

PLANNING & ZONING COMMISSION

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Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date December 10th, 2020.

Application: (2020-12) Carsyljan Acres

Applicant: Jennifer Knighton
4008 Hillcrest Road
Baltimore, MD 21225

Owner: Jennifer Knighton
4008 Hillcrest Road
Baltimore, MD 21225

Site Location: Located on the east side of Brohawn Ave within the Carsyljan Acres subdivision

Current Zoning: General Residential (GR)

Proposed Use: 2 Single Family Lots

Comprehensive Land Use Plan Reference: Coastal Area

Councilmatic District: Mr. Burton

School District: Cape Henlopen School District

Fire District: Lewis Fire District

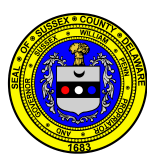
Sewer: Septic

Water: Well

Site Area: 0.5848 acres +/-

Tax Map ID.: 235-27.00-94.00





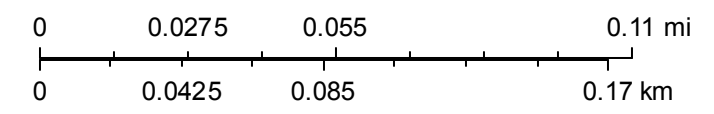
Sussex County



PIN:	235-27.00-94.00
Owner Name	NOLT JEFFREY F & JENNIFER K
Book	3361
Mailing Address	121 S. LINWOOD AVE
City	BALTIMORE
State	MD
Description	RD MILTON TO LEWES
Description 2	LOT 13B T#38027
Description 3	CARSYLJAN ACRES
Land Code	

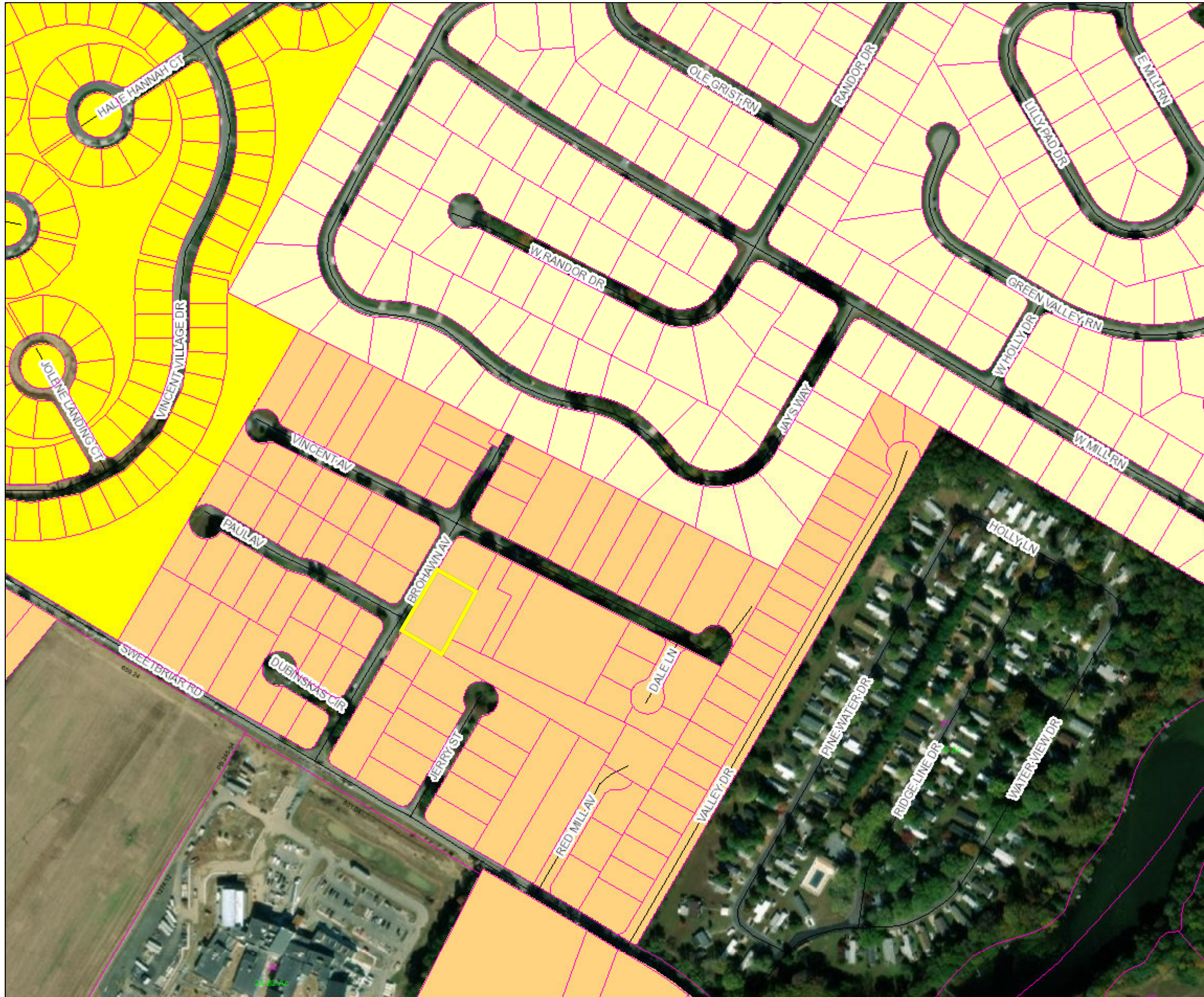
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 Override 1
- polygonLayer
 Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Municipal Boundaries

