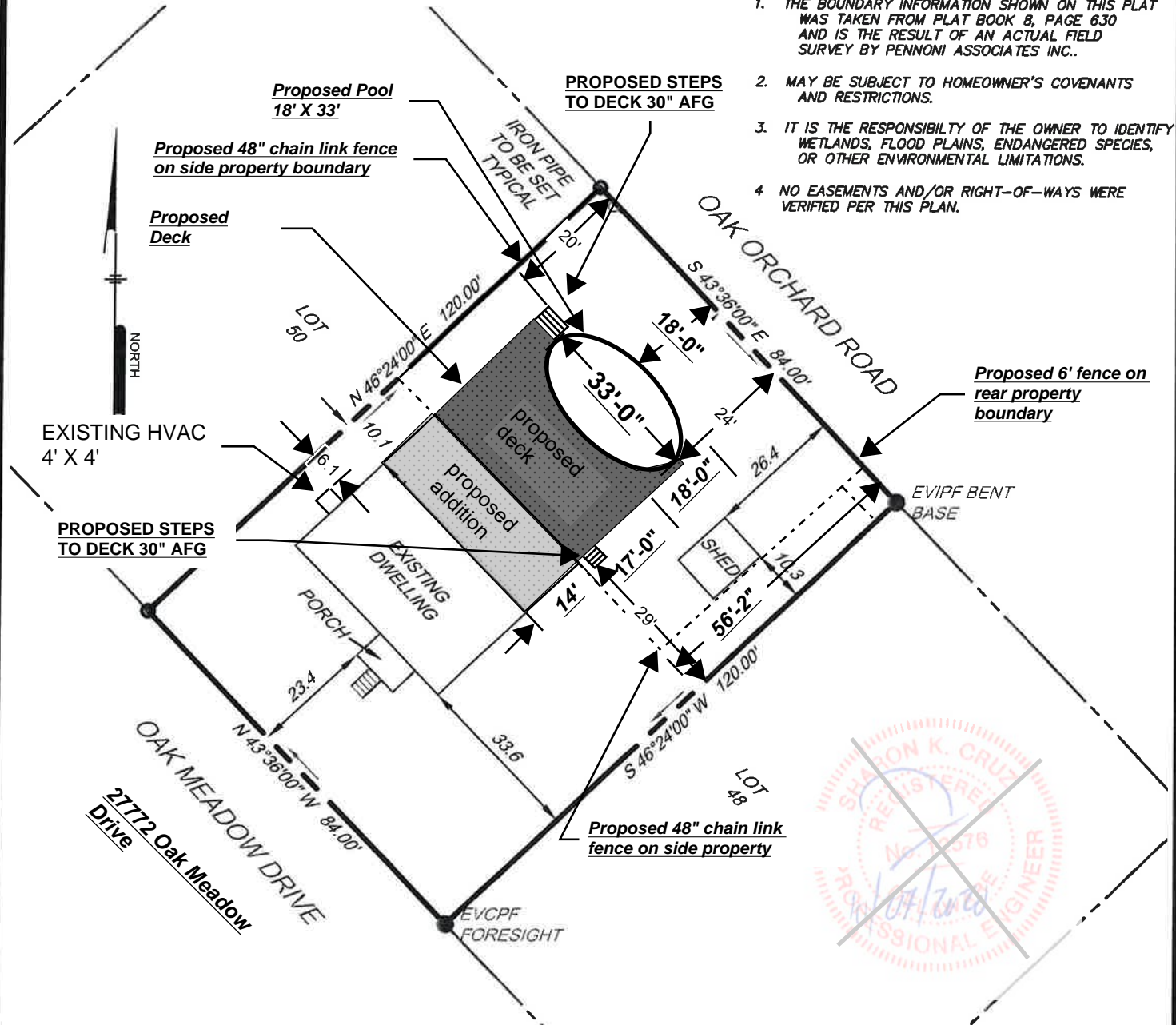


NOTES

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM PLAT BOOK 8, PAGE 630 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC..
2. MAY BE SUBJECT TO HOMEOWNER'S COVENANTS AND RESTRICTIONS.
3. IT IS THE RESPONSIBILITY OF THE OWNER TO IDENTIFY WETLANDS, FLOOD PLAINS, ENDANGERED SPECIES, OR OTHER ENVIRONMENTAL LIMITATIONS.
4. NO EASEMENTS AND/OR RIGHT-OF-WAYS WERE VERIFIED PER THIS PLAN.

