



The Town Of
Bridgeville
 If You Lived Here, You Would Be Home Now

VARIANCES, CONDITIONAL USE APPROVAL & ZONING CHANGE
APPLICATION 4

Applicant (Company) Name: Riley J. SAPP
 Contact Person: Richie SAPP
 Project Title/Name: N. CANNON ST LOT
 Town Assigned Project Review Application number (from Form 1) _____

Applicant Request

Variance For _____

 Conditional Use Approval For _____

 Zoning Change For _____

Required Information

The Application information must be submitted in writing to the Administrator with this application:

- Statement of the type of relief, permission, or review requested.
- Information about the property for which the application or review is being made.
- Narrative providing information to support the application including the provisions of Chapter 234 and a statement as to how the application complies with those provisions.
- Plans or drawings that support or clarify the relief or permission requested.
- Information requested by the Board or information that may support this application.

The burden of proof is on the applicant. AN applicant for an administrative review, variance, conditional uses, or Zoning change shall have the burden of presenting the information needed by the Board to decide.

Reference Town Code Chapters 234-23, 234-24, and 234-93 for a complete description of the required information and process.

Applicant Signature

The Applicant & property owner understand that all certifications on Form 1, the Initial project review application continue to apply.

Signature of Applicant *Riley Sapp*
 Date of Applicant (s) _____
 Print Name (s) Riley Sapp
 Date Signed March 18, 2023

Date Form 4 Received by Town: 3/24/2023
 Reviewed By: *[Signature]*

March 24, 2023

Committee:

Please accept this letter as part of the formal request of multiple variances for the property known as 502 N. Cannon Street Bridgeville, DE 19933. This property has frontage on N. Cannon, Oak, and Birch Streets. This property is currently vacant but previously had a single family detached home with garage constructed. The home had a fire where a substantial part of the structure was burned, deemed a hazard and subsequently demolished. There are photos of the home prior to demolition attached. The property currently has a Town water meter pit and County sewer in place. I have been approached by a local builder about buying the property and constructing a new single family dwelling. Due to the odd shape of the property and fronting on 3 different Town streets, I am asking for a variance from a street set-back from the standard 25' to 16'. The standard side yard set-back of 10' will remain in effect. Additionally, I am requesting a variance from the standard 9,000 square foot lot size to 6,809 square feet, as per a recent formal property survey.

Based on dimensions from the Sussex County government website, as well as a walk-through of the neighborhood, I have prepared two maps for your use. The first map simply shows the properties in close proximity to my lot that are nonconforming due to lack of property square footage based on current Town Code. The second map shows homes that are nonconforming based current Town code.

Per Town Code Chapter 234-30, paragraph C-#3, front yard set-back distances may be reduced to allow for alignment to neighboring properties.

(3) Notes:

1. The front yard setback may be reduced to the average alignment of existing buildings within 150 feet on each side of a proposed building within the same block if the alignments of those existing structures are less than the required front yard setback within the zone. However, the front yard on the long side of a corner lot may not be reduced to less than 10 feet.
2. On corner lots, the side yard abutting the street shall have the same setback as the front yard.

