PLANNING & ZONING COMMISSION
ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE

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 February 11, 2021.

Application:	(2021-07) 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. Schaeffer
School District:	Cape Henlopen School District
Fire District:	Lewes 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	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

Streets

County Boundaries

Municipal Boundaries

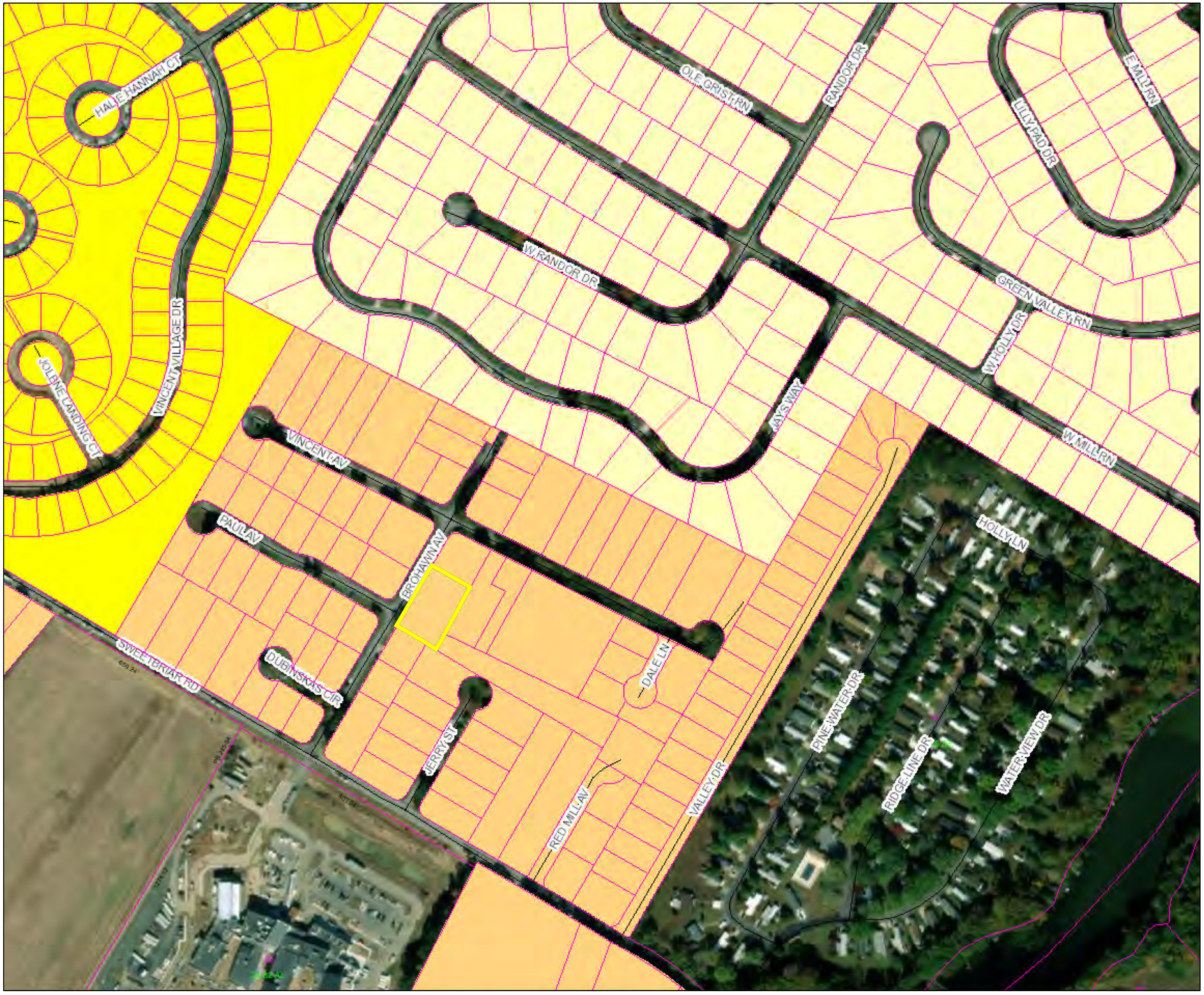
1:1,128

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

November 19, 2020

Sussex County



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Description 2	LOT 13B T#38027
Description 3	CARSYLJAN ACRES
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