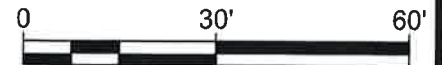



SETBACKS:

FRONT - 30'
SIDE - 10'
REAR - 40'

This sketch was developed to accompany variance application
DATE: 2020/22/11

SURVEY CLASSIFICATION: SUBURBAN
LOT AREA: 10,080 sq.ft.± (0.23 ac.±)
PLAT REF.: PLAT BOOK 8, PAGE 630



 <p>PENNONI ASSOCIATES INC. 18072 Davidson Drive Milton, DE 19968 T 302.684.8030 F 302.684.8054</p>	<p>ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.</p>	
	<p>LOT 49, OAK MEADOWS INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE</p>	
	<p>BOUNDARY & LOCATION SURVEY PLAN TM: 234-29.00-117.00 SHELDON & SHARON BERGER 2620 ROCK CREEK DRIVE DOVER, PA. 17315</p>	
	PROJECT	SSBGR20000
	DATE	2020-10-26
	DRAWING SCALE	1"=30'
	DRAWN BY	KMD
	APPROVED BY	SKG
	<p>R2</p>	
	SHEET	1 OF 1

REVISED 12-15-20

BOARD OF ADJUSTMENT CASE # 12511

NUSSBAUM Q.P.R. TRUST

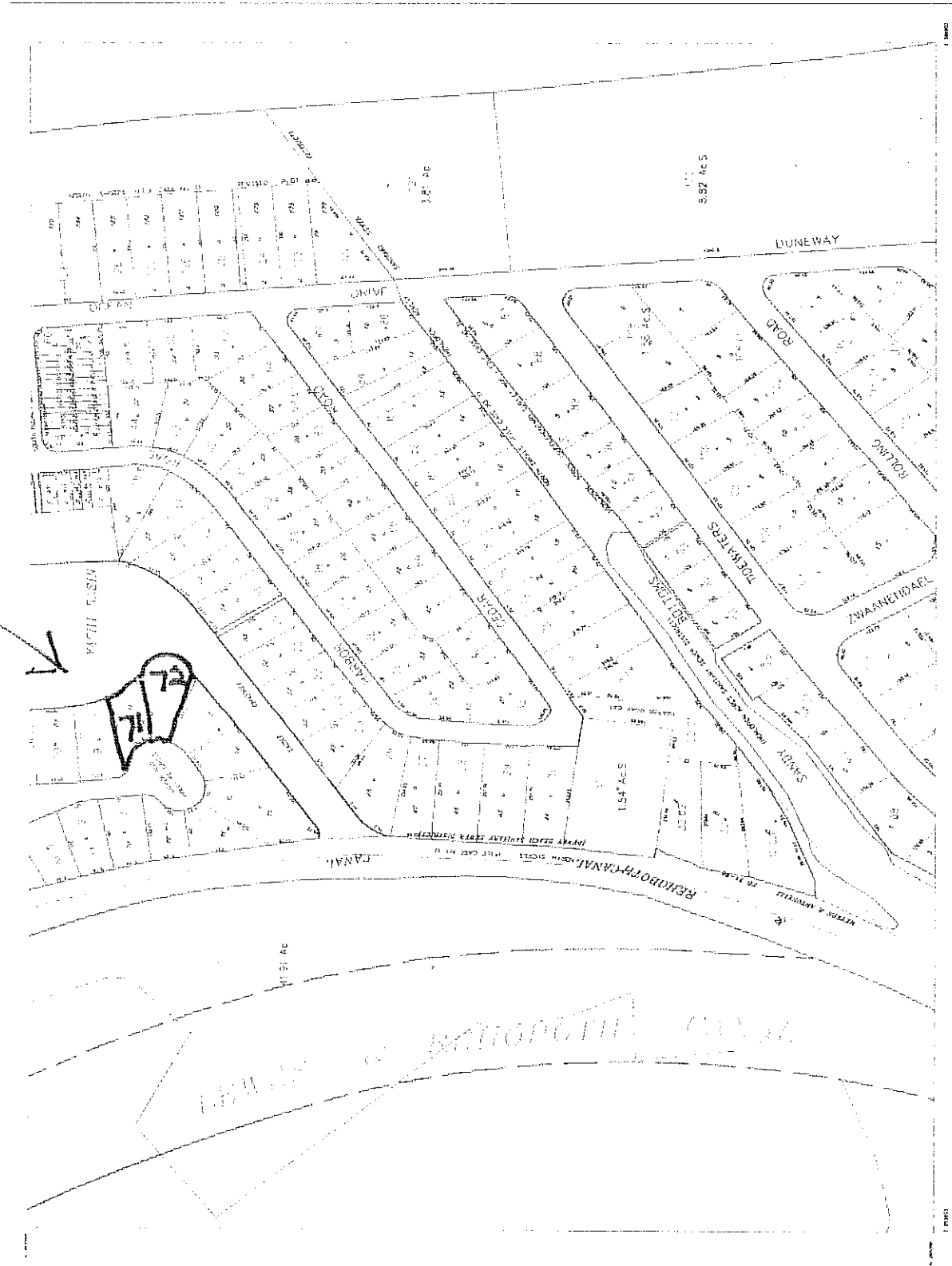
EXHIBITS

RECEIVED

DEC 31 2020

SUSSEX COUNTY
PLANNING & ZONING

- A. Tax Map (Lots 71, 72)
- B. North Shore Plat (Lots 71, 72)
- C. Photo of Area
- D. Survey of proposed Lots 71, 72
- E. E-mails of no objection



MAP: 3-34-14.05

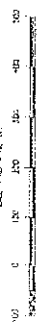
LEGEND	
Parcel Line	Map Sheet Number
Water Line	Section Line
Right of Way Line	Right of Way Line
Right of Way Line	Right of Way Line
Right of Way Line	Right of Way Line
Right of Way Line	Right of Way Line
Right of Way Line	Right of Way Line