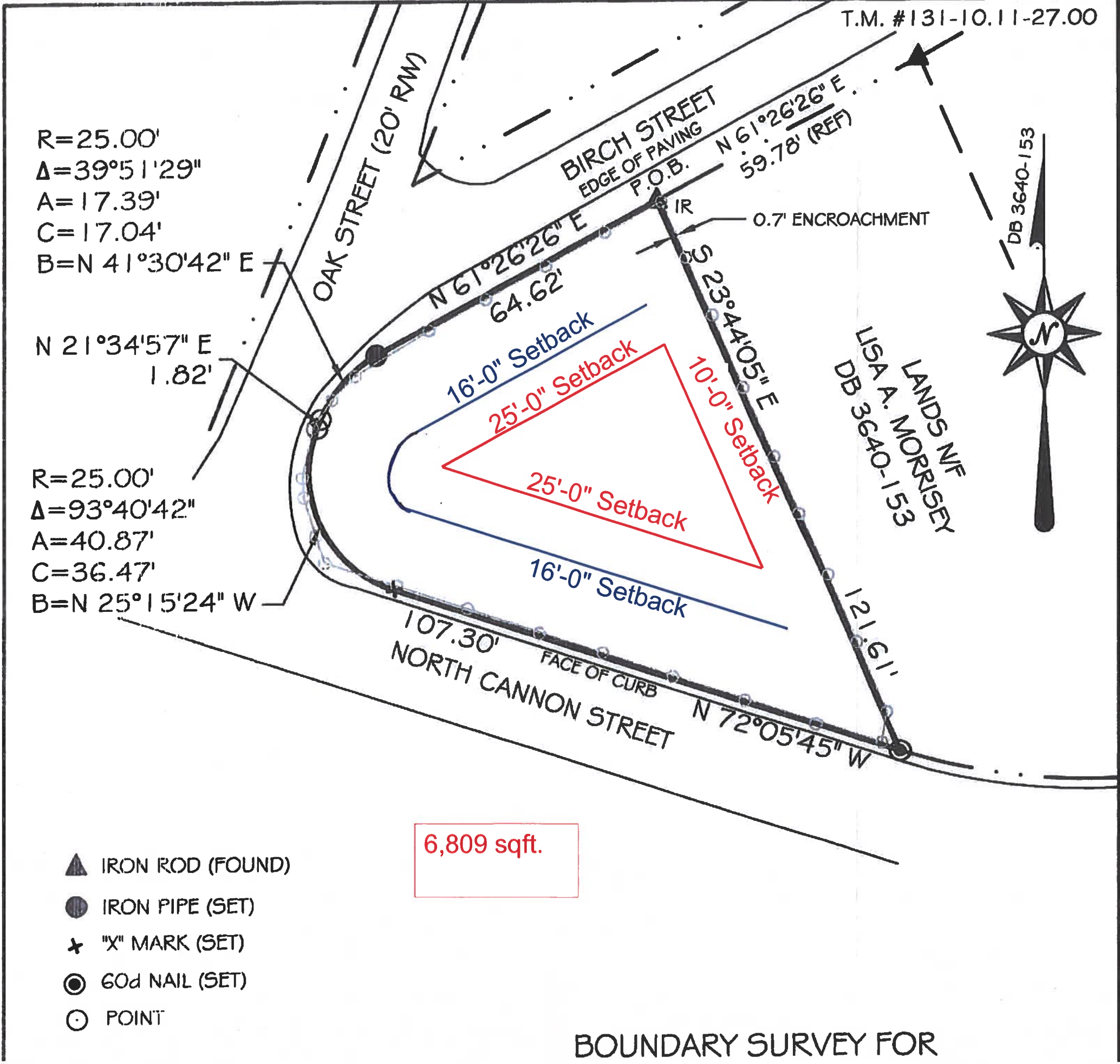
I feel that granting the variances can bring multiple of benefits to the Town. With a new home to be constructed onsite, the Town will realize a higher tax basis for the property, the neighborhood will benefit by an increase of property values for comparable homes, along with lessening the potential of the property becoming a vacant lot eyesore.

Respectfully



Riley J. Sapp

**Plot Plan Showing Town Set Back Lines
and Requested Variance Lines**



$R=25.00'$
 $\Delta=39^\circ51'29''$
 $A=17.39'$
 $C=17.04'$
 $B=N\ 41^\circ30'42''\ E$

$N\ 21^\circ34'57''\ E$
 $1.82'$

$R=25.00'$
 $\Delta=93^\circ40'42''$
 $A=40.87'$
 $C=36.47'$
 $B=N\ 25^\circ15'24''\ W$

6,809 sqft.