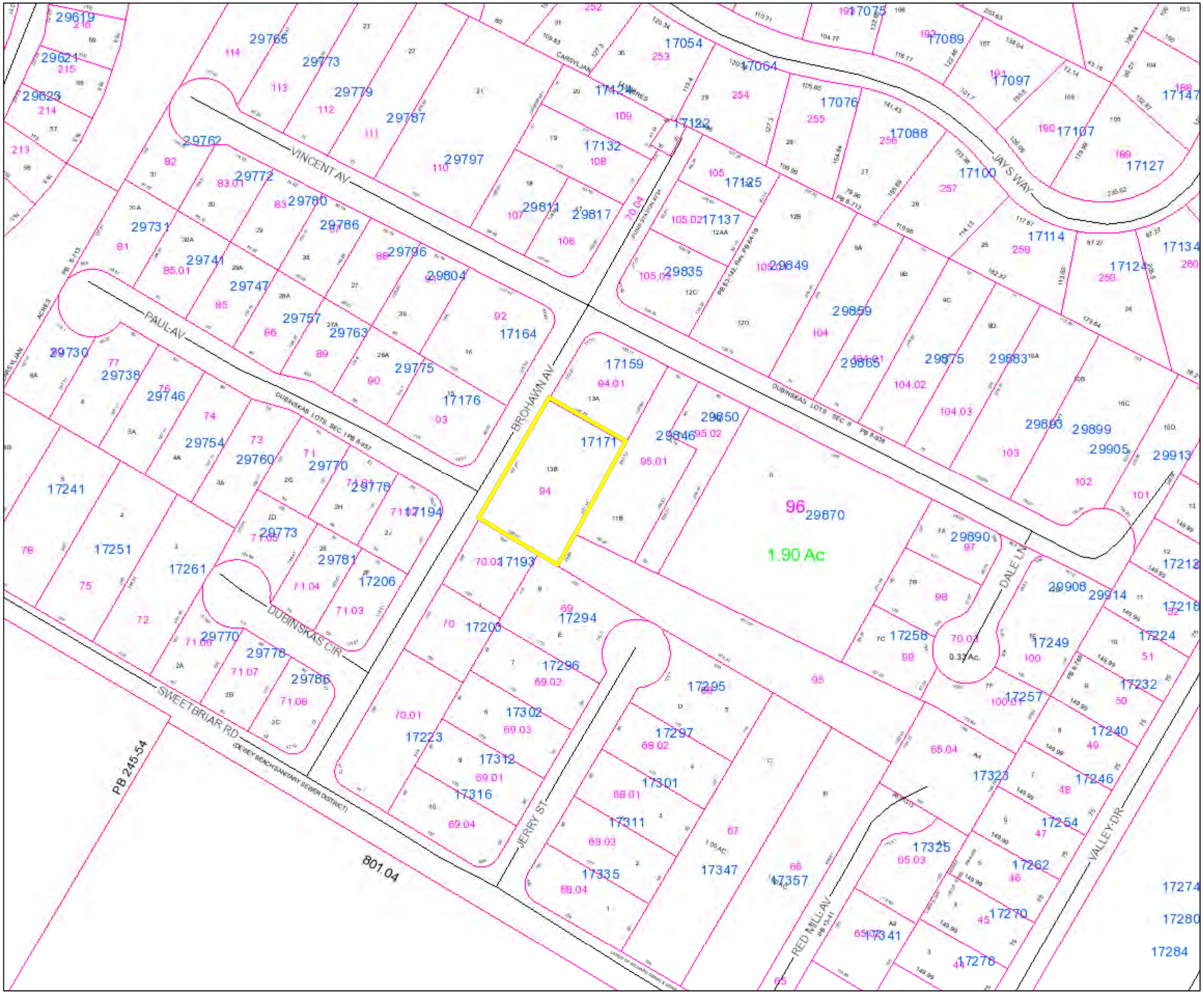
1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