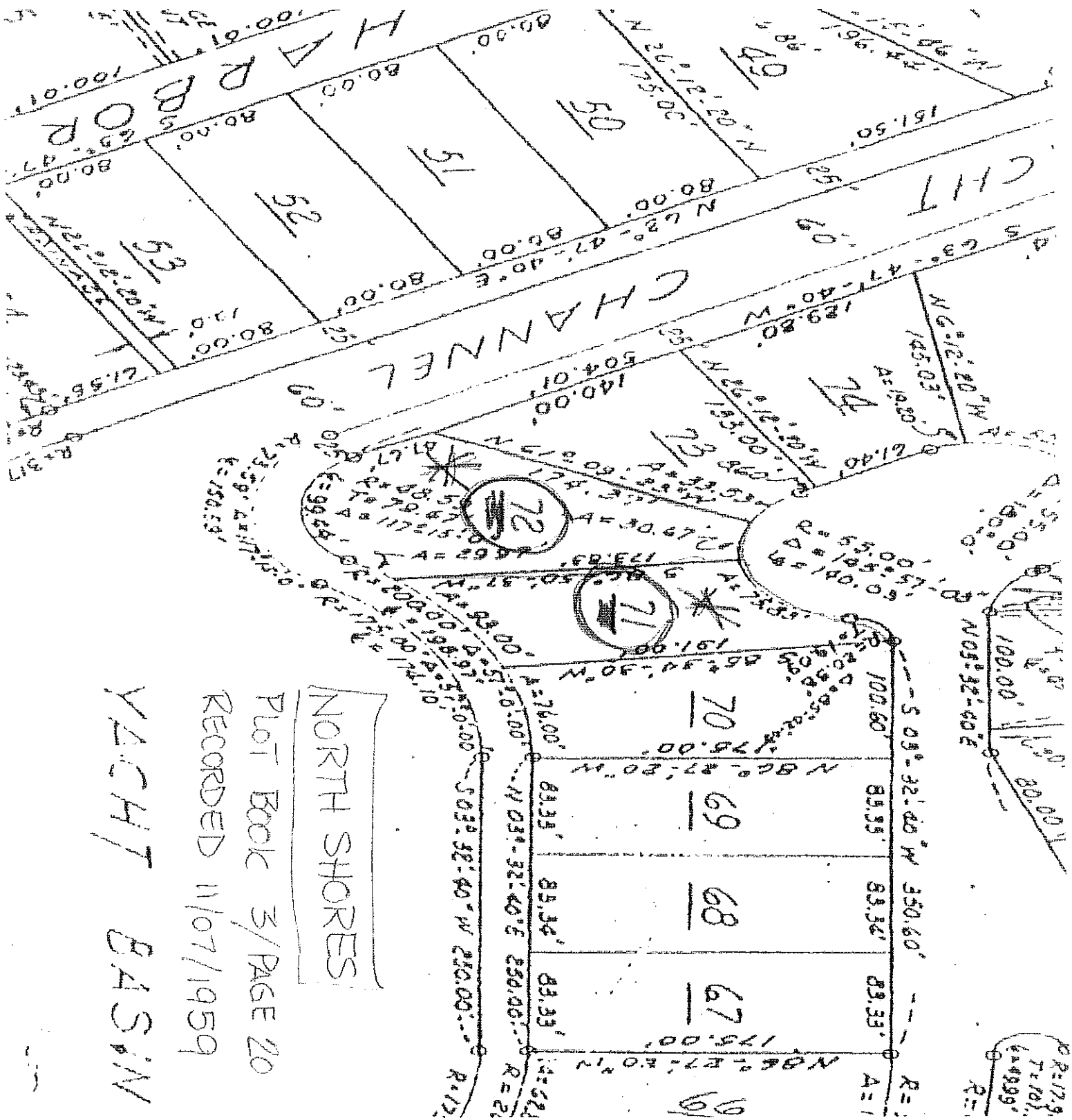
SUSSEX COUNTY
DELAWARE



AS SHOWN FROM AERIAL
PHOTOGRAPHY
DATE OF PHOTOGRAPHY
1-1-83
DATE OF PHOTOGRAPHY
1-1-83
DATE OF PHOTOGRAPHY
1-1-83

DATE OF REVISION: B-5-03
DATE OF COMPLETION: 1-1-83
DATE OF COMPLETION: 1-1-83
DATE OF COMPLETION: 1-1-83
DATE OF COMPLETION: 1-1-83





NORTH SHORES
 Plot Book 3/PAGE 20
 RECORDED 11/07/1959
 YACHT BASIN



© 2020 Google

Google

T.M. #3-34-14.05-8.00

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.48'	55.00'	110°55'23"	N 26°37'09" W	90.61'
C2	31.08'	20.58'	86°32'24"	N 38°57'41" W	28.21'
C3	122.97'	200.00'	35°13'42"	S 35°50'52" E	121.04'
C4	99.44'	48.59'	117°15'23"	S 05°09'58" W	82.97'

P.B. B-830

YACHT
BASINYACHT
CHANNEL

LOT #70

LOT #73

EDGE OF PAVING

HOLLY ROAD/
ANCHOR ROAD

NOTES:

