



**VARIANCES, CONDITIONAL USE APPROVAL & ZONING CHANGE**  
**APPLICATION 4**

Applicant (Company) Name: DEANNE MACRELLI  
 Contact Person: KESSY @ DREAMSCAPES POOLS + PATIOS  
 Project Title/Name: PORCH  
 Town Assigned Project Review Application number (from Form 1): \_\_\_\_\_

Applicant Request

Variance For PORCH ADDITION TO HOUSE

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: Deanne Macrelli  
 Date of Applicant (s): 10-18-23 Phone: 910-233-2949  
 Print Name (s): DEANNE MACRELLI  
 Date Signed: 10-18-23

Date Form 4 Received by Town: 10/19/2023 MC/SL  
 Reviewed By: \_\_\_\_\_

# TOWN OF BRIDGEVILLE

*If you lived here, you would be home now*

October 19, 2023

RE: Variance Application, Nacrelli  
41 Harlequin Loop  
Bridgeville, DE 19933

Ms. Nacrelli is seeking to build an enclosed screened porch on an existing patio in the rear yard of 41 Harlequin Loop, TM# 131-14.00-334.00. This application is for a 5'11" variance from CH.234-49 permitted projections into the required 15' rear yard setback.

The enclosed porch is planned to extend 9' from the rear of the house. Per the provided survey, the existing rear lot is 18', with a 15' rear yard setback. The proposed enclosed screen porch would then extend 5'11" into the rear yard setback.

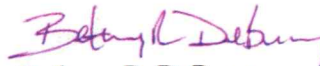
18'1" Rear Yard – 15' Setback = 3'1"  
9' enclosed porch – 3'1" free open space = 5'11" into setback.

Per Bridgeville Town Code, Chapter 234-49 Permitted Projections into required yards, Enclosed Porches, including screened-in porches, are listed as not permitted in the rear yard setback.

Also, we note that the existing patio referenced in the application never received a permit from the Town of Bridgeville. The patio, per code, is permitted to extended 9' into the rear yard setback and as such, is legal in dimensions, but the work should be included in the building permit for the enclosed porch if the variance is approved.

Sincerely,

COMMISSIONERS OF BRIDGEVILLE



Bethany R. DeBussy  
Town Manager



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

**BUILDING PERMIT APPLICATION**

Date of Application: 8/27/23 Permit No. \_\_\_\_\_

Name of Owner: Dedone Nacelli Phone # \_\_\_\_\_

41 HARLEQUIN LANE BRIDGEVILLE DE 19933  
 Street Address City/Town State Zip Code

Cost of Construction \$ 18,951 PIDN: 131-4 00-334.00 Lot # \_\_\_\_\_

List other application form(s) submitted for this project with approval dates:

Form \_\_\_\_\_ Date Approved \_\_\_\_\_  
 Form \_\_\_\_\_ Date Approved \_\_\_\_\_

**Construction Information**

New  Addition  Repairs  Renovation  Deck  Patio  Driveway   
 Demo  Solar  Shed  Other

**Applicants Information**

Print Applicant's Name: KELSEY HARDING Phone # 302-233-4276

Street Address City/Town State Zip Code

Print Applicant's Name: \_\_\_\_\_ Phone # \_\_\_\_\_

Street Address City/Town State Zip Code

Plans/Drawings provided: Yes  No  Survey/Site Plan Provided: Yes  No

Total Sq. Feet: 144 Heritage Shores Only: HOA Approval: Yes  No

Project Description INSTALL 9'x16' SCREEN PORCH ADDITION. MATCHING ONLY EXISTING MATERIALS. IN EXISTING PATH.

\*\*Please note – As of July 1, 2021, the wastewater system is owned and operated by Sussex County. For any project intending to connect to the wastewater system, a Sewer Service Concept Evaluation must be completed here – <https://sussexcountyde.gov/sewer-service-concept-evaluation-requirements>\*\*  
 \*\*Also, after you have received the Town's Building Permit check with Sussex County whether they require a permit as well. They will not process a permit without our Building Permit. Call (302) 855-7720 for more information on Building permits.

**Applicants Certification**

I hereby certify that I am the owner of the record of the named property, or that I have been authorized by the owner of the record to make this application as an authorized agent and that I assume the responsibility for the establishment of official property lines and required setbacks before the start of construction and agree to conform to all applicable codes and laws of this jurisdiction. I further certify that this information is true and correct to the best of my knowledge.

Signature: [Handwritten Signature] Date: 8/22/23

**For Office Use Only**

Payment amount due: \$ \_\_\_\_\_  
 Refer to Fee Schedule in Chapter 128, Town of Bridgeville Code. The payment amount is from the total in the following table.

Permit Fee Items	Fees
Building Permit Cost (% of Est. Cost.)	
Connection Fee	
Water Impact Fee	
Meter Pit	
Water Tapping	
Water Meter	
Library Fund	
Fire/EM Fund	
EM # 2	
C/O	
Zoning	
Delinquent Charges (Clean Hands Policy)	
<b>TOTAL</b>	

Date received: 9/27/23 Received by: [Signature]  
 Approved by: \_\_\_\_\_ Town Official Signature \_\_\_\_\_

Floodplain Review- Yes/No- Comments: Not in FP Initials: [Signature]  
 Wellhead Protection Area Review- Yes/No- Comments: Not in WPA Initials: [Signature]



28816 Four Of Us Road  
Harbeson, DE 19951  
302-945-6964

Client name: Deanne Nacrelli  
Address: 41 Harlequin Loop  
Bridgeville, Delaware 19933

Material and Product List for HOA/ARC Approval:

Install 9'x16' Screened Porch Addition on top of existing Paver Patio.

**MATERIALS:**

2'x2'x2' Concrete Footers (please see architectural plans)  
9'x16' Screened Porch Addition (via Screen Panels)  
Treated Lumber Framing will be wrapped  
(2) Exit Screen Doors  
Interior Ceiling  
Shingles, Fascia, Soffit & more

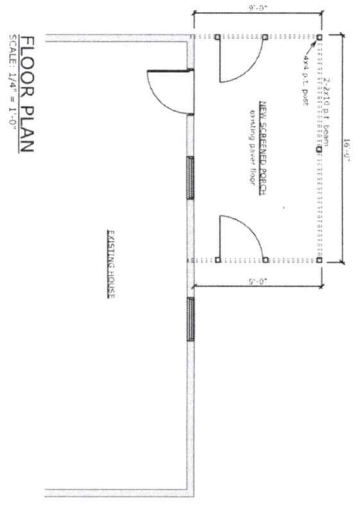
**COLORS:**

White  
White Vinyl  
Matching Existing

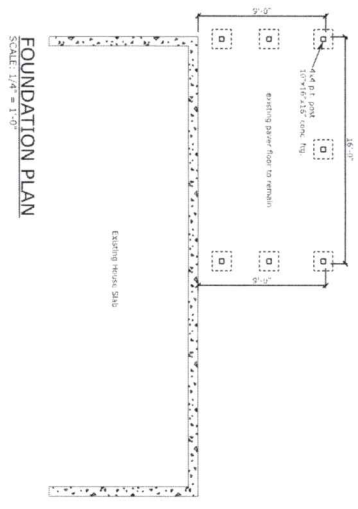
**Additional Information:**

We will be adding commercial edging to existing Patio for strength along with the footers. We replace all damaged grass with sod from construction. (If applicable)

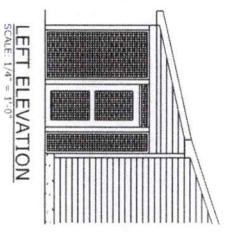
- Scope of Work:  
Build new screened porch on rear of house. Keep paver floor.
- General Notes:  
1. House ceiling height is 9'  
2. All joist hangers to be fastened with manufacturer approved nails and in accordance with manufacturer's instructions  
3. All framing to be 2x12 SPS in contact with treated lumber to be hot dipped galvanized  
4. All fasteners and hardware in contact with treated lumber to be hot dipped galvanized  
5. New screened porch to be 144 square feet  
6. Builder to ensure proper soil bearing capacity  
7. Build to 2021 IRC  
8. Builder to verify dimensions before beginning construction



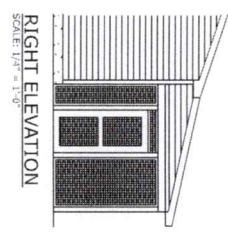
FLOOR PLAN  
SCALE: 1/4" = 1'-0"



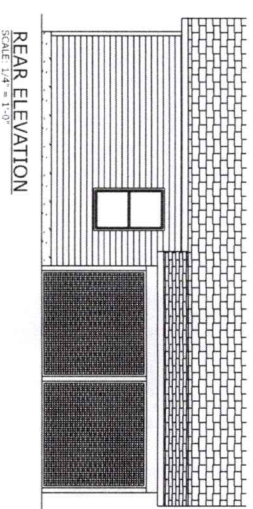
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



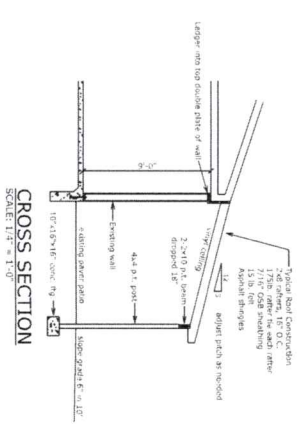
LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



CROSS SECTION  
SCALE: 1/4" = 1'-0"

**DREAM DESIGN LLC**  
RESIDENTIAL DRAFTING & CONSULTATION

210 S 114 Street  
Greenwood, DE 19950-302-430-2985  
Jordan@YourDreamDesign.org

**Disclaimers**  
Owner/Contractor assumes responsibility of building to applicable codes. Designer is not responsible for any building construction. No warranty is provided or implied.

**Contractor**  
Dreamscapes Pools & Patios

**Nacrelli Porch**  
All Drawings

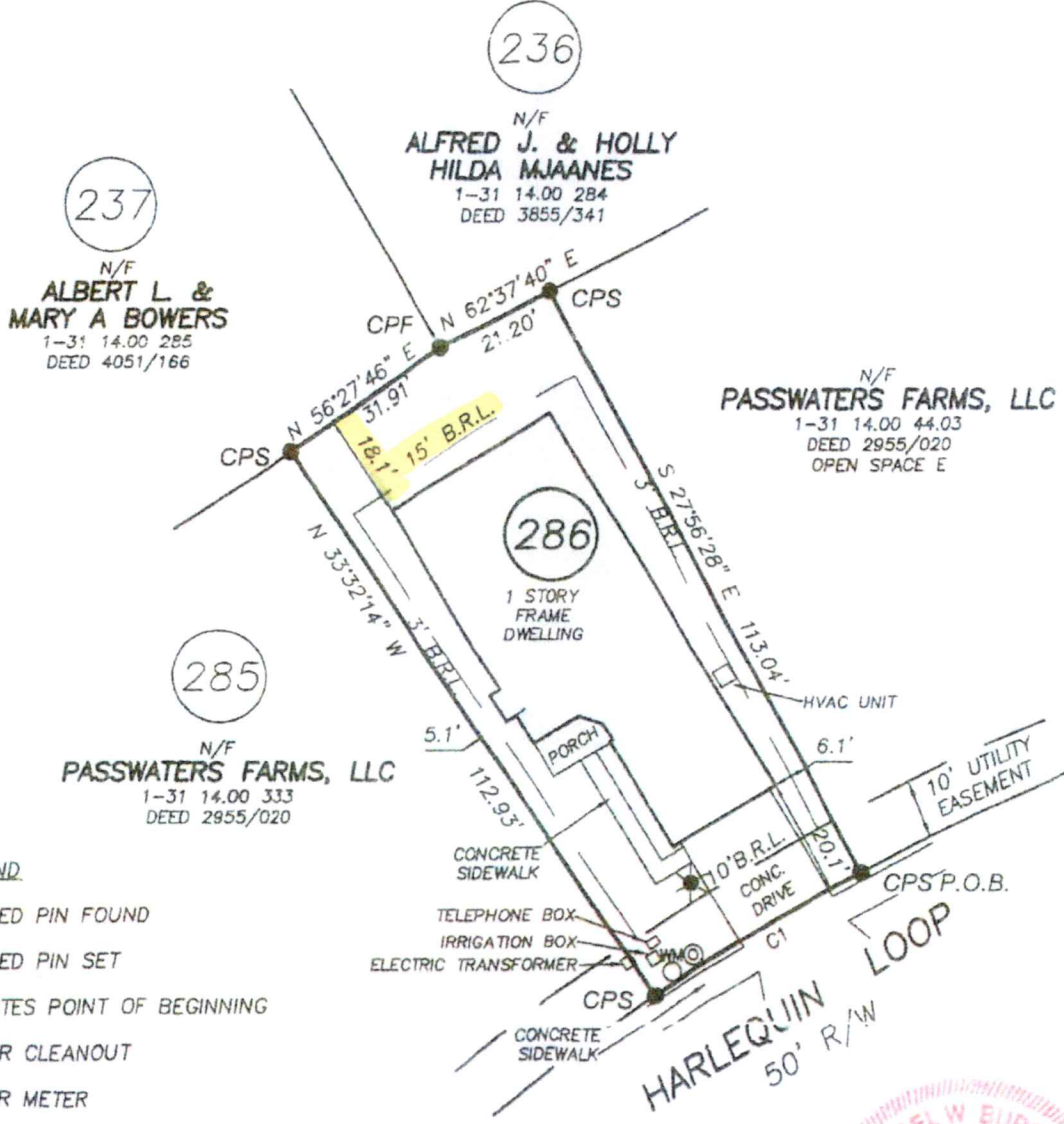
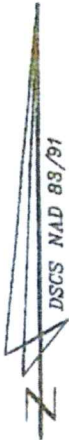
1/4" = 1'-0"  
8/22/2023

Approved  
Drawn by Jordan Vardi

Revised  
Drawing Number: 01  
of 1

# CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 58°58'57" W	42.00'	391.31'	42.02'



**LEGEND**

- CPF CAPPED PIN FOUND
- CPS CAPPED PIN SET
- P.O.B. DENOTES POINT OF BEGINNING
- ⊙ SEWER CLEANOUT
- WM WATER METER
- N/F DENOTES NOW OR FORMERLY
- ★ DENOTES LIGHT POLE

**SITE DATA**

1. TAX PARCEL  
1-31 14.00 334.00
2. ADDRESS  
49 HARLEQUIN LOOP  
BRIDGEVILLE, DE 19933
3. AREA  
5,383 SQ. FT.±
4. DEED REFERENCE  
4174/345
5. PLAT REFERENCE  
159/49
6. CURRENT OWNER  
BROOKFIELD HERITAGE SHORES, LLC
7. SURVEY CLASS  
THIS SURVEY MEETS OR EXCEEDS THE  
REQUIREMENTS FOR AN URBAN SURVEY.
8. THIS PLAT WAS PREPARED WITHOUT THE  
BENEFIT OF A TITLE REPORT WHICH MAY



COMMENCING AT A POINT LOCATED ALONG THE WESTERN RIGHT-OF-WAY LINE OF HERITAGE SHORES CIRCLE, A SEVENTY (70) FOOT WIDE RIGHT OF WAY AT THE INTERSECTION OF THE NORTHEASTERN RIGHT-OF-WAY LINE OF HARLEQUIN LOOP, A FIFTY (50) FOOT WIDE RIGHT-OF-WAY; THENCE LEAVING HERITAGE SHORES CIRCLE SO FIXED AND BINDING ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF HARLEQUIN LOOP; WITH THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 75.80 FEET TO THE POINT OF BEGINNING; SAID CURVE HAVING A RADIUS OF 391.31 FEET AND SCRIBED BY A CHORD OF NORTH 67° 36' 29" EAST 75.68 FEET.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE

## Chapter 234. Land Use and Development

## Article XII. Property Development Standards Applying to All Districts

## § 234-49. Permitted projections into required yards.

Type of Projection	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Air conditioners and heat pumps, either freestanding or wallmounted	Not permitted	5 feet	5 feet	5 feet
Aluminum siding, brick veneer, and similar applications to existing structures	9 inches	9 inches	9 inches	9 inches
Awning in commercial or industrial zones	5 feet	5 feet	5 feet	5 feet
Balconies, bay windows, entrances, oriels, and vestibules less than 10 feet wide	3 feet	3 feet	3 feet	3 feet
Carports	5 feet	3 feet	3 feet	5 feet
Chimneys	2 feet	2 feet	2 feet	2 feet
Cornices and eaves	2 feet	2 feet	2 feet	2 feet
Decks, platforms, or similar raised structure	Not permitted	Not permitted	Not permitted	6 feet
Fire escapes	5 feet	5 feet	5 feet	5 feet
Outside stairways	Not permitted	Not permitted	Not permitted	6 feet
Ornamental features, such as sills, leaders, belt courses	6 inches	6 inches	6 inches	6 inches
Porches, steps, stoops, terraces, and similar features				
Open	9 feet	3 feet	3 feet	9 feet
Roof covering porches, steps, stoops, terraces	4 feet	Not permitted	Not permitted	4 feet
Enclosed, including screened-in porches	Not permitted	Not permitted	Not permitted	Not permitted

**Notes:**

1. N/A means not applicable.
2. SF means square feet.
3. See Article XVI, § 234-70, for standards governing structures in flood-prone areas.



September 27, 2023

Deanne M. Nacrelli  
41 Harlequin Lopp  
Bridgeville, DE 19933

Reference: 41 Harlequin Lopp- 00485-4825  
Heritage Shores Homeowners Association, Inc.

Dear Deanne M. Nacrelli:

I am pleased to inform you that the Architectural Review Board of the Heritage Shores Homeowners Association, Inc. has approved your application for the listed item(s) **with the following stipulation(s):**

**Item(s):** *APP#23-67 Install 16'x9' screened porch addition, frames will be white. Screens will be panels, on existing paver patio foundation with footers and commercial edging installed at existing patio.*

**Stipulation(s):**

- 1) The Applicant is responsible for obtaining and / or conforming to all applicable requirements, approvals, permits and / or permissions from all regulating authorities.
- 2) The Applicant shall ensure that the proposed improvements are in conformance with existing easements, drainageways, utility company restrictions or any other applicable land use restrictions, including obtaining any required permissions from said entities and/or municipalities. The applicant must also ensure to provide for the protection of and access to any affected easement, drainageway, utility or other facility. Failure to comply may result in the requirement to relocate the improvements at the Applicant's cost and responsibility.
- 3) There shall be no dumping of excess soil or debris on offsite property, woods, and community property.
- 4) All disturbed areas must be restored with grass or any approved landscaping.
- 5) All construction access (trucks, bobcats, wheelbarrows, etc.) should be from the Applicant's driveway if possible. No construction materials may be stored offsite (off of the lot) including the roadway and common areas. Any damage to offsite property (including trails, sidewalks, roadways, curbs, etc.) must be repaired by and is the responsibility of the Applicant.
- 6) The side roof overhang of the structure must align with and harmonize with the current overhang on the side of the existing home. Please take note that the side roof

4800 Westfields Blvd., Suite 300, Chantilly, VA 20151 / P.O. Box 10821 Chantilly, Virginia 20153-0821 Telephone 703.631.7200 Fax 703.631.9786

8920 Stephens Road, Suite 101 Laurel, Maryland 20723 Telephone 301.692.1700 Fax 240.221.0443

Email [askus@cmc-management.com](mailto:askus@cmc-management.com) Web [www.cmc-management.com](http://www.cmc-management.com)

**overhang may extend beyond the home's side plane, mirroring the behavior of the existing overhang on the home.**

The approval is contingent upon compliance with the community's design guidelines and specifications set forth in the approved application including the above stated stipulation(s). If your request requires a city/county permit or zoning approval, it must be obtained before construction. **Failure to comply with any county code/permitting requirements rescinds any approval by the Board/Committee.** Please check with the County for compliance. In accordance with the ARB guidelines you have the right to appeal the decision of the board.

You may retain this letter in your files. If you should have any questions, please do not hesitate to contact me at (302) 337-9910 ext326 or e-mail [kcook@cmc-management.com](mailto:kcook@cmc-management.com).

Sincerely,

*Keyonia Cook, Assistant Community Manager  
Heritage Shores HOA*



# Sussex County



<b>PIN:</b>	131-14.00-334.00
<b>Owner Name</b>	NACRELLI DEANNE M
<b>Book</b>	5655
<b>Mailing Address</b>	41 HARLEQUIN LOOP
<b>City</b>	BRIDGEVILLE
<b>State</b>	DE
<b>Description</b>	HERITAGE SHORES
<b>Description 2</b>	LOT 286
<b>Description 3</b>	PHASE 2
<b>Land Code</b>	

**polygonLayer**

Override 1

**polygonLayer**

Override 1

Tax Parcels

911 Address

Streets

County Boundaries