November 19, 2020

Sussex County



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State	MD
Description	RD MILTON TO LEWES
Description 2	LOT 13B T#38027
Description 3	CARSYLJAN ACRES
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

Streets

County Boundaries

Municipal Boundaries

1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

November 19, 2020

File #: 2021-07
2020016334

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 ZipCode: 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 by 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. Nash _____ Date: 8/24/2020

Signature of Owner

_____ Date: _____

For office use only:

Date Submitted: 12/29/2020 Fee: $500.00 Check #: waved

Staff accepting application: CEL Application & Case #: 2020016334

Location of property: _____

Date of PC Hearing: Feb 11, 2021 Recommendation of PC Commission: _____

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

TO:	**Jamie Whitehouse**
REVIEWER:	**Chris Calio**
DATE:	**11/24/2020**
APPLICATION:	**2020-12 – Carsyljan Acres**
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**

RECEIVED
NOV 30 2020
SUSSEX COUNTY
PLANNING & ZONING

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**

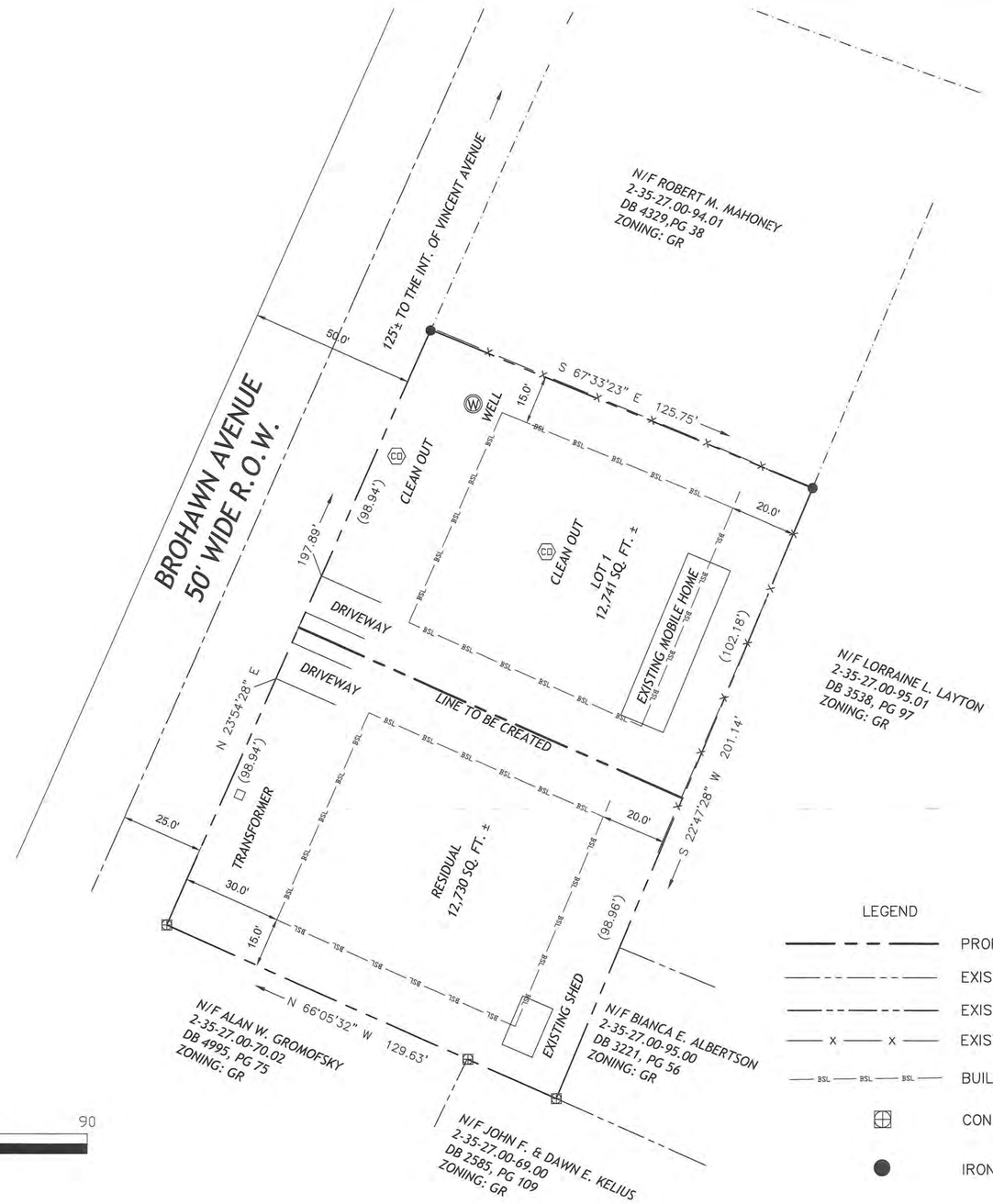
(10). Is a Use of Existing Infrastructure Agreement Required? **No**