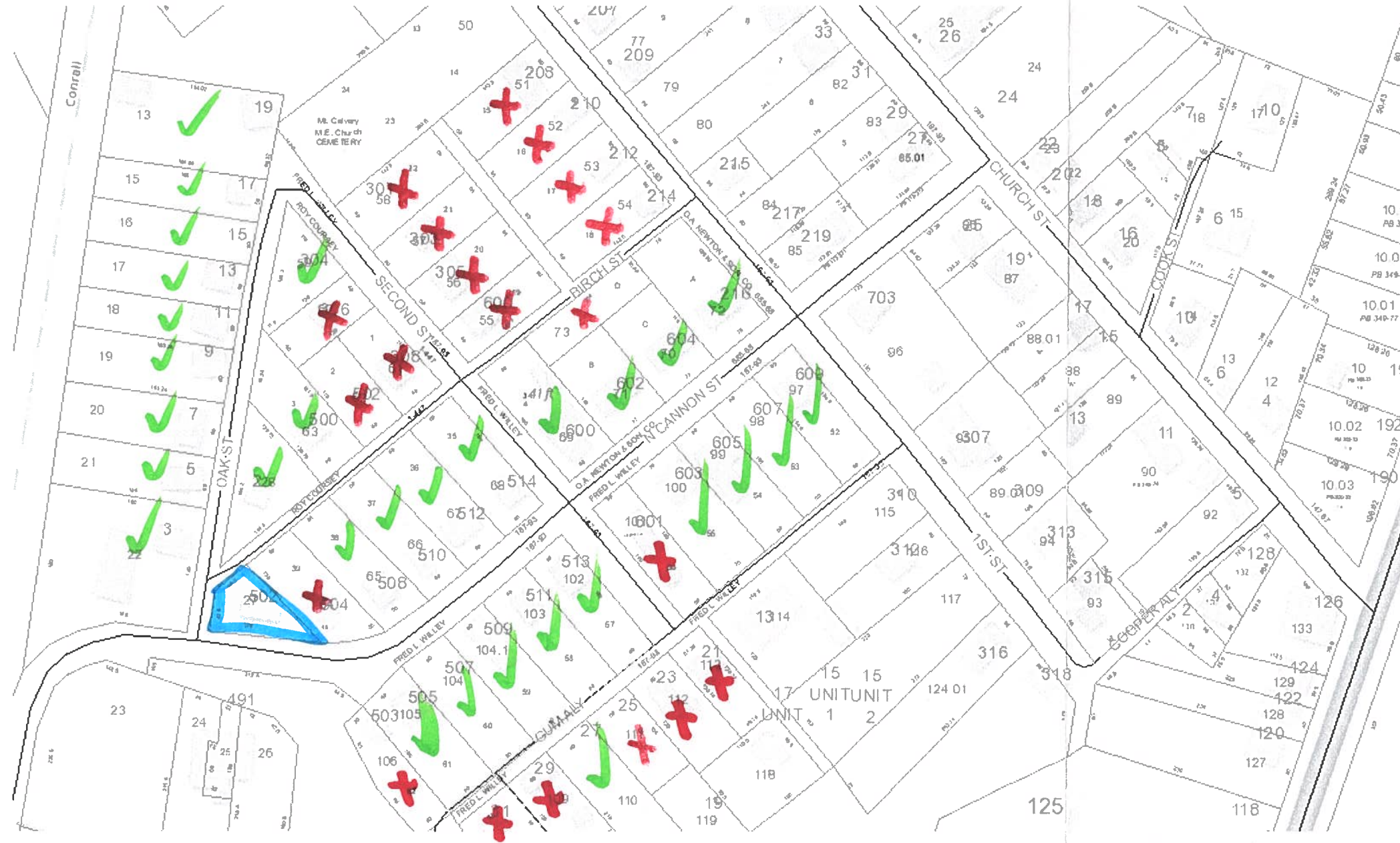
- ▲ IRON ROD (FOUND)
- IRON PIPE (SET)
- ✕ "X" MARK (SET)
- ⊙ 60d NAIL (SET)
- POINT

BOUNDARY SURVEY FOR

Maps of Neighborhood Nonconforming Properties

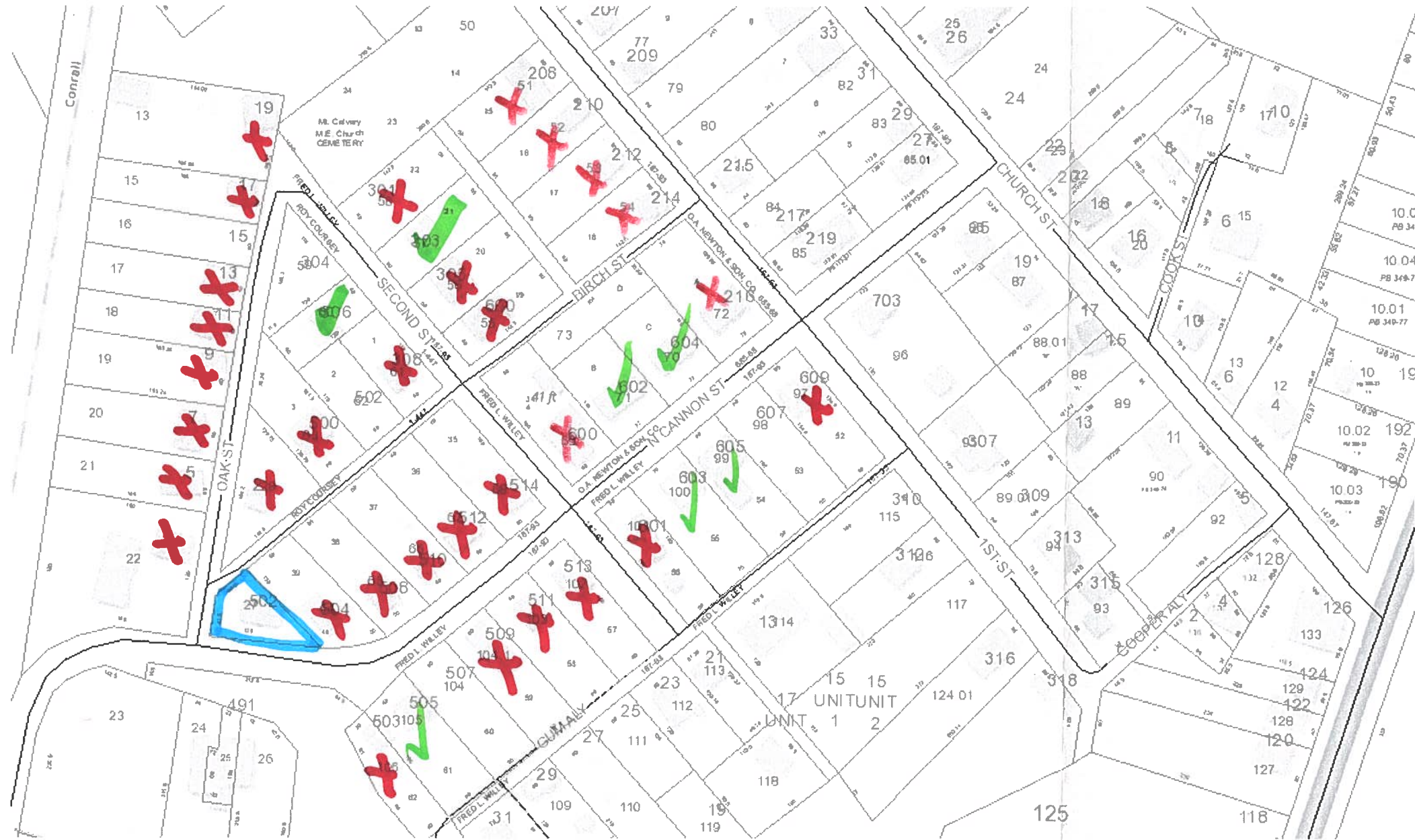
CONFORMING BASED ON CODE

SQUARE FOOTAGE 9,000^{sq}



CON FORMING BASED ON CODE

SET-BACKS 25' FRONT
10' SIDE



Photos of Prior Home Before the Fire



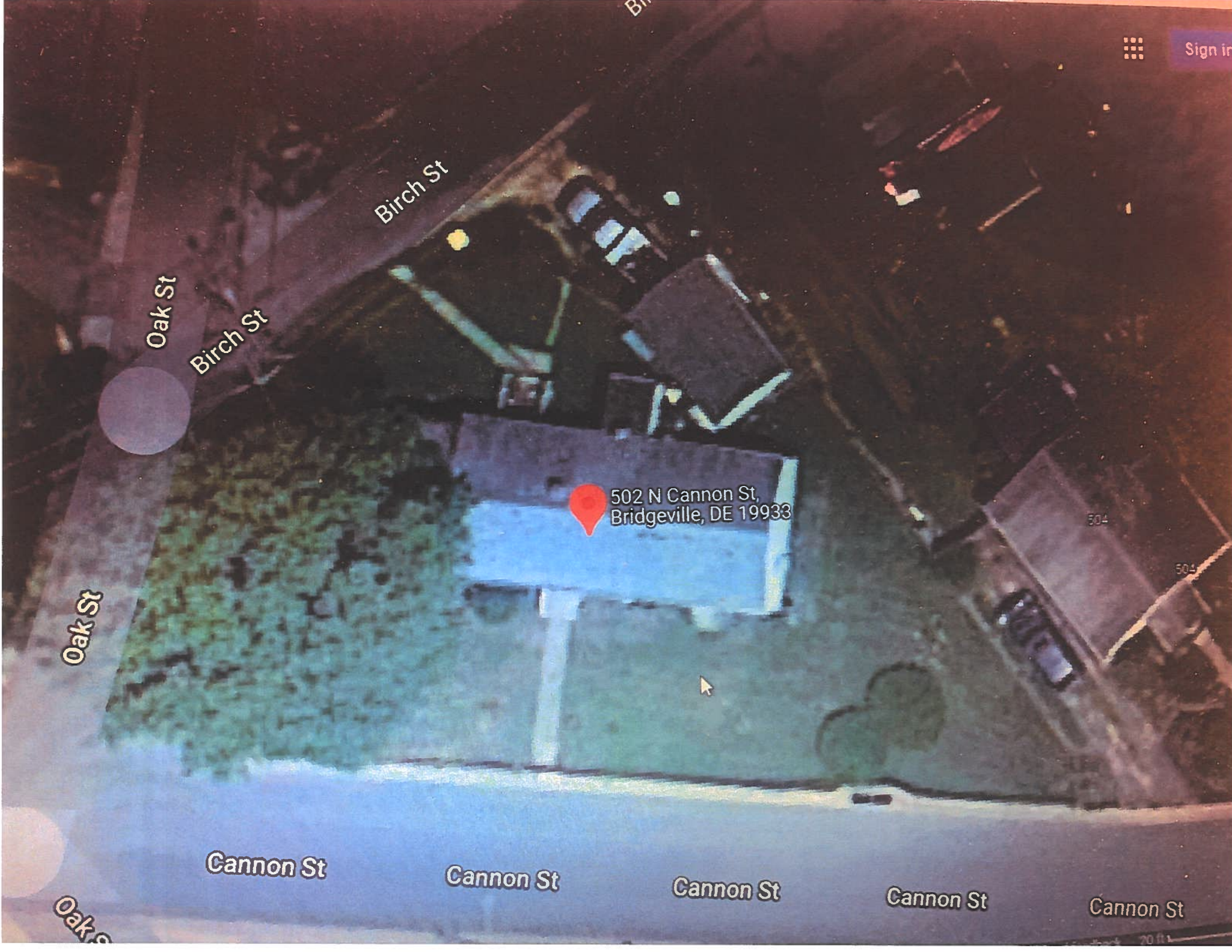
501 Cannon St

Bridgeville, Delaware



Street View - May 2012





Birch St

Oak St

Birch St

502 N Cannon St,
Bridgeville, DE 19933

Oak St

Cannon St

Cannon St

Cannon St

Cannon St

Cannon St

Oak St

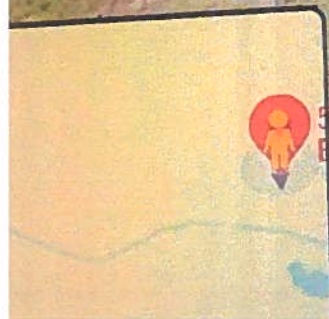
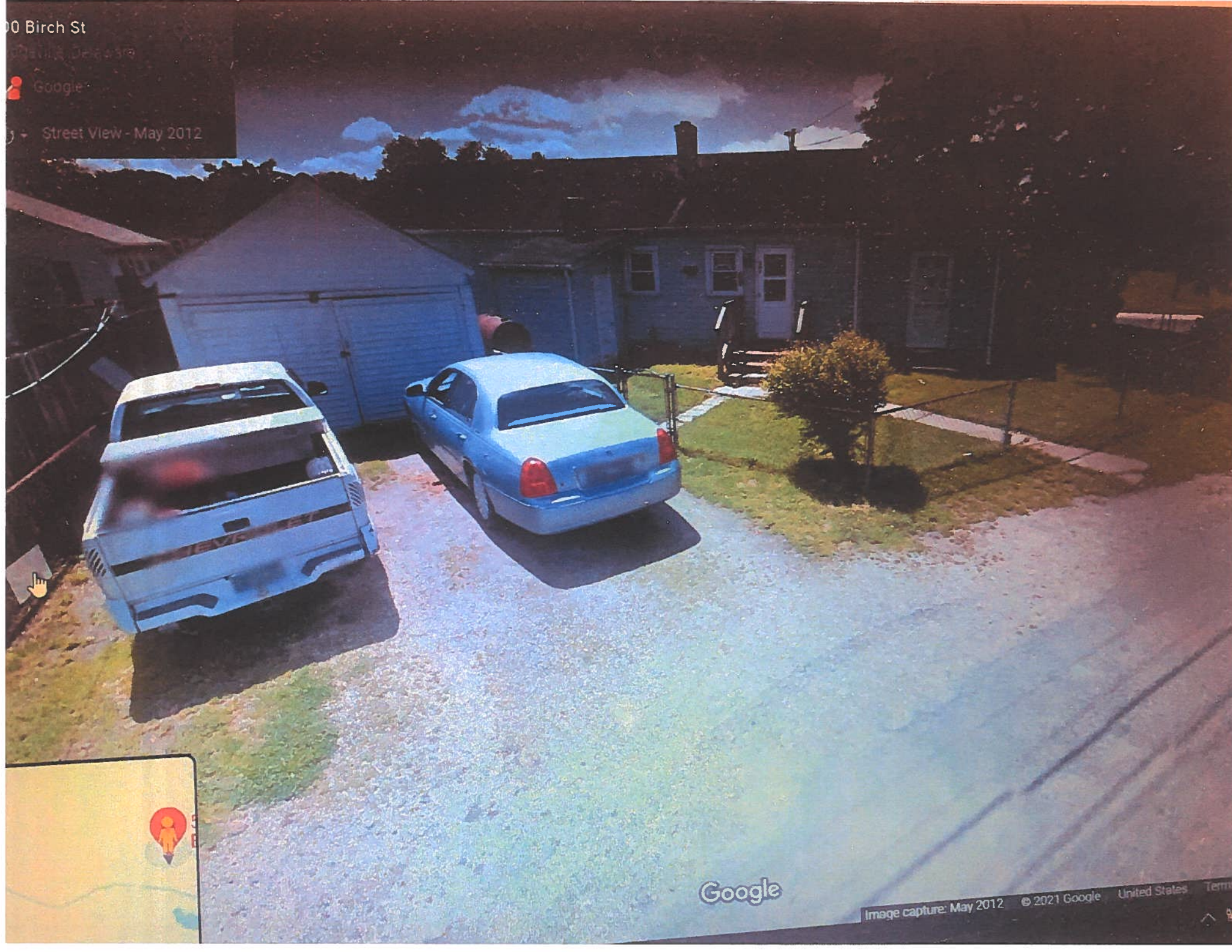
20 ft

May 2012



00 Birch St
Denville, Delaware

Google
Street View - May 2012



Google