THIS PARCEL IS IN FLOOD ZONE: AE (B.F.E.: 6)
F.L.R.M.: 1000SC0352K, MARCH 16, 2015
ALL RESTRICTIONS MUST BE VERIFIED BY THE HOME
OWNER, GENERAL CONTRACTOR AND/OR THE
DESIGNER. PLEASE CALL SUSSEX CO. (302-855-7720)
AND THE H.O.A. BEFORE RESTRICTIVE SUPERSEDES.
THIS DRAWING DOES NOT VERIFY THE EXISTENCE
OR NON-EXISTENCE OF WETLANDS, UTILITIES,
RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO
OR LOCATED ON THIS PROPERTY.
NO TITLE SEARCH PROVIDED OR STIPULATED.
SURVEY CLASS: SUBURBAN

LEGEND:

- IRON PIPE (FOUND)
- IRON PIPE IN CONCRETE (FOUND)
- ▲ IRON ROD (TO BE SET)
- POINT

LINE	BEARING	DISTANCE
L1	N 85°34'30" E	121.97'
L2	S 22°23'05" E	118.20'

PROPOSED RESUBDIVISION &
RECONFIGURATION OF LANDS FOR
GOLDIE Z. NUSSBAUM QUALIFIED
PERSONAL RESIDENCE TRUST

TOTAL AREA: 31,529 SQ. FT.

REFERENCE: DEED BOOK 4574 PAGE 10

LOTS #71 & #72 OF "NORTH SHORES" SUBDIVISION

LEWES & REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

AUGUST 6, 2018 SCALE: 1" = 40'

Prepared by

FORESIGHT Services

Surveying & Precision Measurement

1000 22nd Street, Suite 200

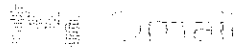
1000 22nd Street, Suite 200

1000 22nd Street, Suite 200

1000 22nd Street, Suite 200

Layers Search Home Map Search Results





Andrew W. Nussbaum <andrew.w.nussbaum@gmail.com>

North Shores

Betsy Wanger <[REDACTED]>

Sat, Dec 12, 2020 at 5:37 PM

To: "Andrew W. Nussbaum" <andrew.w.nussbaum@gmail.com>

Cc: Steven Steinbach <[REDACTED]> Bill Nussbaum <wnussbaum@gmail.com>

It was great to see you last week! I went back and looked at your Jan. 2020 letter- and we are still fine with this and happy to give this written consent to the subdivision and variance for lot size and width. Please just let us know if we can help any further. We're excited about your building plans!

Hope to see you all soon

Best,

Andrew

Handwritten note: "I'll read it to you"

Lot 70



Andrew W. Nussbaum <andrew.w.nussbaum@gmail.com>

FW: North Shores

3 messages

Gosnear, Jeff <[REDACTED]>
To: "andrew.w.nussbaum@gmail.com" <andrew.w.nussbaum@gmail.com>
Cc: "Dinatale, Christie" <[REDACTED]>

Fri, Jan 31, 2020 at 2:26 PM

Andy,

Expose with Dominick about the subdivision and he has no issue.

Good luck with the new place.

Thanks

Jeff

Jeffrey C. Gosnear

Vice President

Grotto Pizza, Inc

10000 W. 10th Ave., Suite 100

North Platte, NE 68101

NE 227.3567

When - 41, 43, 45 Holly Road

Lots 73, 74 + 75

Grotto Pizza
the legendary taste

From: [REDACTED]
Date: Wed, Feb 5, 2020 at 9:37 AM
Subject: Re: North Shores
To: [REDACTED]

Hi Bill

We are doing well. We hope your are as well. Sorry for the delay in responding to your email. We have received all your correspondence and reviewed it. We are fine with your plans. We wish you well as things progress.

Best regards,
Pat and Cary

Pat and Cary

Lot 76



Andrew W. Nussbaum <andrew.w.nussbaum@gmail.com>

Fwd: Subdivision of our property

1 message

Bill Nussbaum <wnussbaum@gmail.com>

Tue, Dec 1, 2020 at 5:51 PM

To: "Andrew W. Nussbaum" <andrew.w.nussbaum@gmail.com>

[REDACTED]

----- Forwarded message -----

From: WM Evans Mullan <[REDACTED]>

Date: Tue, Dec 1, 2020 at 5:17 PM

Subject: Re: Subdivision of our property

To: wnussbaum@gmail.com

Cc: Abbie Mullan <[REDACTED]>

Mullan 40 Acres

Bill and Susan,

We have reviewed the plans and have no issue with the proposed changes to the two lots. Please let us know if there is anything else we can do to demonstrate our support for your plans.