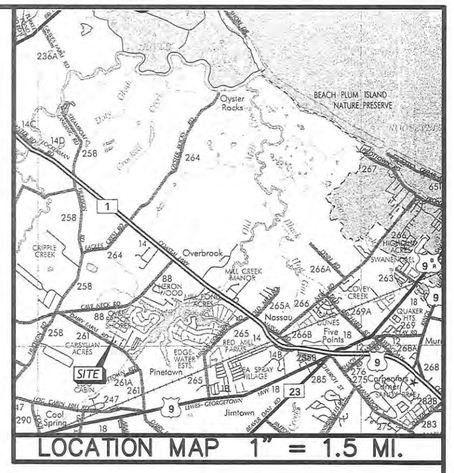
UTILITY PLANNING APPROVAL:

John J. Ashman
Director of Utility Planning

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

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

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING ADJOINER PROPERTY LINE
- EXISTING BOUNDARY LINE
- EXISTING FENCE
- BUILDING SETBACK LINE
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND

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.

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 / 33516 CROSSING AVE. FIVE POINTS SQUARE UNIT 1 LEWES, DE 19958 PH: 302-226-5880 FAX: 302-226-5883	W.O.: 24683L
	SCALE: 1"=30'
	F.B.: 24683L / DRAWN BY: TML
T.M.: 2-35-27.00-94.00	DISK:

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)

Michael Houssock Jr

Name: Michael Houssock Phone: 570-262-9479

Address: 29859 Vincent AVE Lewes Delaware

Email: Mhouse@epix.xlet

Name: Tanya Schuler Phone: 302-381-8224

Address: 29875 Vincent Avenue, Lewes DE 19958

Email: delbooger@yahoo.com

Name: Michael Mundy Phone: 302-373-9417

Address: 29893 Vincent Ave

Email: ~~[illegible]~~ mEMUNDY56@gmail.com

Name: Dallas Wingate Phone: 302-644-0746

Address: 29905 VINCENT AVE, LEWES De

Email: dwingate21@comcast.net.

Name: Barbara Dreyer Phone: 302 260 2074

Address: 29773 Vincent Ave Lewes, De. 19958

Email: blayton52@comcast.net

Name: ROBERT DAVISON Phone: 302-567-8226

Address: 17041 SWEET BRIAR

Email: ROBDAVISONUV@GMAIL

Name: Georgie Penny Phone: 936-662-7374

Address: 17362 Jerry St. lewes, DE

Email: georgiepenny@gmail.com

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@COMCACAST.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 Brohawn Ave Lewes, De.

