

TOWN OF GREENWOOD
100 WEST MARKET STREET
P.O. BOX 216
GREENWOOD, DE 19950
302-349-4534
302-349-9332 FAX

Fee _____

Date of Application _____

APPLICATION OF VARIANCE
BOARD OF ADJUSTMENT

Current Property Owner Information:

Current Owner Name(s):

Bascio Baking, LLC - C/O Louis Bascio

Mailing Address:

Bascio Baking, LLC

58 Baltimore Avenue

Rehoboth Beach, DE 19971

Phone Number: 302-233-1484

Email Address: loubean777@gmail.com

Contact Person: Louis Bascio

Property Information:

Sussex County Tax Map/Parcel Number: 530-9.00-71.03

Property Location: Draper Street

Property Size/Dimension: 5.685 acres

Current Zoning District: M/LI

Present Use of Land: Gravel Parking **Proposed Use of Land:** Cold Storage Bldg.

Variance Information:

Variance Requested: Paving Requirements - Concrete pad proposed for handicap parking space, all others to remain gravel

Article(s) 9 **Section(s)** _____

The applicant acquired the property as an existing gravel parking area that had historically been used for commercial/light industrial purposes. There is no interconnecting traffic from other properties that will be entering or passing through the property. The applicant intends to add a building to the site, but continue to use the gravel parking that presently exists. A concrete pad is indicated on the Site Plan adjacent to the proposed handicap parking space. The rest of the parking lot area is proposed to remain gravel. Landscaping has been added to the plan to screen the parking spaces from the adjoining properties.

SUBMIT THE FOLLOWING ITEMS WITH APPLICATION:

1. Justification of each type of Variance.
2. Location Survey.
3. Elevation Survey (when requesting flood or height variance).
4. Construction Drawings for each type of Variance.
5. Subdivision Modification Plot and Drawings.
6. Any other supporting documents and/or photos.

Application for Variance

I (We) hereby apply for a variance from the Town of Greenwood for the property described above. I (We) certify that all information and attached documents provided by me in this application are correct, and I (We) further understand that a Public Hearing will not be scheduled until this application is complete as determined by the Greenwood Administrative Official. Further more, the owner(s) of these premises do hereby consent to the Board of Adjustment Members, Code Enforcement Constable, Town Manager or other Town Officials to enter upon said premises for the purpose of better assessing the impact of this request, said consent being given on the signing of this application.

EAB

Current Owner's Signature

Current Owner's Signature

FOR BOARD OF ADJUSTMENT

Approved/ Date: _____

Chairperson, Board of Adjustment

Denied/Date: _____

Chairperson, Board of Adjustment

Chairperson, Board of Adjustment

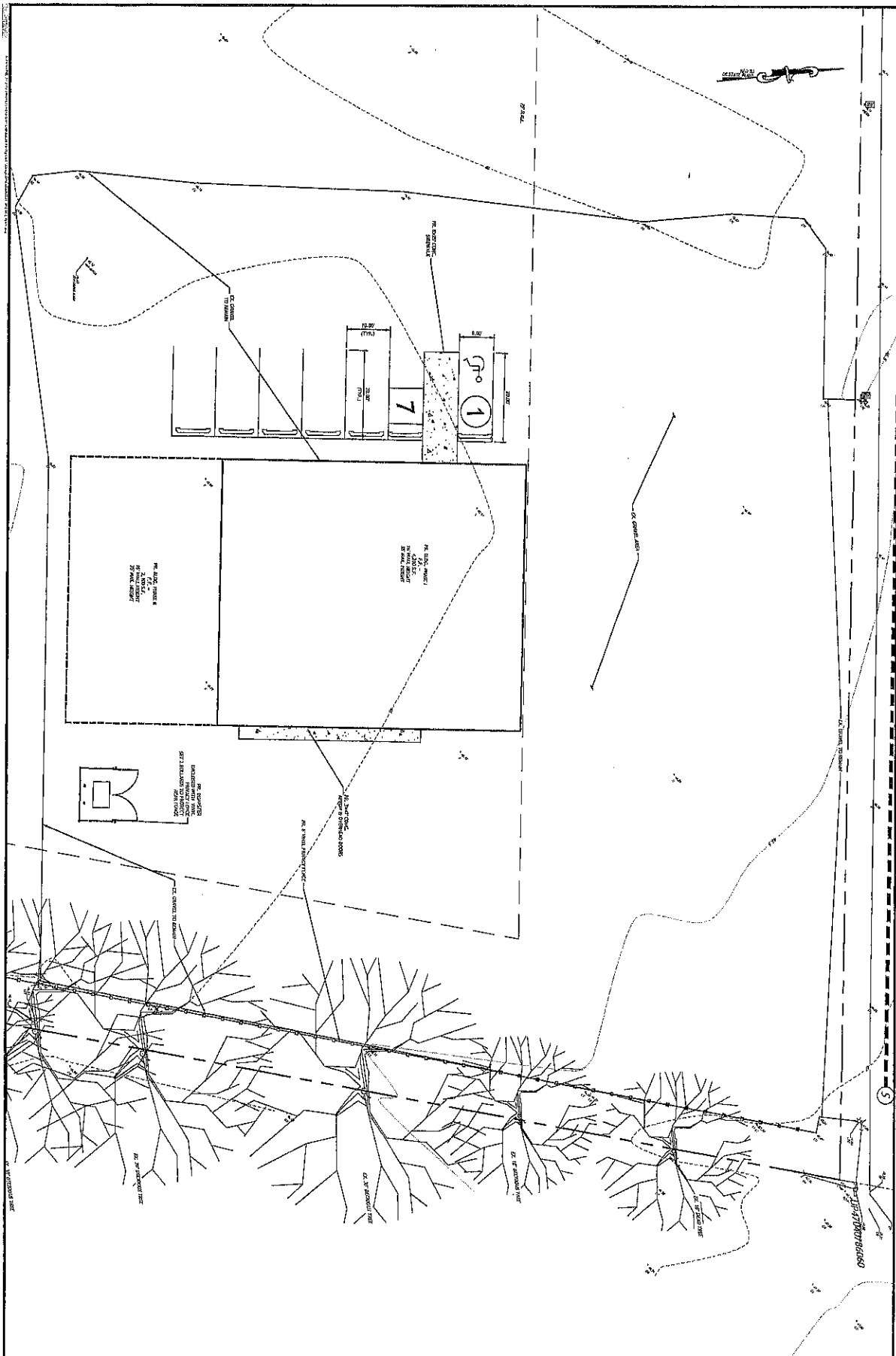


P0 220 - PG 2 Sub - pdf

2012 street view



2017 satellite image – impervious appears to be existing



PROJECT NO: 0582-2201
 DRAWING: SP-2
 SHEET: 2 OF #

DRAFT
 05/22/2022

ENGINEER	MEC
DRAWN BY	MEC
CHECKED BY	MEC
DATE	05/22/2022
TALKING	330-1-31-03



AXIOM ENGINEERING L.L.C.
 18 CHESTNUT STREET
 GREENWOOD, DE 19947
 302-685-0810
 FAX: 302-685-0811
 WWW.AXIOMENGINEERING.COM

SITE PLAN
BASCIO BAKERY
COLD STORAGE FACILITY
 TOWN OF GREENWOOD, SUSSEX COUNTY, DELAWARE

REV	DESCRIPTION OF REVISION	DATE	BY

Town of Greenwood

- (5) Minimum building setback shall be 30 feet.
- (6) Side yards shall be provided as follows: each lot shall have two side yards a minimum of 20 feet each, with a minimum aggregate width for two side yards of 50 feet.
- (7) Minimum rear yard shall be 50 feet.

Section 6.6 MANUFACTURING & LIGHT INDUSTRIAL DISTRICT ("M/LI").

6.6.1. **Purpose.** The purpose of the Manufacturing & Light Industrial District shall be to provide locations, in those areas where public services are available, for the development of light to moderate industrial manufacturing, warehousing, wholesale and limited research establishments which, because of their type and nature, would be compatible with adjacent or nearby residential areas. An additional purpose of this district is to provide guidelines and performance standards which will control and confine any offensive features (i.e., noise, vibration, heat, smoke, glare, dust, objectionable odors, toxic wastes or unsightly storage) to the confines of the premises and within enclosed buildings or within a visually enclosed space.

6.6.2. **Permitted uses.** Permitted uses of the M/LI District shall be as follows:

- (1) Building Contractor's Materials Storage Yards
- (2) Warehouses
- (3) Wholesale storage, warehousing, and distribution facilities
- (4) Research, design, testing and development laboratories.
- (5) Boat Manufacture and Repair (Vessels less than 5 tons); Boat Sales and Service
- (6) Farm Machinery and truck manufacture, sales, storage, service, and repairs
- (7) Light manufacturing, assembling, converting, altering, finishing, baking, cooking or any other type of processing or storage of an industrial nature for the production and/or distribution of any goods, materials, products, instruments, appliances and devices, provided that the fuel or power supply shall be of an approved type. Also included shall be all incidental clinics, offices, cafeterias and recreational facilities for the exclusive use of in-house staff and employees.
- (8) Printing, publishing, binding, packaging, storage, warehousing and distribution.
- (9) Municipal and public services and facilities, such as utility supply areas (i.e. water, sewer, electric), public utility distribution and transmission facilities, and substations.

6.6.3. **Prohibited uses.** The following are expressly prohibited in the M&I District:

- (1) Residences, except those in existence at the time of adoption of this amendment.
- (2) Manufacturing uses involving production of the following products from raw materials: asphalt, bituminous concrete, cement, charcoal and fuel briquettes; chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates (both natural and manufactured) of an explosive nature, potash, petro chemical, pyroxylin, rayon yarn and hydrochloric, nitric, picric, phosphoric and sulfuric acids; coal, coke and tar products, including gas manufacturing, explosives, fertilizers, glue and size (animal); linoleum and oil cloth, matches, paint, varnishes and turpentine; rubber (natural and synthetic); and soaps, including fat rendering.

Town of Greenwood

- (3) Dumps, junkyards, automobile salvage and dismantling plants/yards, storage areas or operations for the storage or resale of used automotive or other machine parts.
- (4) Operations involving slaughterhouses, stockyards or slag piles.
- (5) Storage of explosives and bulk or wholesale storage of gasoline above ground.
- (6) Quarries, stone crushers, screening plants and all associated uses.
- (7) The following processes: large-scale reduction, refining, smelting and alloying of metal or metal ores; refining petroleum products, such as gasoline, kerosene, naphtha and lubricating oil; and reduction and processing of wood pulp and fiber, including paper mill operations.

6.6.4. **Conditional uses.** The following uses are permitted in the M/LI District, in accordance with the provisions within Article 7 (conditional use portion) of this ordinance:

- (1) Trucking terminal Operations, tractor-trailer storage, vehicle repair facilities, parking facilities, and trucking schools
- (2) Radio-television facilities, with towers.
- (3) Recycling or Collection Facilities for paper, glass, plastic, and metals
- (4) Trash Compaction, transfer station, and solid waste management system, not to include hazardous wastes

6.6.5 **Design standards and requirements.** These are minimum requirements for all activities that are permitted or permitted as conditional uses. In addition, conditional use activities are subject to such greater restrictions as may be reasonably required by the Planning Commission during site plan review.

- (1) Accessory uses shall not be permitted without a principal use.
- (2) Any uses not permitted, as previously listed, are prohibited.
- (3) All uses shall be conducted within a completely enclosed building. There shall be no open storage of raw, in process or finished products, supplies or waste material, except that these items may be shielded from public view by a landscaped screen, fence or wall.
- (4) In a planned industrial park or any lands designated as an M/LI District, no building/structure, accessory structure or sign shall be located closer than 200 feet to any non industrial district boundary.
- (5) Adequate off-street parking shall be provided for all employees and traffic to the buildings. The minimum requirements are given in Article 9 of this ordinance and are to be deemed as minimum standards only. Standards in excess of those stated in Article 9 may be stipulated by the Planning Commission during the site plan review.
- (6) All fencing shall be properly maintained.
- (7) All front yard areas and all areas open to public view shall be maintained in a neat and attractive condition.
- (8) All loading operations shall be conducted at the side or rear of the building. In the unloading or loading process, no vehicles participating in these operations shall be allowed to extend into any public or private driveway or street or impede its traffic circulation.

Town of Greenwood

- (9) All odorous fumes or matter emitted into the environment from any/all fuel-burning equipment, open stacks and internal combustion engines must comply with the requirements set forth by the State of Delaware, Department of Natural Resources and Environmental Control, as well as all applicable federal environmental regulations.
- (10) Dust or particulate debris from any processing or production operations will be minimized by the use of appropriate mechanical and/or electrical devices to the extent necessary to ensure that such emissions shall not be offensive at or beyond the property line of the industry/warehouse. All such activities will comply with the requirements of the DNREC, State of Delaware, or in accordance with applicable federal regulations.
- (11) All internal roads, driveways and parking areas (for public, in-house employee or truck/vehicular traffic) shall be paved.
- (12) All dry waste, in dust or particulate form, will be transported in closed or covered vehicles.
- (13) The proposed use shall not endanger the surrounding areas to the possibilities of fire, explosion or contamination. All uses shall comply with state regulations which govern their operations. There shall be no allowance for the storage of radioactive materials or those materials deemed to be toxic or dangerous. All liquid storage shall have an approved containment (area) barricade capable of containing any failure of storage medium.
- (14) The proposed use shall not allow the emission of heat or glare beyond its property line. All lighting shall be directed so as not to cause glare to the surrounding properties. The light source shall be shielded so as not to be visible from adjoining properties or streets.
- (15) All M/LI District projects and proposals are subject to site plan review by the Planning Commission.

6.6.6. Dimensional regulations.

- (1) Minimum lot area shall be two acres.
- (2) Maximum lot coverage shall be 60%. A minimum area of 10% shall be grass and/or landscaped area. Parking areas shall be landscaped.
- (3) Minimum street frontage shall be 150 feet.
- (4) Maximum building height shall be 35 feet.
- (5) Minimum front yard setback shall be 75 feet.
- (6) Minimum side yard setback shall be 40 feet.
- (7) Minimum rear yard setback shall be 45 feet.
- (8) Landscape screening. See Article 10 of this ordinance.
- (9) Accessory structures shall occupy no more than 10% of the lot area.
- (10) Accessory structures shall be located in the rear yard/lot area.
- (11) Accessory structures shall be located at least 45 feet from the rear lot line.

SECTION 6.7 RESIDENTIAL PLANNED COMMUNITY ("RPC") AND RESIDENTIAL PLANNED COMMUNITY ANNEXED LANDS ("RPC-A") OVERLAY DISTRICTS.

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Fee 500.00 *ck # 1732*
pd 7/13/22

Date of Application 7/13/22

APPLICATION OF VARIANCE
BOARD OF ADJUSTMENT

Current Property Owner Information:

Current Owner Name(s):
BOWERS GROUP LLC

Mailing Address:
16 FLEMING ST
GREENWOOD, DE

Phone Number: (302) 423-5069 cell (OFFICE) 398-9011

Email Address: BOWERS GROUP @ MSN.COM

Contact Person: JEFF BOWERS

Property Information:

Sussex County Tax Map/Parcel Number: 530-9.20-7.00 PARCEL # 7

Property Location: 204 TATMAN ST. GREENWOOD, DE

Property Size/Dimension: 78' x 120'

Current Zoning District: _____

Present Use of Land RESIDENTIAL Proposed Use of Land RESIDENTIAL

Variance Information:

Variance Requested: VARIANCE FOR LOT # 7, LOT WIDTH

Article(s) _____ Section(s) _____

SUBMIT THE FOLLOWING ITEMS WITH APPLICATION:

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 Current Owner's Signature

 Current Owner's Signature

FOR BOARD OF ADJUSTMENT

Approved/ Date: _____

 Chairperson, Board of Adjustment

Denied/Date: _____

 Chairperson, Board of Adjustment

TOWN OF GREENWOOD
DELAWARE, INCORPORATED
100 WEST MARKET STREET
P.O. BOX 216
GREENWOOD, DE 19950
(302) 349-4534
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****APPLICATION****

**MINOR LOT LINE ADJUSTMENT
COMBINING**

The undersigned hereby make formal application to the Town of Greenwood for the approval of a minor lot line adjustment or combining of the property described below. Applications should be represented at the appropriate meetings or hearings. The applicant is aware that no applications will be accepted if violations exist on the property or if any service fees, including taxes, are delinquent. (Account must be in Good Standing)

- Signed Application (3)
- Three (3) copies of a final plat prepared in accordance with the Land Subdivision Ordinance
- Payment of Fee

OWNER NAME BOWERS GROUP LLC PHONE NUMBER 302 423-5069
ADDRESS 10 FLEMING ST HARRINGTON, DE
SIGNATURE [Signature] DATE 6/22/22

Please note: Legal Owner must sign application! Consent of property owner must be attached

APPLICANT NAME Bowers Group / Jeff Bowers PHONE NUMBER 302 423-5069
ADDRESS 10 FLEMING ST HARRINGTON, DE

SITE LOCATION: ROAD 204 (N)(S)(E)(W) SIDE, _____ (N)(S)(E)(W)
ROAD TATMAN LOT# _____

ZONING: EXISTING R1 PROPOSED: R-1 TAX MAP NUMBER 530-9.16-89.00
530-9.20-7.00

PRESENT USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

AREA OF PROPERTY: 13,334 AREA OF ADJACENT LAND IN SAME OWNERSHIP 7058

SANITARY FACILITIES: EXISTING PROPOSED _____
WATER SUPPLY: EXISTING PROPOSED _____

FLOOD PLAIN ZONE: N/A F.I.R.M. PANEL: _____

WETLANDS ON SITE: YES _____ NO ✓ COMPREHENSIVE PLAN RECOMMENDATION _____

VARIANCE INFORMATION (IF APPLICABLE) _____

CONTACT PERSON FOR APPLICATION: JEFF BOWERS PHONE: 302 423-5069

APPLICATION RECEIVED BY <u>[Signature]</u>	RECEIPT#
APPLICATION # _____	DATE: <u>7/13/22</u>
FEE: \$ <u>250.- (6/1/32)</u>	

Surrounding Property:

Describe buildings and land uses on adjacent property and give their approximate distance from existing and proposed property lines.

MOBILE HOME ON SOUTH PROPERTY LINE, RESIDENTIAL

RESIDENTIAL HOME ON NORTH SIDE PROPERTY LINE

Describe how this request meets the following review criteria found in the Greenwood Land Subdivision Ordinances:

The proposed subdivision is in conformance with all standards of the TOGLSO and applicable state statutes:

Surveyor:

Name: ADWIN TENNEGROSS / SITEWORKS ENGINEERING Phone: 302 941-7901

Address: P.O. BOX 2
19 COMMERCE ST HARRINGTON, DE

I (We) the undersigned legal owner (s) of the subject property, certify that the statements and information contained in this application are true and correct to the best of our knowledge.

Printed: JERRY W. BOWERS
Signed: _____ Date: 6/22/27

Printed: _____
Signed: _____ Date: _____

We (I) the undersigned applicant, certify that the statements and information contained in this application are true and correct to the best of my knowledge.

Printed: _____
Signed: _____ Date: _____

Printed: _____
Signed: _____ Date: _____

**TOWN OF GREENWOOD
DELAWARE, INCORPORATED
100 WEST MARKET STREET
P.O. BOX 216
GREENWOOD, DE 19950
(302) 349-4534**

CHECK LIST

**MINOR LOT LINE ADJUSTMENT
COMBINING**

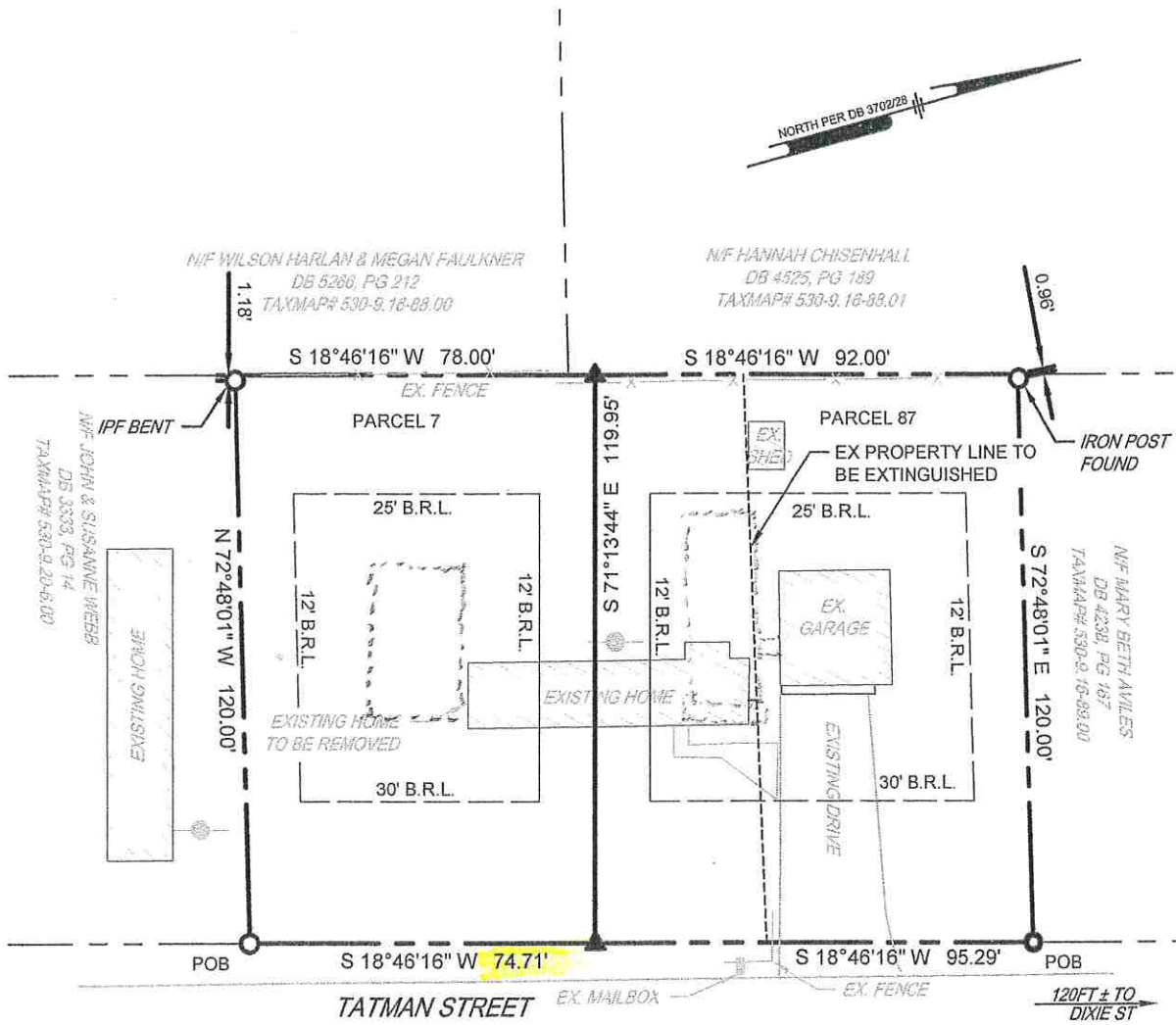
Project Name 204 TATMAN ST. GREENWOOD, DE / BOWERS GROUP LLC
 Location 204 TATMAN ST GREENWOOD, DE
 Type of Application _____
 Existing Use RESIDENTIAL (1) Proposed Use 2 RESIDENTIAL
 Existing Zoning R1 Proposed Zoning R1 Comprehensive Plan _____
 Tax Map Number 530-9.20-7.00 § 530-9.16-87.00
 Number of copies needed for submission: Review _____ Commission _____ Council _____
 Owner BOWERS GROUP LLC
 Address 10 FLEMING ST. HARRINGTON, DE
 Surveyor/Engineer EDWIN TENNEFOSS
 Address 19 COMMERCE ST HARRINGTON Phone Number 302 841-7901
 Outstanding fees on property NONE Existing violations at site NONE

- For All Minor Divisions
- Sketch Plan Review
 - Plat (3 copies)
 - Licensed Surveyor Address/Seal
 - Project Name
 - Property Boundary (deed plot or field survey)
 - Adjacent Owners/Subdivision
 - Existing and Proposed Streets
 - Existing Watercourses and Tree Masses
 - Proposed Lot Lines
 - Existing Lot Lines to be removed or relocated shown as dotted lines (minor lot line adjustment, partitioning, combining)
 - Utility Extensions

- For Minor Subdivisions
- Certificate of Title
 - Surveyors Certification
 - Town Engineer's Certification
 - HOA documents if required
 - Deed of Subdivision
 - PLUS review if required

SITE DATA

1. TAX PARCEL
- PARC
- PARC
2. PARCEL ARI
- PARC
- PARC
- GRO
3. SITE ADDRESS
4. EXISTING &
5. HUNDRED/C
6. CURRENT Z
7. PRESENT U
8. PROPOSED
9. MINIMUM LC
10. REQUIRED I
11. WATER PRC
12. SEWER PRC



LEGEND

- IRON PIPE FOUND ○
- CAPPED IRON REBAR FOUND ○
- CAPPED IRON PIPE TO BE SET ▲
- UTILITY POLE ○
- PROPERTY LINE ———
- PROPOSED PROPERTY LINE - - - - -
- PROPERTY LINE TO BE EXTINGUISHED - - - - -
- PROPERTY SETBACK / BUILDING RESTRICTION LINE - - - - -
- EXISTING TREE ○



OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE DESCRIBED AND SHOWN CONDITIONS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I ACKNOWLEDGE THAT I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

BOWERS GROUP, LLC
 16 FLEMING ST,
 HARRINGTON, DE. 19952
 PHONE: (302) 398-9011

SITEVIEW

ENGINEERING

PO BOX 2, 19 COMMERCE ST, HARRINGTON, DE 19941

SCALE: 1" = 40'

SURVEY DATE: 5-31-15
 PLAN DATE: 6-15-20

SITE DATA:

1. TAX PARCELS AND OWNERS OF RECORD:
 PARCEL #30-9-20-7-00 - BOWERS GROUP, LLC
 PARCEL #30-9-16-87-00 - BOWERS GROUP, LLC

2. PARCEL AREA:	EXISTING	PROPOSED
PARCEL #30-9-20-7-00	13,334 SF	9,159 SF
PARCEL #30-9-16-87-00	7,058 SF	11,233 SF
GROSS PROPERTY AREA:	20,392 SF	20,392 SF

3. SITE ADDRESS:
 204 TATMAN ST,
 GREENWOOD, DE 19950

4. EXISTING & PROPOSED LOTS:
 EXISTING LOTS = 2
 PROPOSED LOTS = 2

5. HUNDRED/COUNTY:
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY

6. CURRENT ZONING:
 R-1 ONE FAMILY RESIDENTIAL

7. PRESENT USE:
 RESIDENTIAL

8. PROPOSED USE:
 RESIDENTIAL

9. MINIMUM LOT SIZE:
 AREA = 10,000 SQUARE FEET
 WIDTH = 80 FEET
 DEPTH = 100 FEET

10. REQUIRED R-1 SETBACKS:
 FRONT: 30-FEET
 SIDE: 12-FEET
 REAR: 25-FEET

11. WATER PROVIDER:
 TOWN OF GREENWOOD

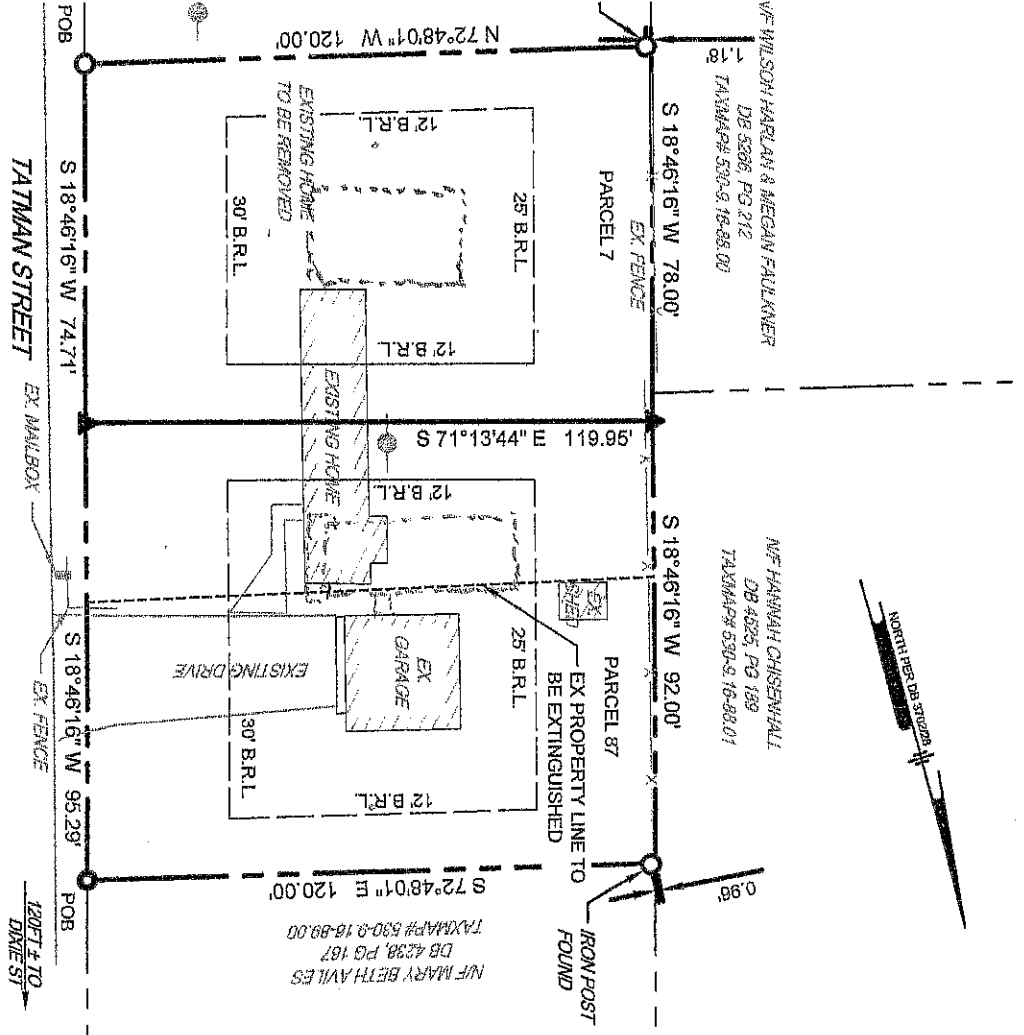
12. SEWER PROVIDER:
 SUSSEX COUNTY

OWNER(S) CERTIFICATION

IT IS HEREBY CERTIFIED THAT I, THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE

IT IS HEREBY CERTIFIED THAT THE SIGNATURE OF THE PREPARED BY IS THE SAME AS SHOWN ON THE PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.



LEGEND

UNBOUND
 N REBAR FOUND