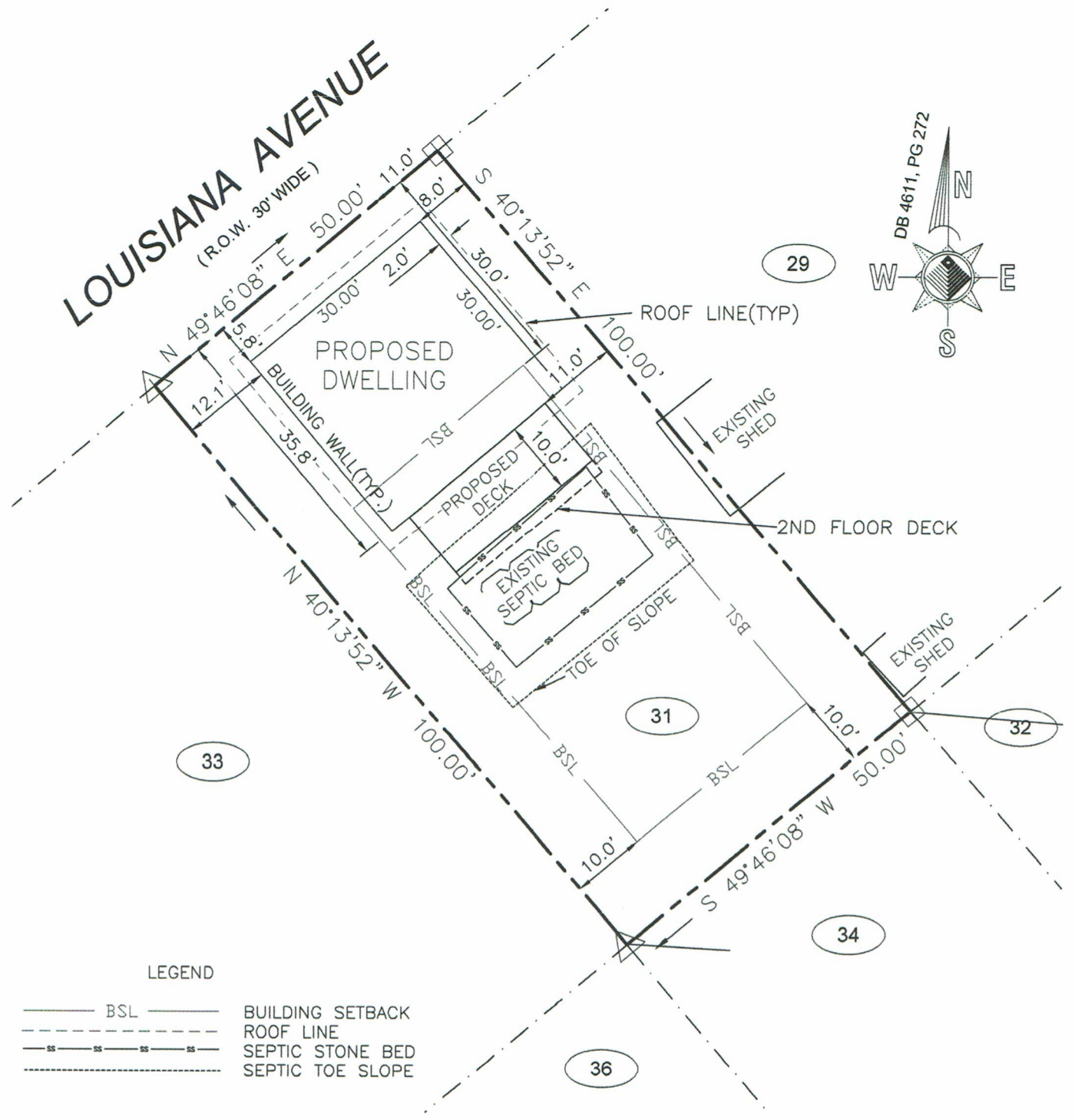


PLAN #25344L-13



LEGEND

- BSL —— BUILDING SETBACK
- - - - - ROOF LINE
- - - - - SEPTIC STONE BED
- - - - - SEPTIC TOE SLOPE

HOUSE PLACEMENT PLAN

PREPARED FOR:
BRIAN & SARAH REILLY
 FOR PROPERTY KNOWN AS:
LOT 31 * BROADKILL BEACH
 ALSO KNOWN AS:
107 LOUISIANA AVENUE
 SITUATE IN:
BROADKILN HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
 SCALE: 1" = 20'
 DATE: 6 OCTOBER 2021

NOTES:

1. THIS PLAN IS VALID ONLY WHEN SIGNED IN RED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION.
2. NO EASEMENTS OTHER THAN SHOWN WERE PROVIDED.



MERESTONE
CONSULTANTS, INC.

ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE
 WILMINGTON, DE 19808
 PHONE: 302-992-7900

33516 CROSSING AVENUE, UNIT 1
 FIVE POINTS SQUARE
 LEWES, DE 19958
 PHONE: 302-226-5880

ROBERT A. NASH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 851
 DELAWARE
 11/9/2021



1' |----- 30'-0" -----| 1'
 |----- 32'-0" -----|

REAR ELY 1/4" = 1'



36'-8"

1' |----- 30'-0" -----| 1'
 |----- 32'-0" -----|

GRADE

FRONT ELY 1/4" = 1'



30'-0"

12'-0"

42'-0"

GRADE

RIGHT SIDE ELEV 1/4" = 1'



12'-0"

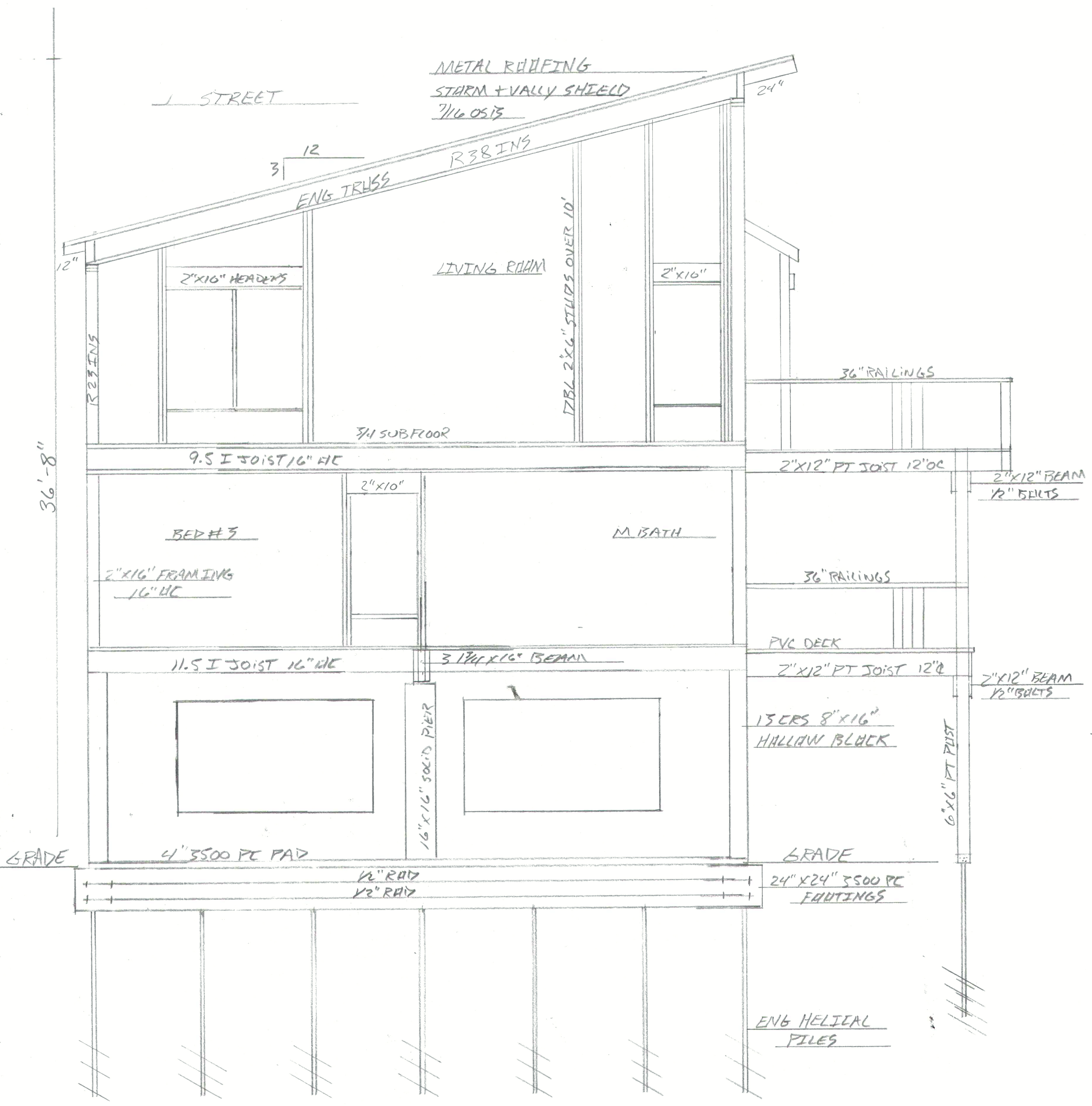
30'-0"