Email:

Name: ROBERT R LAYTON Phone: (2 Lots)

Address: 29850 VINCENT AVE

Email:

Name: Jeany Argo Phone: 684-8646

Address: 29835 Vincent Ave. (3 Lots)

Email:

Name: Linda LaMarna Phone: 302-644-2918

Address: 29778 Paul Ave

Email:

Name: [illegible] Phone: 302-645-8061
Address: 29775 Paul Ave Lewes, De 19958
Email:

Name: Rose Spudick Phone: —
Address: 29763 Paul Ave Lewes 19958
Email: —

Name: FRANK KOZAK Phone: 302 645 4589
Address: 17223 BROAHAWN AVE LEWES DE
Email: —

Name: Jean Leonard Phone: —
Address: 17184 Brohawn Ave, Lewes, DE
Email: —

Name: Jamie Sockrite Phone: 549-2918
Address: 29747 Paul AV
Email: JamieSockrite77 gmail

Name: Jeff Tull Phone: 302-562-0950
Address: 29730 Paul Ave
Email: Jeffpau1313@gmail.com
Name: Robert Tull Phone: 220 8112
Address:
Email:

Name: Scott Schwartz Phone: 3022187474

Address: 17164 Brohawn Ave, Lewes, DE 19958

Email: RnRRoofing@gmail.com

Name: Tina McCarter Phone:

Address: 17176 Brohawn Ave, Lewes, DE 19958

Email: scottirall@gmail.com

Name: Robert Mahoney Phone: 2156924759

Address: 17159 Brohawn Ave, Lewes DE 19958

Email: mahoneyr@verizon.net

Name: Donna Winegar Phone: 302-381-~~773~~ 7334

Address: 17323 Red Mill Ave Lewes

Email: N/A

Name: William Boyer Phone: (302) 897-1957

Address: 17160 Valley Dr.

Email: Wboyer@udel.edu

Name: Betty Mosner Phone: (302) 644-0215

Address: 17262 Valley Dr Lewes, DE

Email:

Name: Phone:

Address:

Email:

Property Subdivision
7171 Brohawn Lane
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Lewes, DE 19958

January 10, 2020
Jennifer Knighton & Jeffrey Nolt
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Name: Amy Burton Phone: 302-373-2202
Address: 17312 Jerry St
Email: Amybb@comcast.net

Name: Mary Dubold Phone: 302-593-0703
Address: 29781 Dubvkas Circle
Email:

Name: Linda Ward Phone: 302-645-9656
Address: 17359 Sweet Briar Rd
Email:

Name: Timothy Davidson Phone: 302 259 43
Address: 17362 Sweet Briar
Email:

Name: Cindy Hutchinson Phone: 302-236-0819

Address: 17325 Red Mill Ave Lewes DE

Email: Cindy Hutchinson

Name: [illegible] Phone: 302-247-24[illegible]

Address: 17246 Valley Lewes DE

Email:

Name: Tammy Miller Phone: 578-971-5634

Address: 17304 Pine Water Drive

Email:

Name: Warren & Linda Lane Phone: 302-383-1928

Address: 17297 Pine Water Dr.

Email:

Name: [illegible] Phone: 302-670-7056

Address: 17252 Pine Water Dr

Email:

Name: Victoria Allen Phone: 302-200-9486

Address: 17176 Pine Water Dr

Email:

Name: Phone:

Address:

Email:

Name: Lisa Windsor Phone: 301-922-4833

Address: 30350 So. MILL RUN, MILTON 19968

Email: CPTBOD@aol.com

Name: JUDI JABARA Phone: 5762366579

Address: 17658 Jays Way 24 Lower Sullivan Rd Red Creek PA

Email: Jabara@pth.net

Name: Kimberly Potter Phone: 302.236.9950

Address: 17075 Jays Way

Email: Kimby01@comcast.net

Name: Jeff WAKEFIELD Phone: 302 645-1489

Address: 17114 JAYS WAY MILTON DE 19968

Email: JWAKE@UDEL.EDU

Name: Joan Gray Phone: 302-345-4262

Address: 17100 Jays Way Milton DE 19968

Email:

Name: Donna Marta Phone: 302 645 7534

Address: 17107 Jays Way

Email: KDMARTA32@GMAIL.COM

Name: Phone:

Address:

Email: