

# Variances, Conditional Use Approval and Zoning Change Application Form 4

## General

Applicant (Company) Name: Donald Cornish  
Contact Person: Donald Cornish (302-399-4960)  
Project Title/Name: New Construction - house  
Town Assigned Project Review Application Number (from Form 1): \_\_\_\_\_

### Applicant Request:

Variance For: Lot size # 1-31-10-07-6.00  
 Conditional Use Approval For: \_\_\_\_\_  
 Zoning Change From: \_\_\_\_\_  
To: \_\_\_\_\_

Date Form 4 Received by Town: August 9, 2023  
Received by: ME  
Box to be filled in by Town

Payment Rec'd  
9/5/2023  
\$500 ✓ (30)

## Required Information

The following 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 statements as to how the application complies with those provisions.
- Plans or drawings that support or clarify the relief or permission requested.
- Other 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 make a determination.

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

**Applicant Signature**

The applicant and property owner understands that all certifications on Form 1. Initial Project Review Application, continue to apply.

**Signature of Applicant(s):**  
**Print Name(s):**  
**Date Signed:**

*Dan Cornish*  
Donald Cornish      D Cornish  
\_\_\_\_\_

**Town of Bridgeville**  
**Planning and Zoning Department**  
For Town Use

**Application Review Routing Slip**

Attach Form 1

Applicant (Company) Name: Donald Cornish

Designated Contact/Phone Number: 302-399-4960

Project Title/Name: Lot Variance

Town Assigned Project Review Application Number: \_\_\_\_\_

Date of this review request: June 9, 2013

Date review needs to be completed: \_\_\_\_\_

Requested By: Donald Cornish      Return To: Donald Cornish

Please review the attached application as it pertains to your Department and/or responsibility. A complete record for the project application is in the Town Administrator's office. Return completed review to Administrator.

<u>Type of Review</u>	<u>Requested to Review</u>
<input type="checkbox"/> Zoning Certificate	<input type="checkbox"/> Code Enforcement
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Street Dept
<input type="checkbox"/> Dev. Improvement Services Agreement	<input type="checkbox"/> Wastewater Dept
<input type="checkbox"/> Public Works Agreement	<input type="checkbox"/> Water Dept
<input type="checkbox"/> Conceptual Plan	<input type="checkbox"/> Town Engineer
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Town Solicitor
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/> Police Dept
<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Fire Dept
<input type="checkbox"/> Conditional Uses	<input type="checkbox"/> Sussex County EMS
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Finance Dept

I have reviewed this application and comment as follows:

- No comments to submit, application is satisfactory.
- Comments attached that need to be addressed at next step.
- Comments attached, need re-submittal before proceeding to next step.
- Do not need to review project - No or Minimal Impact

Signature of Reviewer: \_\_\_\_\_

Date Review Completed: \_\_\_\_\_

## Town of Bridgeville - Initial Project Review Application Application Form 1

Request to Review	Check Application	Application Copies **	Town Code Section(s)	Application Form Required
Zoning Certificate		3	234-20	Form 2
Water/Sewer Service Connection		6	190-78, 228-1 to 16, 234-66 to 67	Form 2
Sign Permit		4	234-78 to 85	Form 2
Building Permit		3	98-3, 148, 132, 205	Form 2
Occupancy Permit		3	234-21	Form 2
Minor Development Plan		20	234-22	Form 3A
Major Development Plan		20	234-22	Form 3B
Variance	✓	20	234-23	Form 4
Conditional Use		20	234-24, 118, 205	Form 4
Zoning Change		20	1-4, 234-93 to 96	Form 4
Residential Planned Community		20	234-38	Form 5
Annexation		10	234	Form 6

\*\*Number of copies remains consistent throughout review process for all submittals and forms.

Property Information	Please type or print legibly	Please type or print legibly
Sussex County Tax Map/Parcel:		
Project Location:		
Property Size/Dimensions:		
Project Title/Name:		
Current Zoning District:		
Proposed Zoning (if applicable):		
Current Property Use:		
Proposed Use (if applicable):		

Note: Include additional sheets as necessary for more than 2 properties and/or owners.

Applicant Information	Please type or print legibly	Please type or print legibly
Applicant (Company) Name:	Donald Cornish	
Contact Person:		
Phone Number:	<del>302-</del>	
Cell Number:	302-399-4960	
Fax Number:		
Email Address:		
Mailing Address - Street:	P.O. Box 801	
City, State, Zip Code:	Seaford, DE	
Other/Comment:		

Property Owner Information	Please type or print legibly	Please type or print legibly
Owner (Company) Name:	Same as above	
Contact Person:		
Phone Number:		
Cell Number:		
Fax Number:		
Email Address:		
Mailing Address - Street:		
City, State, Zip Code:		
Other/Comment:		

Engineer/Surveyor Information	Please type or print legibly	Please type or print legibly
Company Name:		
Contact Person:		
Phone Number:		
Cell Number:		
Fax Number:		
Email Address:		
Mailing Address - Street:		
City, State, Zip Code:		
Other/Comment:		

Contractor Information	Please type or print legibly	Please type or print legibly
Company Name:		
Contact Person:		
Phone Number:		
Cell Number:		
Fax Number:		
Email Address:		
Mailing Address - Street:		
City, State, Zip Code:		
Other/Comment:		

Please read the following and certify:

- 1) I understand that the designated primary contact on this project will receive all meeting information/correspondence and will be billed for professional consulting services rendered from Town Engineer/Planner/Inspector and/or the Town Solicitor as required for my application.
- 2) I understand, hereby certify that, I have supplied all the information listed on this form and that statements contained in any papers or plans submitted as part of this application are true and correct to the best of my ability.
- 3) I certify that this project will be in accordance with the plan requirements, the Comprehensive Plan, Land Use and Development Code as well as the Construction Design Standards for the Town of Bridgeville.
- 4) I further certify that I or an agent on my behalf will attend all public hearings/meetings 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, health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Bridgeville.
- 5) I also certify that all Town of Bridgeville, Sussex County, State of Delaware and Federal requirements, codes and laws will be adhered to.
- 6) I understand that incomplete applications will not move forward in the review process.
- 7) It is understood that the Town of Bridgeville processes applications in the order in which they are received. Each complete application will be presented at the necessary hearings/meetings after eligibility and the appropriate reviews have been completed. Seven days notice of the hearing/meeting will be provided to the primary contact.
- 8) All application fees must be paid at the time of application submittal. The application fee schedule is in Chapter 128 of the Code of the Town of Bridgeville.

✓ Designated Primary Contact:	Donald Cornish	
Signature of Applicant(s):	Dan Cornish	
✓ <i>D</i> Date(s):	<i>D</i>	
Signature of Property Owner(s):		
Date(s):	<i>D Cornish</i>	
Town Assigned Project Review Application Number:		
Received By:	<i>MC</i>	
Received Date:	<i>Aug 9, 2013</i>	

Number will not be assigned until Form 1 is completed.

Box to be filled in by the Town.



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

Initial Project Review Application- Form 1

**Property Information**

Sussex Co. Tax Map/Parcel: 1-31-10.07-6.00  
 Project Location: NW Church St.--on left before the railroad tracks  
 Project Size/Dimensions: \_\_\_\_\_  
 Project Title/Name: \_\_\_\_\_  
 Current Zoning (if applicable): Town  
 Current Property Use: \_\_\_\_\_  
 Proposed Use (if applicable): \_\_\_\_\_  
 Proposed Use (if applicable): \_\_\_\_\_

**Applicant Information**

Applicant (Company) Name: Donald Cornish  
 Contact Person: Donald Cornish  
 Phone Number: 302-399-4960 Email Address: None  
 Mailing Address: P.O. Box 801, Seaford, DE 19973  
 Other/Comment \_\_\_\_\_

**Property Information**

Applicant (Company) Name: Same as above  
 Contact Person: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Other/Comment \_\_\_\_\_

**Engineer/Surveyor Information**

Company Name: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Other/Comment \_\_\_\_\_

**Contractor Information**

Company Name: \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Other/Comment \_\_\_\_\_

**\*\*DIGITAL SUBMISSION PREFERRED\*\***

\*No more than 5 copies, if you submit hard copies.

<u>Request to Review</u>	<u>Town Code Section(s)</u>	<u>Application Form Required</u>
Zoning Certificate	234-20	Form 2
Water Service Connection	190-78, 228-1 to 16, 234-66 to 67	Form 2
Sign Permit	234-76 to 85	Form 2
Building Permit	96-3, 148, 132, 205	Form 2
Occupancy Permit	234-21	Form 2
Minor Development Plan	234-22	Form 3A
Major Development Plan	234-22	Form 3B
Variance	234-23	Form 4
Conditional Use	234-24, 118, 205	Form 4
Zoning Change	1-4, 234-93 to 96	Form 4
Residential Planned Community	234-38	Form 5
Annexation	234	Form 6

Please read the following and certify:

- 1) I understand that the designated primary contact on this project will receive all meeting information/correspondence and will be billed for professional consulting services rendered by Town Engineer/Planner/ and/or the Town Solicitor as required for my application.
- 2) I understand and hereby certify that, I have supplied all the information listed on this form and that statements contained in any papers or plans submitted as part of this application are true and correct to the best of my ability.
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- 8) All application fees must be paid at the time of application submission. The application fee schedule is in Chapter 128 of the Code of the Town of Bridgeville.

Designated Primary Contact: Donald Cornish

Signature of Applicant (s): *D. Cornish*

Dates \_\_\_\_\_

Signature of Property Owner (s): *D. Cornish*

Date \_\_\_\_\_

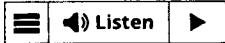
Town Assigned Project Review Application Number: \_\_\_\_\_

Received by: *ML*

Received Date: *August 9, 2013*

# BRIDGEVILLE DELAWARE


(<https://bridgeville.delaware.gov>)






## Permits

[Bridgeville Business Process](#) 










[Guidelines for Type of Application Review Required](#) 

[Preliminary Land Use Services Checklist](#) 

Permits (All three (3) are Fillable PDFs):

- [Water Connection Permit](#) 
- [Building Permit \(New Home\)](#) 
- [Building Permit](#) 

Applications:

- [Event on Public Property Application](#) 
- [Initial Project Review Application Form 1](#)  (Fillable PDF)
- [Planning & Zoning Review Routing Slip Attach Form 1](#) 
- [Major Development Plan Application Form 3B](#) 
- [Minor Development Plan Application Form 3A](#) 
- [RCP Zoning District Application Form 5](#) 
- [Annexation Request Application](#)  (Fillable PDF)
- [Variances, Conditional Use Approval & Zoning Change Form 4](#)  (Fillable PDF)
- [Water Hydrant Meter Rental Agreement](#) 

\*\*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> (<https://sussexcountyde.gov/sewer-service-concept-evaluation-requirements>) \*\*



## Donald Cornish Variance Request

Owner seeks reduction in lot size.

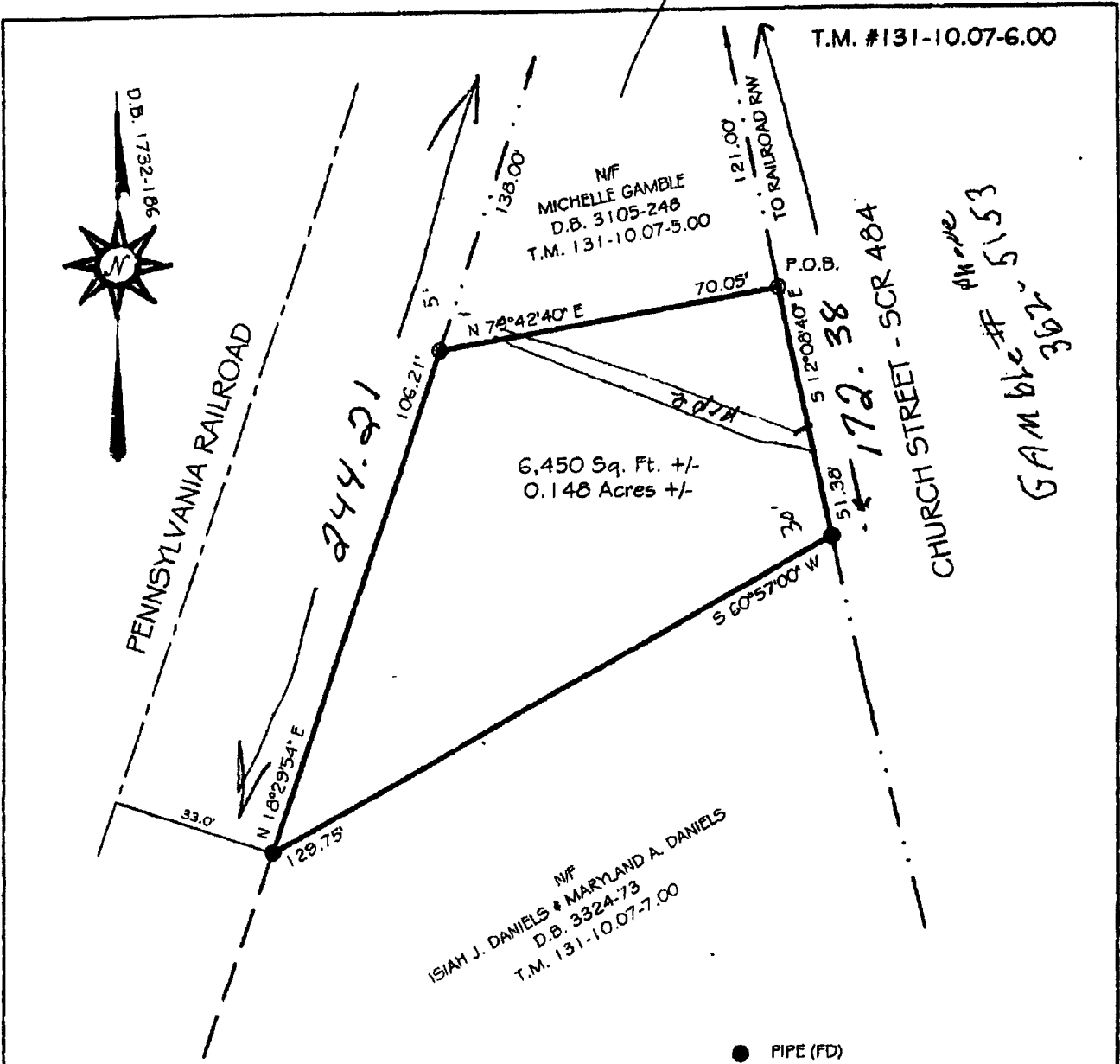
Owner paid to have the lot annexed into the Town of Bridgeville with assurance that it would be a buildable lot only to find out upon filing for a building permit that it needed to have a variance for size.

Owner presented the house plans to the Town Manager and it meets all set-backs per the town, as well as, the assurance of the surveyor, Don Miller.

Copy of the survey.

Copy of the house plans.

Seller  
Buyer  
+151510000  
Too



PHONE # 5153  
GAMBLE # 382

THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY OTHER THAN THOSE SHOWN. NO TITLE SEARCH PROVIDED OR STIPULATED.

- PIPE (FD)
- ⊙ PIPE (SET)

I, STEPHEN M. SELLERS REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

STEPHEN M. SELLERS PLS 564  
 SURVEY CLASS: SUBURBAN

**BOUNDARY SURVEY PLAN FOR**  
**DONALD W. CORNISH**  
 CHURCH STREET, BRIDGEVILLE, DE. 19933  
 NORTHWEST FORK HUNDRED SUSSEX COUNTY  
 STATE OF DELAWARE  
 SCALE 1" = 30'      DECEMBER 17, 2019

PREPARED BY: **MILNER LAND SURVEYING**  
**LEWIS, INC.**  
 1560 MIDDLEFORD RD.      SEAFORD, DE. 19973  
 PH: 302-629-9895  
 FAX: 302-629-2391

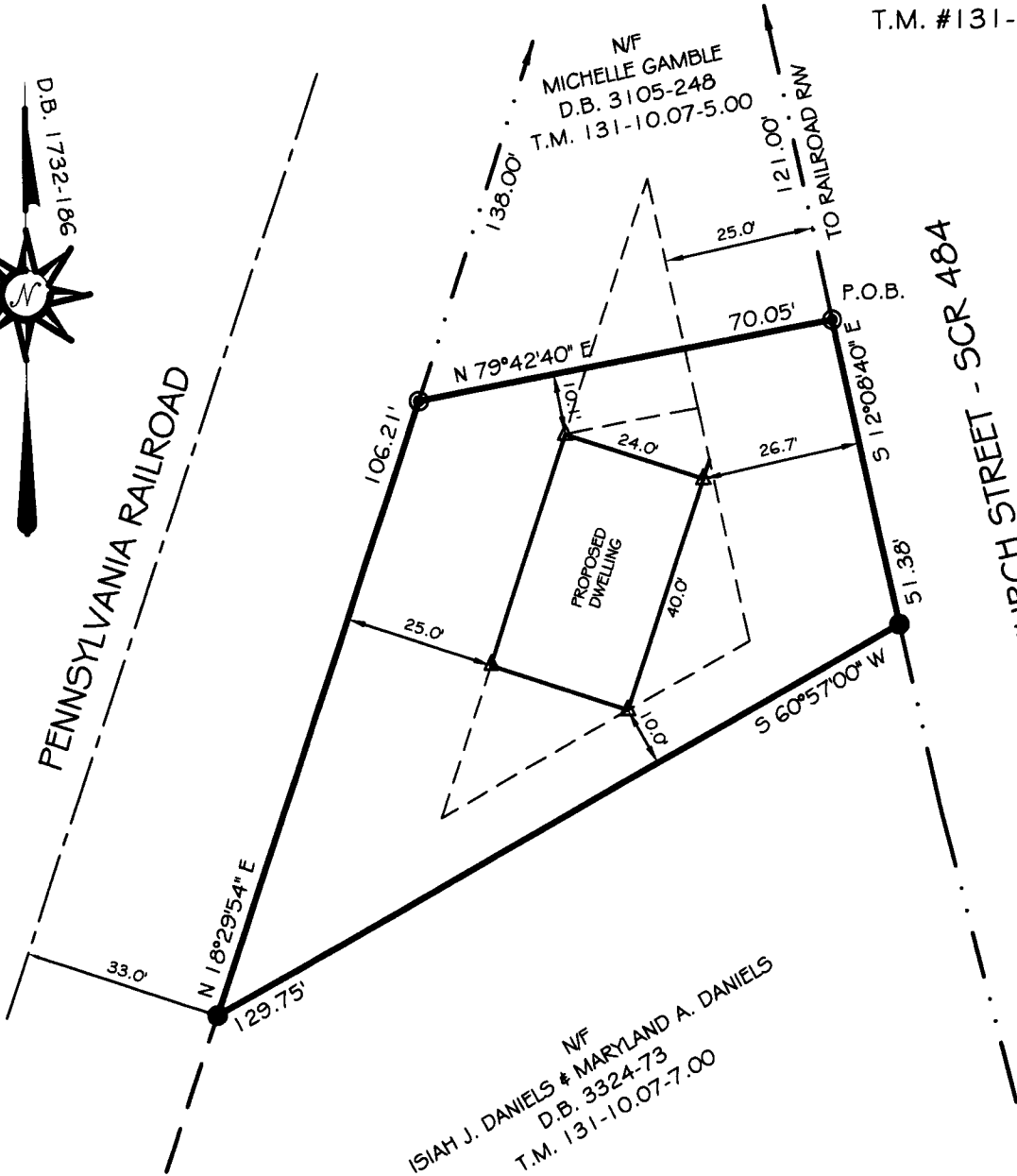


PENNSYLVANIA RAILROAD

NF  
MICHELLE GAMBLE  
D.B. 3105-248  
T.M. 131-10.07-5.00

TO RAILROAD RW

CHURCH STREET - SCR 484



6,450 Sq. Ft. +/-  
0.148 Acres +/-

THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY OTHER THAN THOSE SHOWN. NO TITLE SEARCH PROVIDED OR STIPULATED.

- PIPE (FD)
- ⊙ PIPE (SET)
- △ 60d NAIL (SET)

PLACEMENT SURVEY FOR  
**DONALD W. CORNISH**

CHURCH STREET, BRIDGEVILLE, DE. 19933  
NORTHWEST FORK HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
SCALE 1" = 30'      SEPTEMBER 15, 2022

I, DONALD K. MILLER REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

DONALD K. MILLER PLS 407      DATE  
SURVEY CLASS: SUBURBAN

PREPARED BY:

**MILLER** LAND SURVEYING  
**LEWIS, INC.**

PH: 302-629-9895  
FAX: 302-629-2391

1560 MIDDLEFORD RD.

• SEAFORD, DE. 19973

T.M. #131-10.07-6.00

D.B. 1732-186



PENNSYLVANIA RAILROAD

NF  
MICHELLE GAMBLE  
D.B. 3105-248  
T.M. 131-10.07-5.00

TO RAILROAD R/W  
121.00' F.M.

CHURCH STREET - SCR 484

NF  
ISAIAH J. DANIELS & MARYLAND A. DANIELS  
D.B. 3324-73  
T.M. 131-10.07-7.00

P.O.B.

10' NAIL

25.0'

70.05'

5 12°08'40" E

24.0'

26.7'

40.0'

10.0'

25.0'

106.21'

N 79°42'40" E

33.0'

N 18°29'54" E

129.75'

5 60°57'00" W

Force main

store in pipe

14' water

water

water

water

water

water

water

water

water

water

water

water

water

water

water

6,450 Sq. Ft. +/-  
0.148 Acres +/-

THIS SURVEY AND PLAT DOES NOT VERIFY THE  
EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY  
OR EASEMENTS CROSSING THIS PROPERTY OTHER  
THAN THOSE SHOWN.  
NO TITLE SEARCH PROVIDED OR STIPULATED.

- PIPE (FD)
- ◎ PIPE (SET)
- △ 60d NAIL (SET)

# PLACEMENT SURVEY FOR DONALD W. CORNISH

CHURCH STREET, BRIDGEVILLE, DE. 19933  
NORTHWEST FORK HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE  
SCALE 1" = 30'      SEPTEMBER 15, 2022

PREPARED BY:

PH: 302-629-9895  
FAX: 302-629-2391

## MILLER LAND SURVEYING LEWIS, INC.

1560 MIDDLEFORD RD.

• SEAFORD, DE. 19973

DONALD K. MILLER PLS 407      DATE

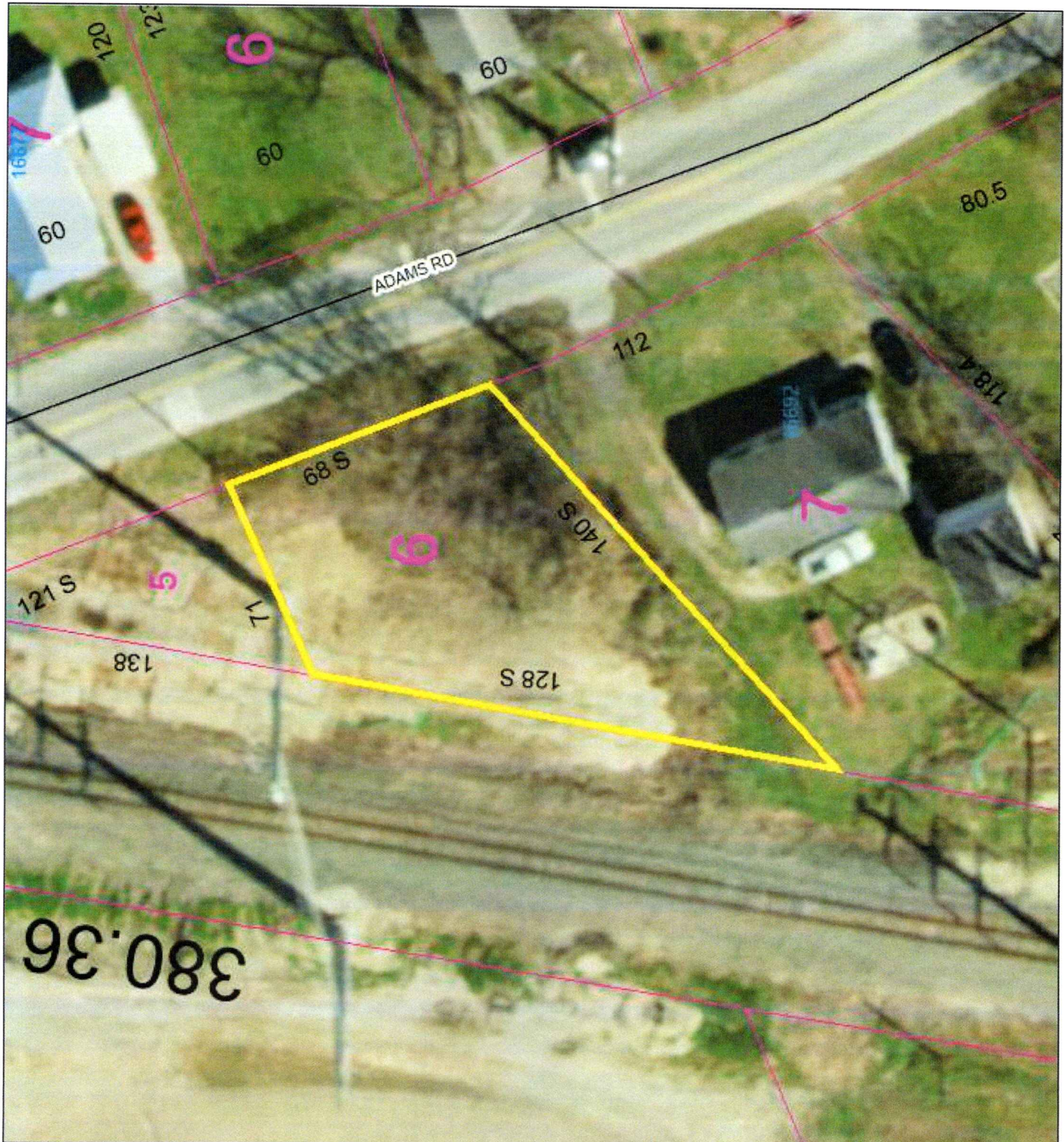
SURVEY CLASS: SUBURBAN

I, DONALD K. MILLER REGISTERED AS A PROFESSIONAL  
LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY  
STATE THAT THE INFORMATION SHOWN ON THIS PLAN  
HAS BEEN PREPARED UNDER MY SUPERVISION AND  
MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED  
BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL  
LAND SURVEYORS. ANY CHANGES TO THE PROPERTY  
CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY  
CORNERS AFTER THE DATE SHOWN HEREON SHALL  
NECESSITATE A NEW REVIEW AND CERTIFICATION FOR  
ANY OFFICIAL OR LEGAL USE.





# Sussex County



<b>PIN:</b>	131-10.07-6.00
<b>Owner Name</b>	CORNISH DONALD W
<b>Book</b>	2518
<b>Mailing Address</b>	PO BOX 801
<b>City</b>	SEAFORD
<b>State</b>	DE
<b>Description</b>	BRIDGEVILLEGREENWD
<b>Description 2</b>	W/RT 583 190'
<b>Description 3</b>	N/FIRST ST
<b>Land Code</b>	

### polygonLayer

Override 1

### polygonLayer

Override 1

Tax Parcels

911 Address

Streets

County Boundaries