42'-0"

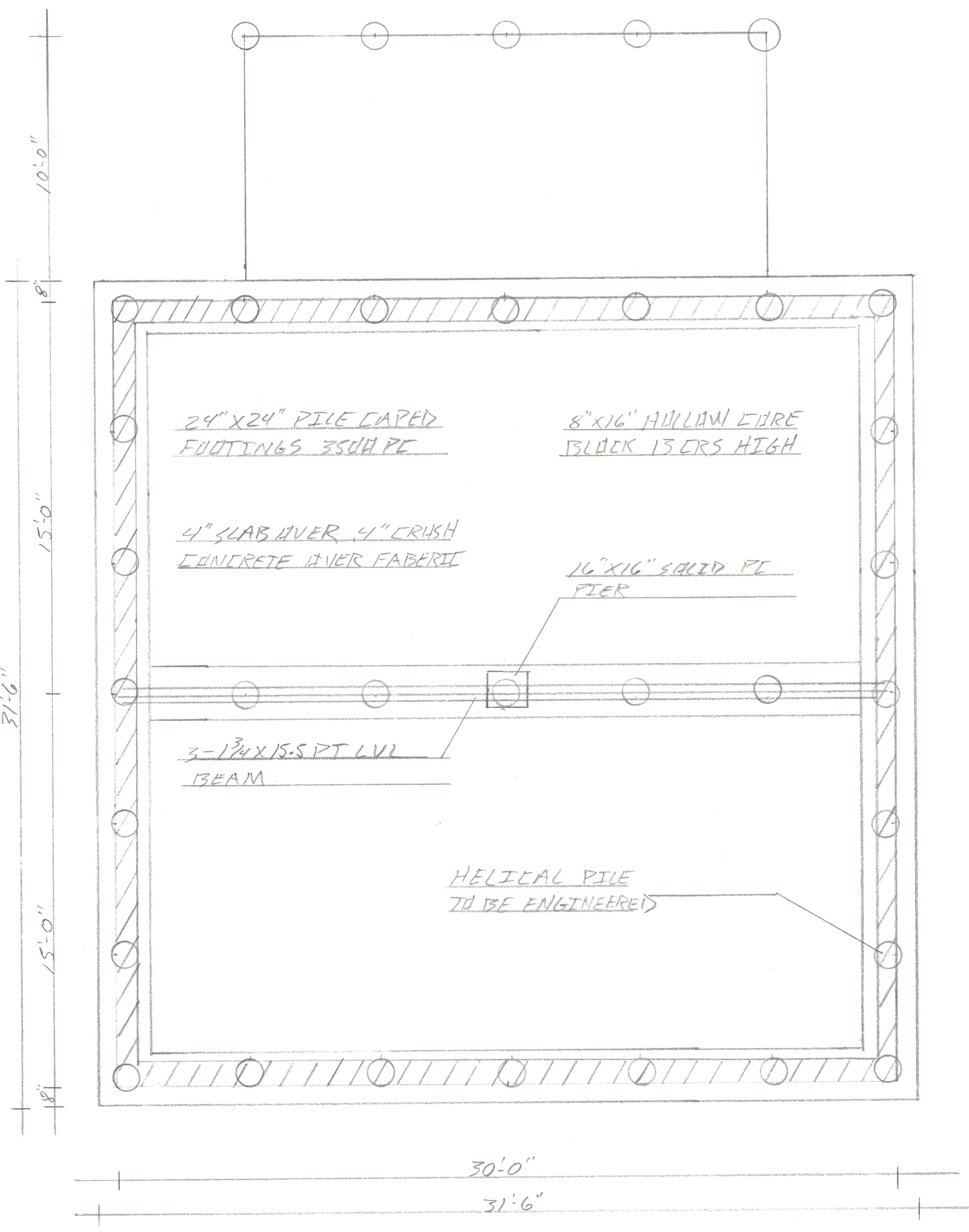
GRADE

LEFT SIDE ELEV 1/4" = 1'