Evans and Abbie

Lot 77

1/2/20

7:17 AM

Andrew W. Nussbaum <andrew.w.nussbaum@gmail.com>

North Shores

Mark Gitenstein <[REDACTED]>
To: "Andrew W. Nussbaum" <andrew.w.nussbaum@gmail.com>
Cc: [REDACTED] <[REDACTED]>, Bill Nussbaum <wbnussbaum@gmail.com>
Thu Jan 2, 2020 at 2:34 PM

We're perfectly fine with this. Btw will you build on that extra lot or sell it?

Sent from my iPhone

On Jan 2, 2020, at 7:17 AM, Andrew W. Nussbaum <[REDACTED]> wrote

Please see attach

Happy New Year!

- SLTR.Gitenstein.20.01.02.pdf -
- Survey.2019.pdf -

Lot 78



18 Chestnut Street
Georgetown, DE 19947
www.axeng.com

Phone: 302 855-0810
Fax: 302 855-0812
E-mail: axiom@axeng.com

December 18, 2020

Sussex County Board of Adjustment
2 The Circle
Georgetown, DE 19947

Attn: Mr. Jamie Whitehouse, AICP, Director of Planning and Zoning

RE: Bridgeville Commercial Property - Sussex County Tax Map 131-15.00-24.03
BOA Case # 12237 - Front Setback Variance Extension Request

Dear Mr. Whitehouse:

On December 3, 2018, Axiom Engineering submitted ([Attachment 1](#)) a variance request to Sussex County for the Wellhead Protection Area Ordinance (WHPA) as required by Sussex County Code Chapter 89 - Source Water Protection. The WHPA requirements were adopted by Sussex County on June 24, 2008. The County had not received many variance requests of this nature, and the County did not have a standing Technical Advisory Committee (TAC) to address the requirements of the variance. To establish the TAC and prepare a response to the WHPA variance took quite some time.

Concurrently with the WHPA variance, the applicant submitted a request for a front setback variance. On February 5, 2019, the Sussex County Board of Adjustment issued an approval for Case # 12237 ([Attachment 2](#)) granting relief from the front setback of the above referenced property. On August 20, 2019, Axiom Engineering submitted a 2-year extension request for Case #12237 ([Attachment 3](#)). In August 2019, the applicant was informed that the extension request should be re-submitted when Case #12237 is closer to the February 5, 2021 expiration date.

The applicant received and responded to comments from TAC and did not receive WHPA variance approval until May 26, 2020 ([Attachment 4](#)). Since May 2020, Axiom Engineering has attended meetings and submitted preliminary plans to Sussex Conservation District and the Delaware Department of Transportation. Follow-up plans and submittals are on-going, but agency approvals will not be received by February 5, 2021, when the approval of BOA Case #12237 is set to expire.

On behalf of BB & Pops, LLC, we respectfully request an extension of the approval for Case Number 12237 for two years to allow the completion of engineering approvals required to proceed with the development of the property.

All attachments can be downloaded from the hyperlinks shown in blue on the prior page. Please advise if hard copies of any of these documents, or any additional data is required to forward this extension request to the Board of Adjustment. If you have any comments or questions, do not hesitate to contact me at 302-858-4466 or by e-mail: ken@axeng.com

Sincerely,



Kenneth R. Christenbury, P.E. - President, Axiom Engineering, LLC

CC: Paul & Bonnie Hardy, BB & POPS, LLC

Attachments:

1. 12/3/2020 Transmittal to Planning and Zoning - WHPA Variance request
2. 2/5/2020 BOA Approval of Case # 12237
3. 8/20/2019 Extension request for Case # 12237
4. 5/26/2020 County Engineer Approval of WHPA Variance Request