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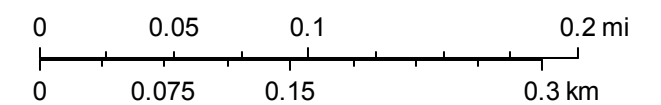
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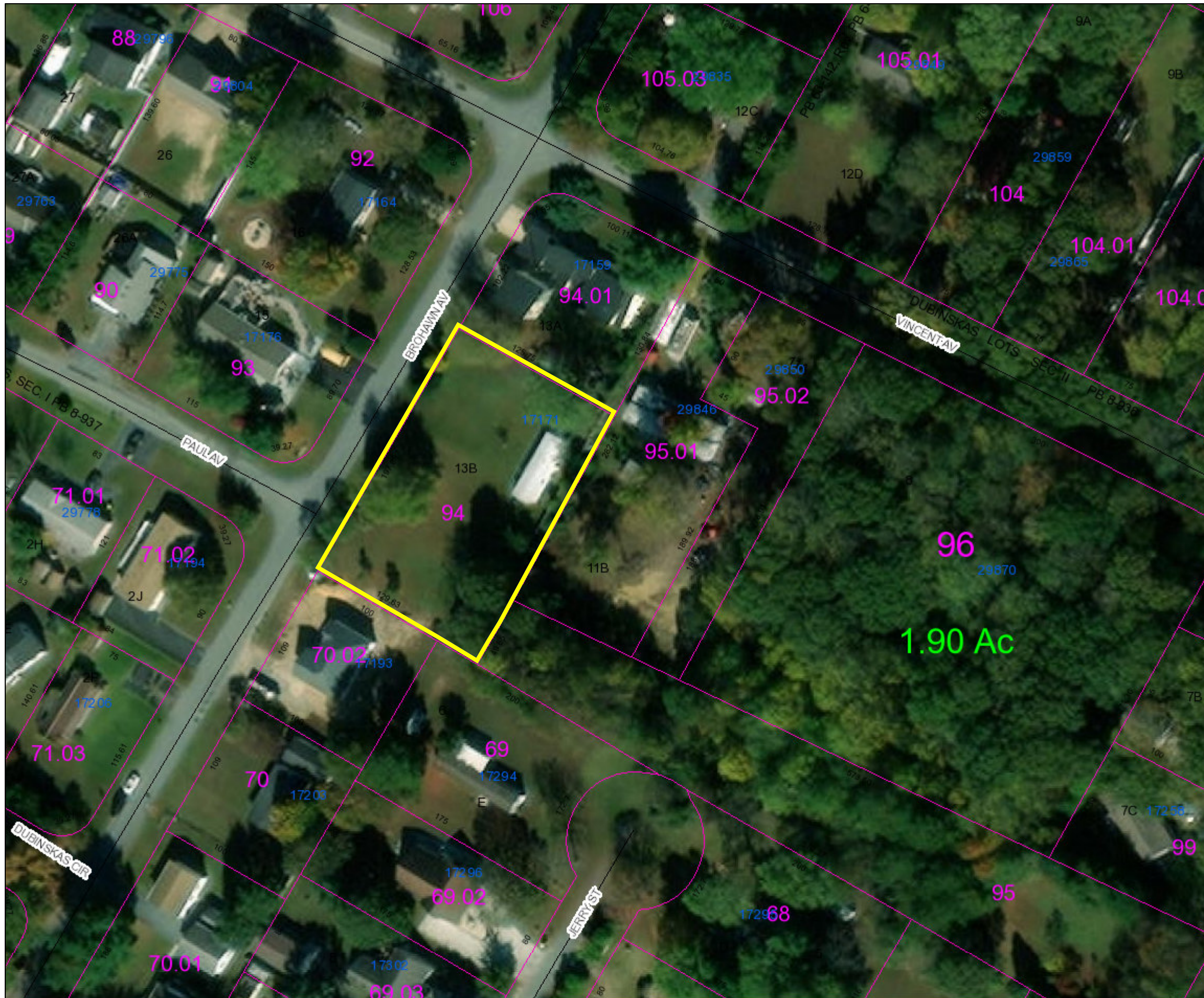
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Override 1
- Tax Parcels
- Streets

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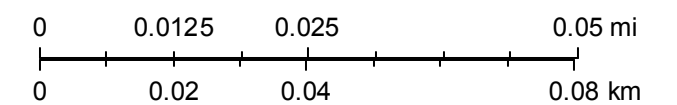
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- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Municipal Boundaries

1:1,128



File #: 2020-12
202010262

Sussex County Major Subdivision Application

Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Standard:
Cluster:
ESDDOZ:

Location of Subdivision:

17171 Brohawn Avenue (part of Carsyljan Acres - Lot 13B)

Proposed Name of Subdivision:

Carsyljan Acres

Tax Map #: 2-35-27.00-94.00 Total Acreage: 0.5848

Zoning: GR Density: Minimum Lot Size: 0.5848 Number of Lots: 1 plus residu

Open Space Acres: N/A

Water Provider: Individual on site Sewer Provider: Individual on site

Applicant Information

Applicant Name: Jennifer Knighton
Applicant Address: 4008 Hillcrest Road
City: Baltimore State: MD Zip Code: 21225
Phone #: 410-627-3830 E-mail: keiserwiser@aol.com

Owner Information

Owner Name: Jennifer Knighton
Owner Address: 4008 Hillcrest Road
City: Baltimore State: MD Zip Code: 21225
Phone #: 410-627-3830 E-mail: keiserwiser@aol.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Merestone Consultants, Inc.
Agent/Attorney/Engineer Address: 33516 Crossing Avenue Suite 1 Five Points Square
City: Lewes State: DE Zip Code: 19958
Phone #: 302-226-5880 E-mail: bob.nash@merestoneconsultants.com



Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- Completed Application**
- Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**
 - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
 - Provide compliance with Section 99-9.
 - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- Provide Fee \$500.00**
- Optional - Additional information for the Commission to consider** (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- PLUS Response Letter** (if required)
- 51% of property owners consent if applicable**

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Robert W. Neal

Date: 8/24/2020

Signature of Owner

Date: _____

For office use only:

Date Submitted: _____

Fee: \$500.00 Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING DIVISION
C/U & C/Z COMMENTS

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

RECEIVED

DATE: **11/24/2020**

NOV 30 2020

APPLICATION: **2020-12 – Carsyljan Acres**

SUSSEX COUNTY
PLANNING & ZONING

APPLICANT: **Jennifer Knighton**

FILE NO: **OM-9.04**

TAX MAP &
PARCEL(S): **235-27.00-94.00**

LOCATION: **On the east side of Brohawn Ave within the Carsyljan Acres
subdivision**

NO. OF UNITS: **2**

GROSS
ACREAGE: **0.5848**


SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 1**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**
- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Christine Fletcher** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **The current parcel has one 6-inch lateral. If the subdivision of the parcel is approved, another parcel will have to be installed at owner's expense. There is currently a structure on the parcel. A system connection charge will be due for the newly created parcel.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Lisa Walls
Christine Fletcher

Property Subdivision
7171 Brohawn Lane
Lot 13B
Lewes, DE 19958

~ January 10, 2020
Jennifer Knighton & Jeffrey Nolt
Residential Property

Planning and Zoning Department 2 The Circle
PO Box 417
Georgetown, DE 19947
Phone: (302) 855-7878 Fax: (302) 854-5079
sussexcountyde.gov

Purchased September 8, 2006

Due to life changes (marriage, etc) both parties are interested in dividing the property and creating homes on their part of the divided property. It will in no way affect any other property. Seeking 51% of Carsyljan Acres residence.

Name: Cindy Gromofsky (Alan) Phone: 914-216-2789
Address: 17193 Brohawn
Email: cingromo@gmail.com

Name: VICTOR MARTINEZ Phone: 302-218-3501
Address: 29811 Vincent Ave Lewes DE 19958
Email: Vmmustang@verizon.net (OWNS 3 PROPERTIES IN COMMUNITY)

Name: FRANCES DRENNAN Phone: 302 420-3277
Address: 29809 Vincent Ave Lewes De 19958
Email: drennan@gmail.com

Name: CAROL FRIEND Phone: 302-542-7826
Address: 29796 Vincent Ave. Lewes DE 19958
Email: CLFRIEND62@comcast.net (OWNS MULTIPLE PROPERTIES)

94804

105,02836

Layers

Search

Bas

Hide search results >

92

Search results

Clear Selected

Selected Features:

Parcels (1)

1) 235-27.00-94.00

Zoom

Book	3361
Page	29
Owner Name	NOLT JEFFREY F & JENNIFER K
Second Owner Name	KNIGHTON
Mailing Address	4008 Hillcrest Ave
City	BALTIMORE
State	MD 21225
Sewer Account	10-30-094
Description	RD MILTON TO LEWES
Description 2	LOT 13B T#38027
Description 3	CARSYLJAN ACRES
Land Code	RT
Town Code	00

Selected Features (1)



Name: OSCAR L BUNDICK Phone: 302-645-2095

Address: 29780 VINCENT AVE

Email: OSCAR17301@aol.com

Name: NANCY KERPER Phone: 610-750-4999

Address: 29779 Vincent Ave.

Email: NKERPER2330@COMCAST.NET

Name: Ernie Hopkins Phone: 302 584 5544

Address: 29787 Vincent Ave Lewes DE

Email: ernie

Name: LORRAINE COOK Phone: 302-727-8208

Address: 17125 Browns Ave Lewes, DE.

Email: _____

Name: ROBERT R LAYTON Phone: (2 Lots)

Address: 29850 VINCENT AVE

Email: _____

Name: Jeanie Argo Phone: 684-8646

Address: 29835 Vincent Ave. (3 lots)

Email: _____

Name: Linda LaManna Phone: 302-644-2918

Address: 29778 Paul Ave

Email: _____

Name: Anthony Dignard Phone: 302-645-8061
Address: 29775 PAUL Ave Lewes, De 19958
Email: _____

Name: Rose Spuebeck Phone: —
Address: 29763 PAUL AVE Lewes 19958
Email: —

Name: _____ Phone: _____
Address: _____
Email: _____

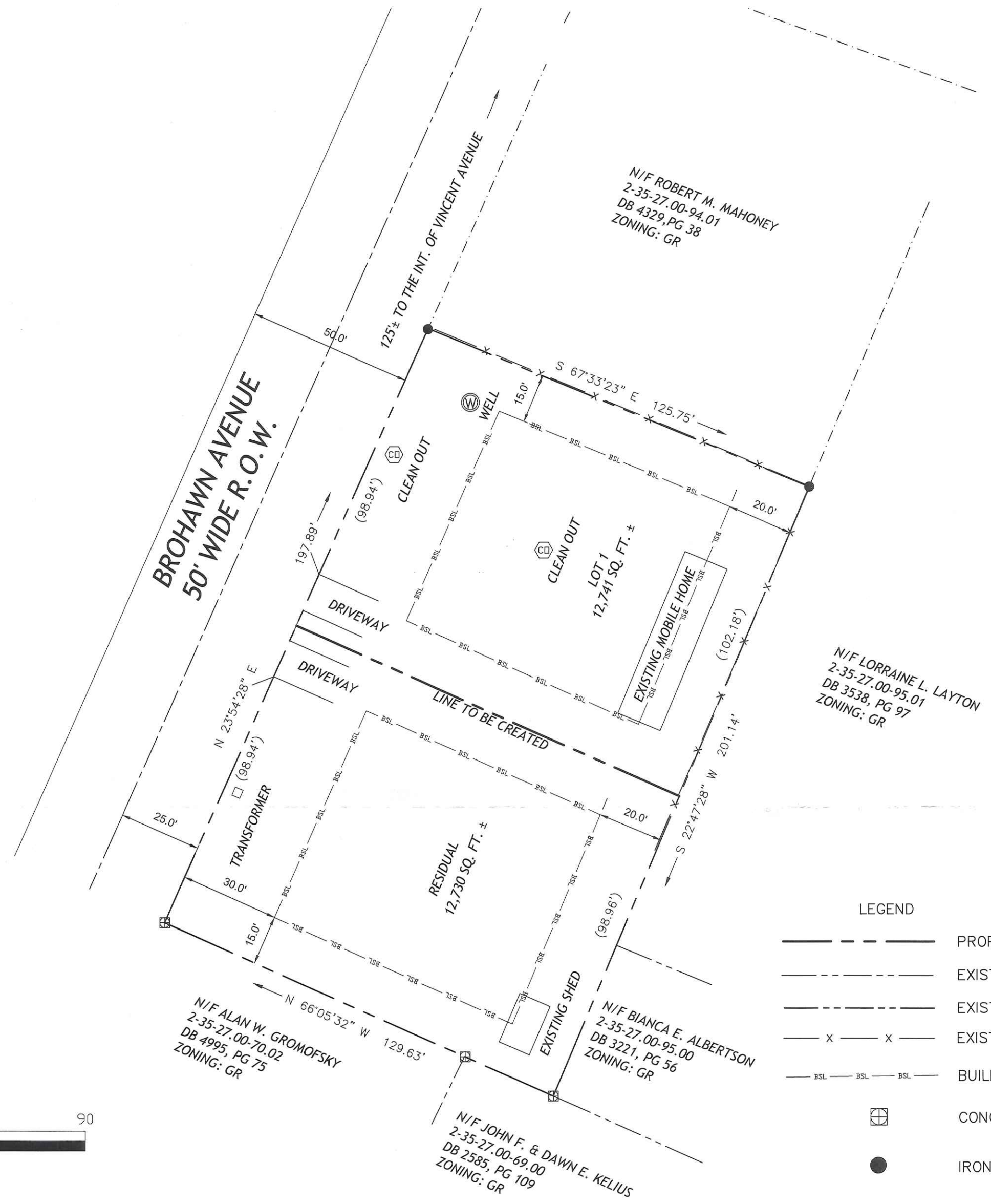
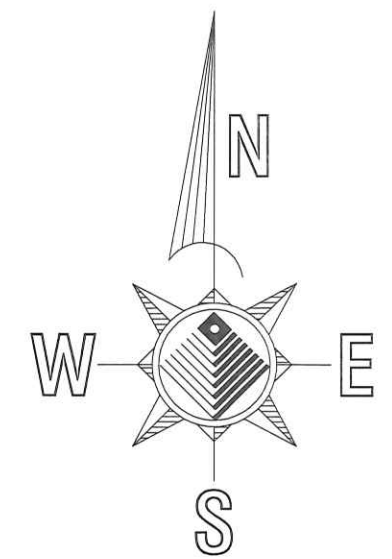
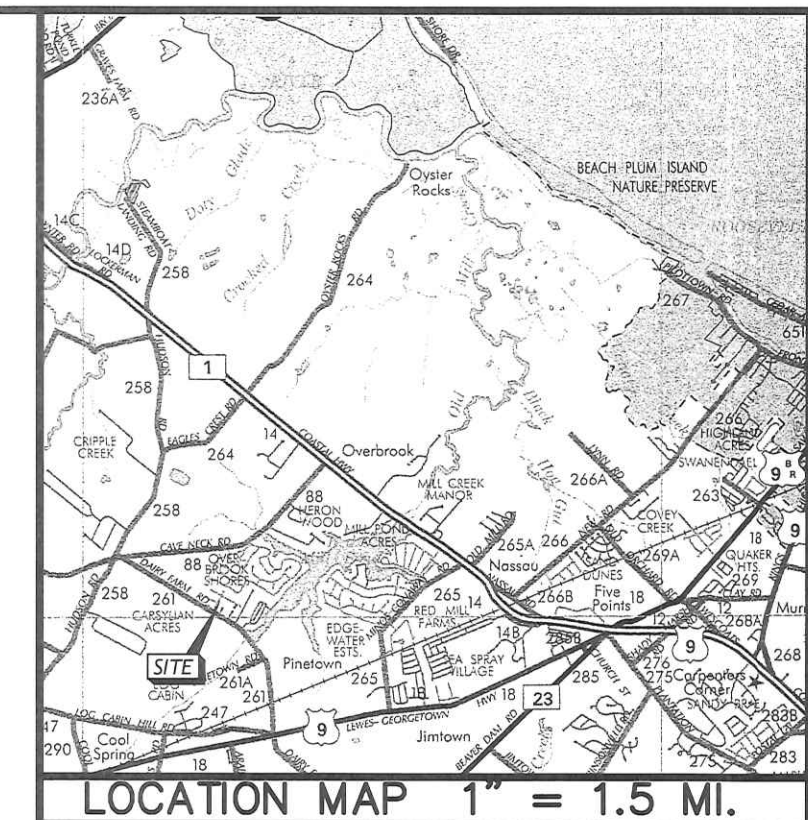
Name: _____ Phone: _____
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Email: _____

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Address: _____
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Warning: Original paper plans contain a red ink impression of a professional seal. Original mylar plans contain a red ink stamp of a professional seal. Unauthorised copies may contain fraudulent, incorrect, erroneous, or misleading information or omit important and relevant information. Do not use or rely on unauthorised copies.



SITE DATA

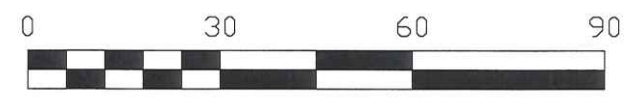
- TAX MAP PARCEL.....2-35-27.00-94.00
- GROSS AREA.....25,471 SQ.FT.±
- LOT AREA.....12,741 SQ.FT.±
- RESIDUAL AREA.....12,730 SQ.FT.±
- ZONING.....GR
- PRESENT USE.....RESIDENTIAL
- PROPOSED USE.....RESIDENTIAL
- POSTED SPEED LIMIT.....25 MPH
- FUNCTIONAL CLASSIFICATION.....LOCAL ROAD
- SEWER.....INDIVIDUAL ON SITE
- WATER.....INDIVIDUAL ON SITE
- NUMBER OF LOTS.....1 PROPOSED PLUS RESIDUE
- PROXIMITY TO TID.....NO

OWNER OF RECORD
 JOHN WHALES
 121 SOUTH LINWOOD AVENUE
 BALTIMORE, MD 21224
 443-858-8529

LOT 1 AND RESIDUE SHALL HAVE ACCESS TO BROHAWN AVENUE WITH COMBINED ENTRANCES AS DEPICTED ON THIS PLAT.

THIS SITE IS NOT IMPACTED BY A FLOOD HAZARD AREA PER F.I.R.M. 10005C0188K EFFECTIVE 3/16/2015.

- LEGEND**
- — — — — PROPOSED PROPERTY LINE
 - — — — — EXISTING ADJOINER PROPERTY LINE
 - — — — — EXISTING BOUNDARY LINE
 - x — x — EXISTING FENCE
 - BSL — BSL — BSL — BUILDING SETBACK LINE
 - ⊕ CONCRETE MONUMENT FOUND
 - IRON PIPE FOUND



SURVEYOR'S CERTIFICATION

I, ROBERT W. NASH, P.L.S. #551, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROBERT W. NASH, PLS 551 _____ DATE _____

OWNERS CERTIFICATION

I, JOHN WHALES, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

AUTHORIZED SIGNATURE _____ DATE _____

JOHN WHALES	
SUBDIVISION	
 MERESTONE CONSULTANTS, INC. ENGINEERS - PLANNERS - SURVEYORS	BROADKILL HUNDRED SUSSEX COUNTY, DELAWARE
	DATE: 15 JULY 2020
5215 WEST WOODMILL DRIVE WILMINGTON, DE 19808 PH: 302-992-7900 FAX: 302-992-7911	W.O.: 24683L
	SCALE: 1"=30'
33516 CROSSING AVE. FIVE POINTS SQUARE UNIT 1 LEWES, DE 19958 PH: 302-226-5880 FAX: 302-226-5883	F.B.: 24683L
T.M.: 2-35-27.00-94.00	DISK: _____ DRAWN BY: TML