36'-8"



CROSS SECTION 1/4" = 1'



FOOTING PLAN 1/4" = 1'

RECEIVED

MAY 02 2005

PLANNING & ZONING
COMM. OF SUSSEX COUNTY
NOTICE OF APPEAL AND REQUEST FOR VARIANCE
OR SPECIAL USE EXCEPTION
COUNTY BOARD OF ADJUSTMENT

To be filled out by Planning & Zoning Office and applicant. All blanks below must be filled in for this application to be processed.

Application No. 9113 Date 5-2-05 Fee \$ 150.00

Name Barbara Klein / Dorothy Neumann Phone 703-527-1391

Mailing Address 2118 N. Taft St, Arlington, VA 22201

Interest in Property

Owner: (Indicate if different than above)

Name Same Phone _____

Address _____

Location: Road 16 (N) (E) (W) side, North Shores sect Broadkill Beach (ft.)
or (miles) (N) (S) (E) (W) of Louisiana Ave

District No. 235 Map No. 3.16 Parcel No. 12

Subdivision North Shores Lot No. 31 Block BLK Zone MR

Hundred Broadkill Frontage 50' Depth 100' Acres MA

Request for a special use exception as provided by: (or)

Request for a variance from the provisions of:

Chapter 115 Article ✓ Subsection 115-34 Item B

Date property was acquired November 13, 2004

Plot plan or drawing attached: Yes ✓ No _____

State specifically your request and the reason for this request.

Because nearly 1/3 of our property is designated wetlands, we are not able to build a house comparable in size to even the smaller homes on the street. We are requesting a variance in order to reduce the 30' front property line setback. Attached are drawings reflecting our options for placing a home and septic. (the plan for putting the septic in front of the house forces the house into the wetlands.)

* Req
req
a 22 FT variance from the
30 FT front yard setback for a
dwelling

Barbara Klein / Dorothy Neumann
Signature of Applicant

FOR BOARD USE ONLY:

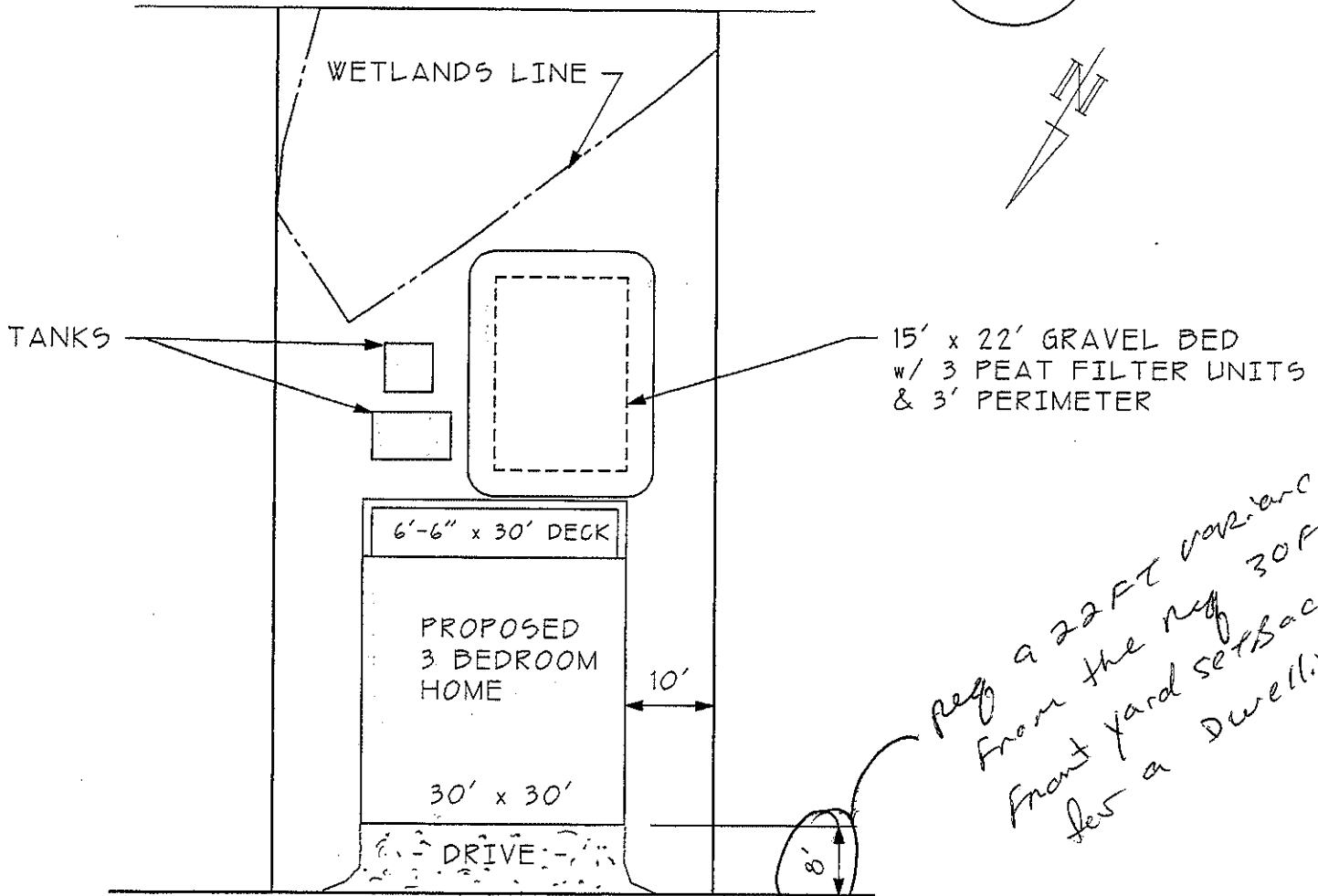
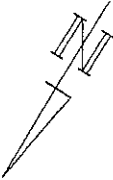
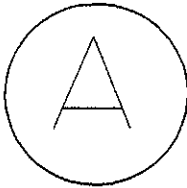
Date of Notice _____ Date of Hearing June 27, 2005

Fee Receipt No. 314876

Decision of Board _____

Date of Decision _____

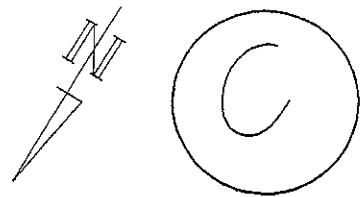
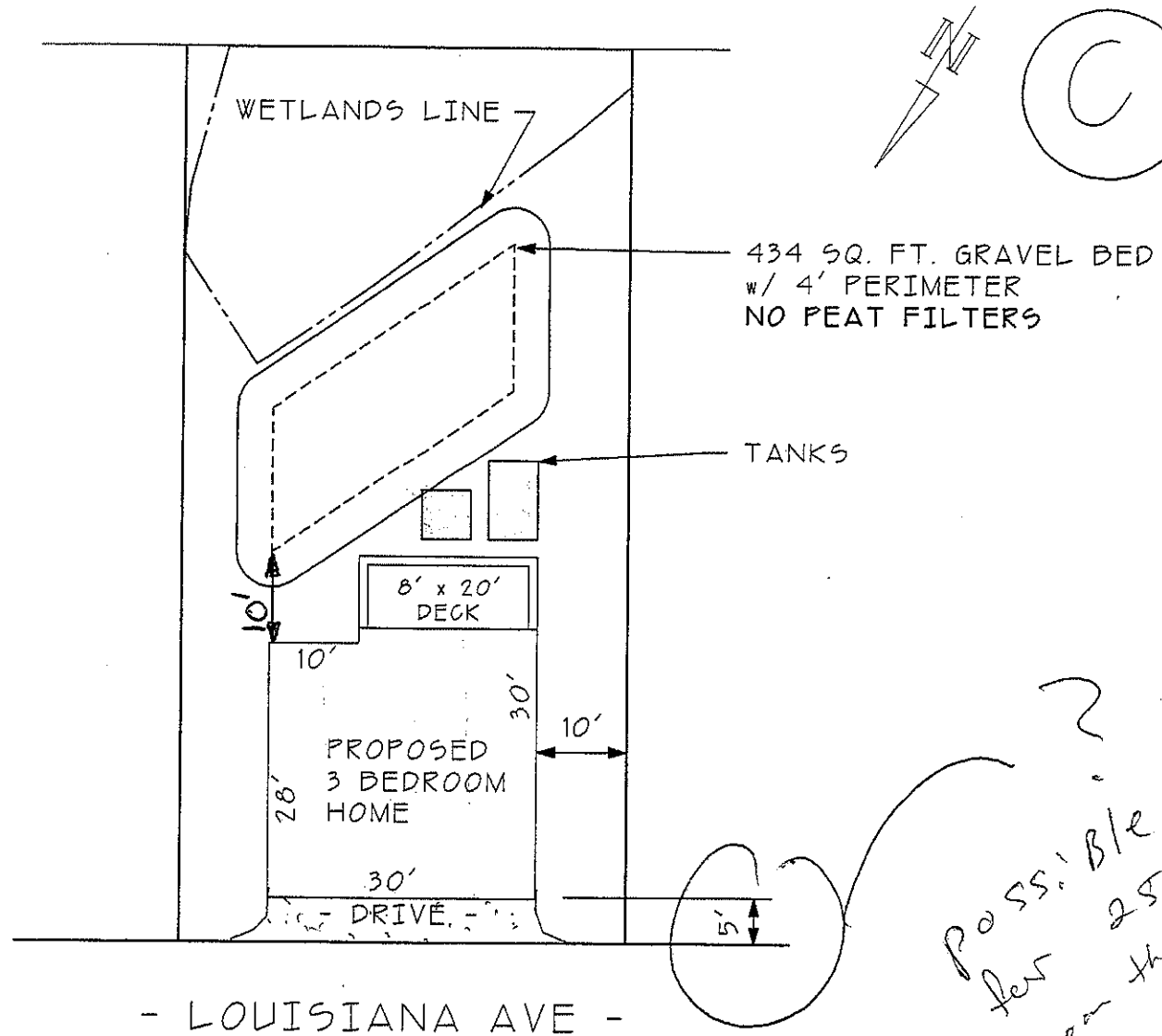
Dan Adams
Person Accepting Application



*req a 22 FT variance
from the req 30 FT
front yard setback
for a dwelling.*

- LOUISIANA AVE -

1" = 20'



POSSIBLE ?
 less 25' a variance
 from the reg 30'
 front yard.



2-35-3.12

2-35-3.16



BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: BARBARA KLEIN AND DOROTHY NEUMANN Case No. 9113 – 2005

A hearing was held after due notice on June 27, 2005. The Board members present were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson.

Nature of the Proceedings

This is an application for a variance from the front yard setback requirement.

Finding of Facts

The Board found that the Applicant was seeking a variance from front yard setback requirements Northwest of Route 16, Southeast of Louisiana Avenue, Lot 31, Block K, North Shores. The Applicant was requesting a 22 foot variance from the required 30 foot front yard setback for a proposed dwelling. After a hearing, the Board made the following findings of fact:

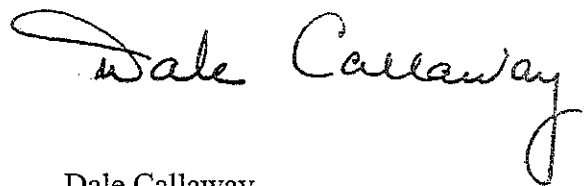
1. The Applicant's property is 50 feet by 100 feet, with wetlands located on the rear.
2. The Applicant wishes to construct a dwelling on pilings, and the variance will allow for the construction of a three bedroom dwelling.
3. The lot is extremely small, is encumbered by wetlands, and constitutes a practical difficulty not created by the Applicant.
4. The requested variance will allow reasonable development of the property, and will not alter the essential character of the neighborhood.

The Board granted the requested variance.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson; voting against – none.

**BOARD OF ADJUSTMENT
OF SUSSEX COUNTY**



Dale Callaway
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date August 11, 2005.