcel per the attached survey. This annexation request is in conjunction with a request for a rezone from AR1 to R3.

DRB Group Eastern Shore, LLC would like to be a part of the town of Ocean View due to its tremendous reputation for safety, cleanliness and beauty. DRB believes this residential community will have tremendous marketability being tied to the town of Ocean View and believes the town will support its efforts to complete a successful neighborhood for residents for years to come.

We ask for consideration on these requests and look forward to the next steps in the process.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ciavarra".

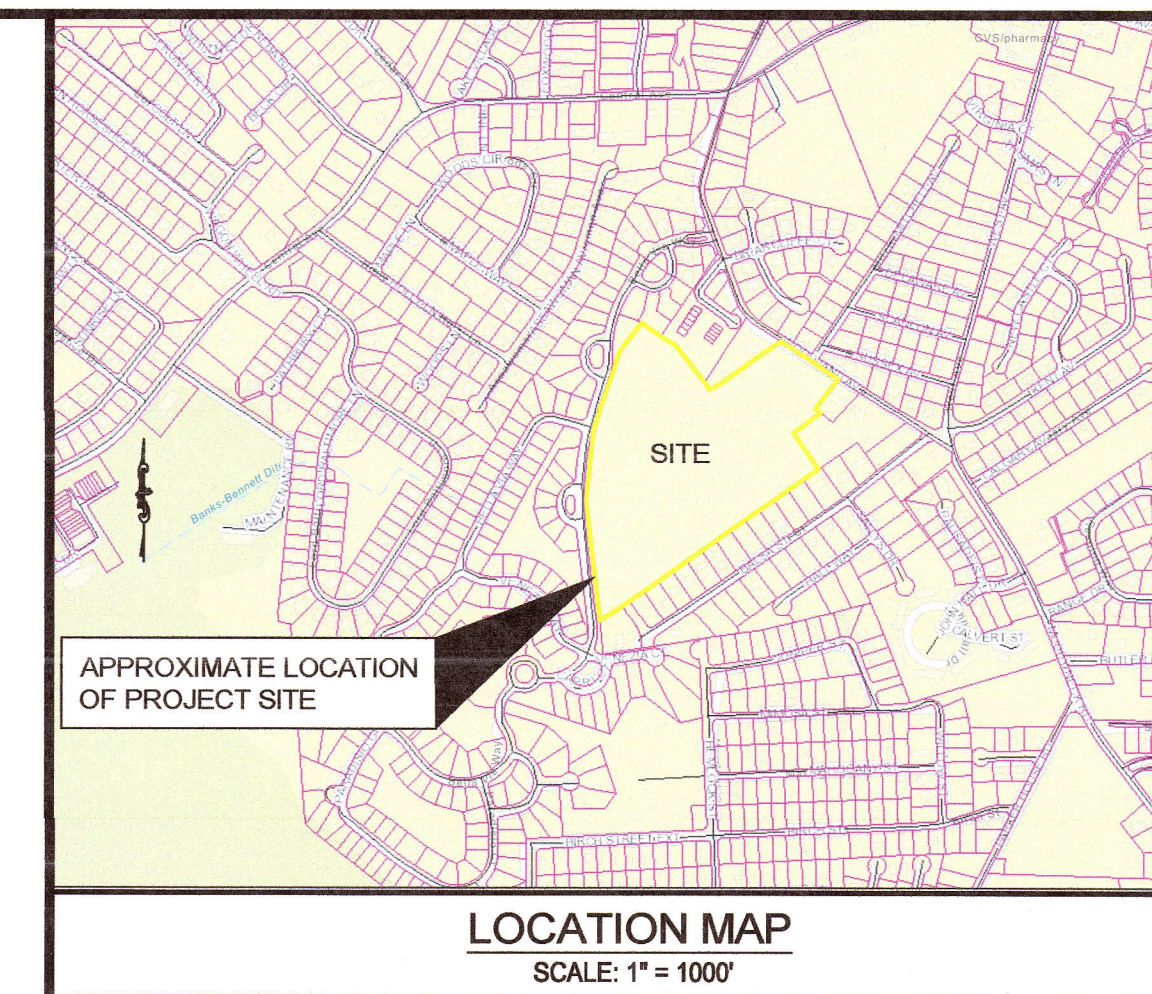
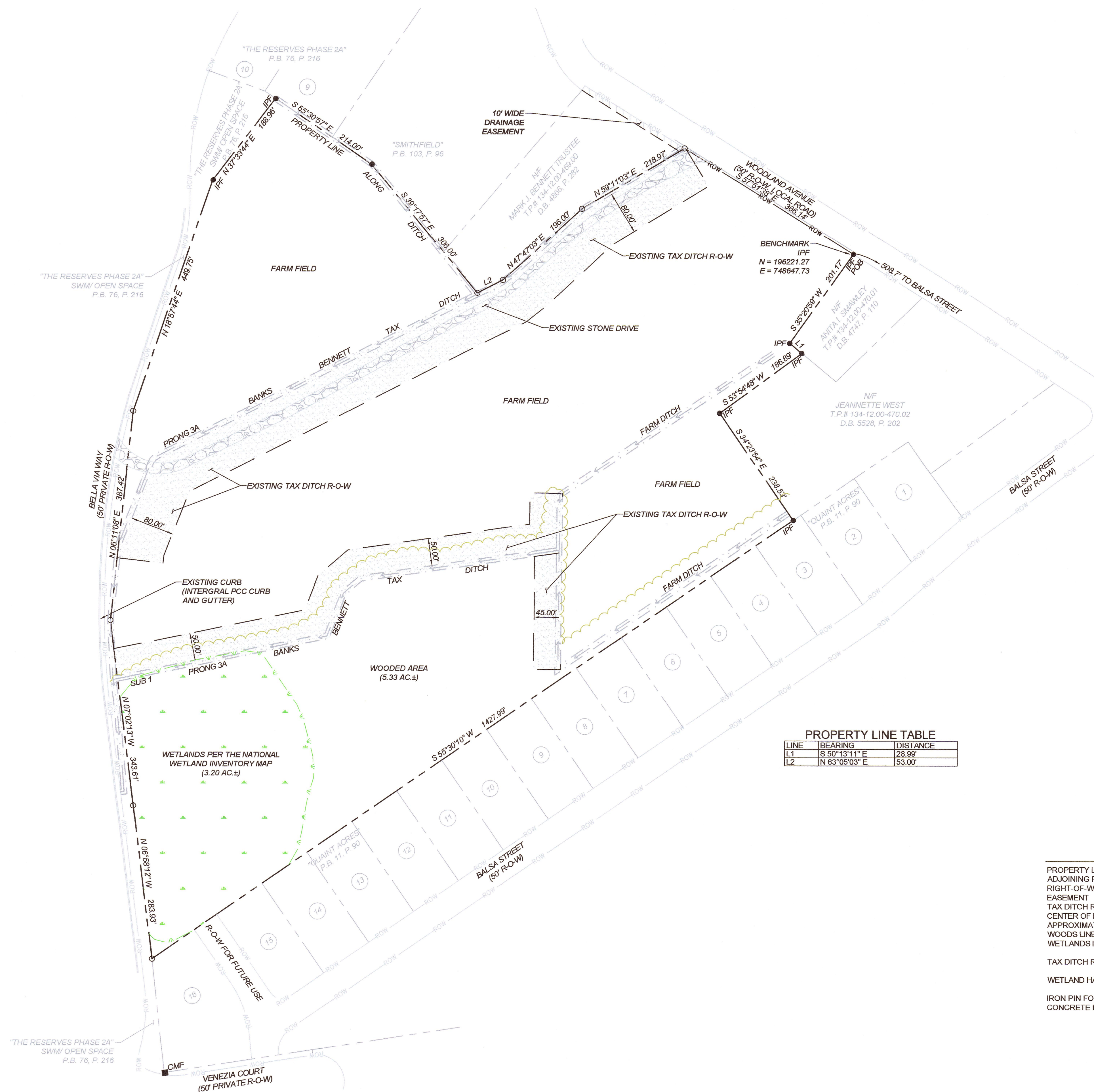
John Ciavarra
Division President
jciavarra@drbgroup.com

Cc: Steve Marsh-GMB Engineering

Enclosure: Boundary Survey

240-420-6050 | 18054 Emerson Way, Georgetown, DE 19947 | drbgroup.com

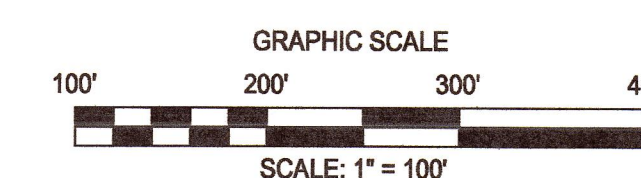




1. PROPERTY INFORMATION/OWNER:
THEODORE F. BROWNING &
JEANNETTE N. WEST
138 WOODLAND AVENUE
OCEANVIEW, DE 19970
2. SURVEYOR:
CIVIL ENGINEERING ASSOCIATES, LLC
55 WEST MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833
3. EXISTING ZONING: AR-1
SETBACKS
MIN. LOT AREA - 20,000 S.F.
MIN. LOT WIDTH - 100 FEET
FRONT YARD - 40 FEET
SIDE YARD - 15 FEET
REAR YARD - 20 FEET
MAX. BUILDING HEIGHT - 42 FEET
4. TAX PARCEL ID: 134-12.00-470.00
5. DEED REF: D.B. 5528, P. 202, P.B. 7, P. 43
6. AREAS: 1,213,220.3 S.F.±, 27.852 AC± TOTAL
7. WETLANDS: A WETLAND DELINEATION WAS NOT INCLUDED AS PART OF THIS SURVEY, THE WETLANDS SHOWN ARE SCALED FROM THE NATIONAL WETLANDS INVENTORY MAP.
8. FLOODPLAIN: PER F.E.M.A. FIRM MAP 10005C0511K & 10005C0512K, EFFECTIVE MARCH 18, 2015, THE SITE IS NOT IMPACTED BY ANY SPECIAL FLOOD HAZARD AREA.
9. TITLE REPORT: THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
10. ENCROACHMENTS: THE SURVEY UPON WHICH THIS PLAN WAS CREATED UNCOVERED NO ENCROACHMENTS.
11. DATUM: HORIZONTAL - DE STATE PLANE COORDINATE SYSTEM
VERTICAL - NAVD 88

1. THE SITE HAS PRIMARY ACCESS TO WOODLAND AVENUE (50' PUBLIC RIGHT-OF-WAY).
2. THE SITE HAS SECONDARY ACCESS TO BELLA VIA WAY (50' PRIVATE RIGHT-OF-WAY) FROM THE EXISTING STONE DRIVE RUNNING THROUGH THE SITE.
3. THIS SURVEY IS CERTIFIED TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

LINE	BEARING	DISTANCE
L1	S 50°13'11" E	28.99'
L2	N 63°05'03" E	53.00'

[illegible]

DATE _____

[illegible]

CEA CIVIL ENGINEERING ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 W. MAIN STREET
MIDDLETOWN, DE 19709

PHONE (302) 376-8833
FAX (302) 376-8834

WWW.CEA-DE.COM

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BOUNDARY SURVEY PLAN
PREPARED FOR
**LANDS OF THEODORE F. BROWNING &
JEANNETTE N. WEST**
TAX PARCEL 134-12.00-470.00

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

DATE: JANUARY 27, 2022	
DESIGNED BY: JTW	APPROVED BY: RHS
FILE:	
SHEET NO.: 1 OF 1	

PARID: 134-12.00-470.00
DRB GROUP EASTERN SHORE LLC

ROLL: RP
142 WOODLAND AV

Property Information

Property Location: 142 WOODLAND AV
Unit:
City: OCEAN VIEW
Zip: 19970
State: DE

Class: AGR-Agriculture
Use Code (LUC): FG0-AG IN FAA A-I
Town: 00-None
Tax District: 134 - BALTIMORE
School District: 1 - INDIAN RIVER
Council District: 4-Hudson
Fire District: 84-Millville
Deeded Acres: 29.0900
Frontage: 0
Depth: .000
Irr Lot:
Plot Book Page: 345-93/PB

100% Land Value: \$0
100% Improvement Value \$0
100% Total Value \$0

Legal

Legal Description SW/ WOODLAND AVE SE/BELLA VIA WAY
RESIDUAL LANDS

Owners

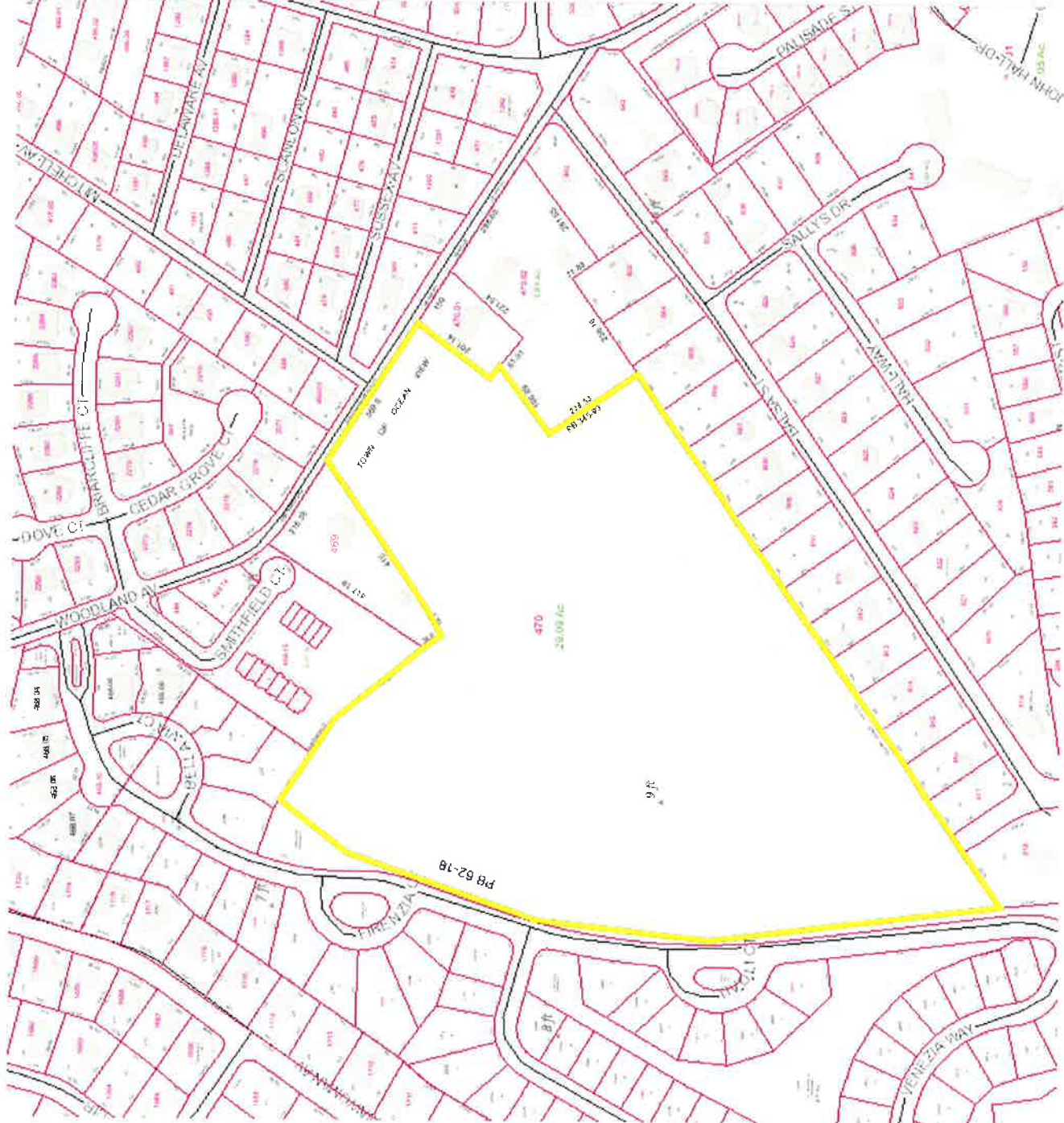
Owner	Co-owner	Address	City	State	Zip
DRB GROUP EASTERN SHORE LLC		2099 GAITHER RD STE 600	ROCKVILLE	MD	20850

PARID: 134-12.00-470.00
DRB GROUP EASTERN SHORE LLC

ROLL: RP
142 WOODLAND AV

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
03/11/2022	5660/22	\$7,000,000.00			DRB GROUP EASTERN SHORE LLC
08/11/2021	5528/202				BROWNING THEODORE F



Search results

Clear Select

Selected Features: Parcels (1)

▼ 1) 134-12.00-470.00 Zoom

Book	5660
Page	22
Owner Name	DRB GROUP EASTERN SHORE LLC
Mailing Address	2099 GAITHER RD STE 600
City	ROCKVILLE
State	MD
Sewer Account	19-01-470
Description	SW/ WOODLAND AVE SE/BELLA VIA WAY
Description 2	RESIDUAL LANDS
Land Code	FG0
Town Code	00
CAP	0
BLDG Improvement	0
PIN with Unit	134-12.00-470.00
PIN	134-12.00-470.00
Zipcode	20850
Frontage	0
Depth	0
Fire District	84