



Payment Information

Board of Adjustment Application Fee: 1000 USD

Adobe Acrobat Sign Transaction Number: CBJCHBCAA8AAEc-EjLvUgwq-4SoEOM6SN08zXdtIUwq

Applicant Signature

Terri Ryan

Terri Ryan (Apr 23, 2025 13:56 EDT)

Date:

Apr 23, 2025

STAFF USE ONLY

Town Clerk Signature:

Kate Banaszak

Kate Banaszak (Apr 23, 2025 14:02 EDT)

Date Application Received:

Apr 23, 2025

Decision of the Board

Case Number:

The Applicants, the two owners of Units One and Two in Building A, are seeking variances from 185-60 governing extensions of nonconforming uses or buildings to allow for an increase in height of their legal nonconforming structure.

The properties, Units 1 and 2, are located at 2 Chesapeake Street, Building A of the Seastrand townhouse complex that is on the ocean side of Coastal Highway. Access to Seastrand is via Chesapeake Street in the town's "north end". The complex lies in the NR district, zoned neighborhood residential. The complex is bounded to the east by the Atlantic Ocean.

Building A, located at 2 Chesapeake in the Seastrand community, houses eight units which are each constructed to the parcels' boundary lines thereby failing to conform to the otherwise applicable 8-foot side yard setback areas between each unit.

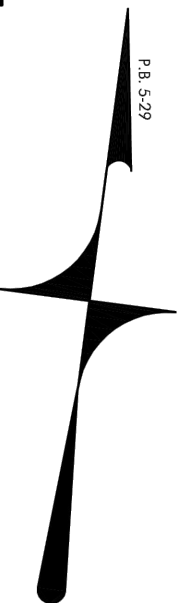
The Applicants, Terri Ryan and Kerry Muldoon, are the two owners of Units One and Two in Building A. The Applicants desire to renovate both units simultaneously by adding a half story vertical extension of its roof that will not violate the applicable height limitation. However, 185-60 forbids the proposed vertical expansion because it poses to increase the structure's nonconformity with applicable side yard setback restrictions as it increases bulk within restricted side yard areas.

This Variance, if approved, would not affect the adjacent property. Should the Variance not be approved, it would create a difficulty for the owner to expand into the third floor.

Furthermore, there are 36 Units in the Seastrand complex. To date, eleven of the 36 identical units have had this Variance approved for their almost identical expansions. This request is keeping with the existing renovations in the complex.

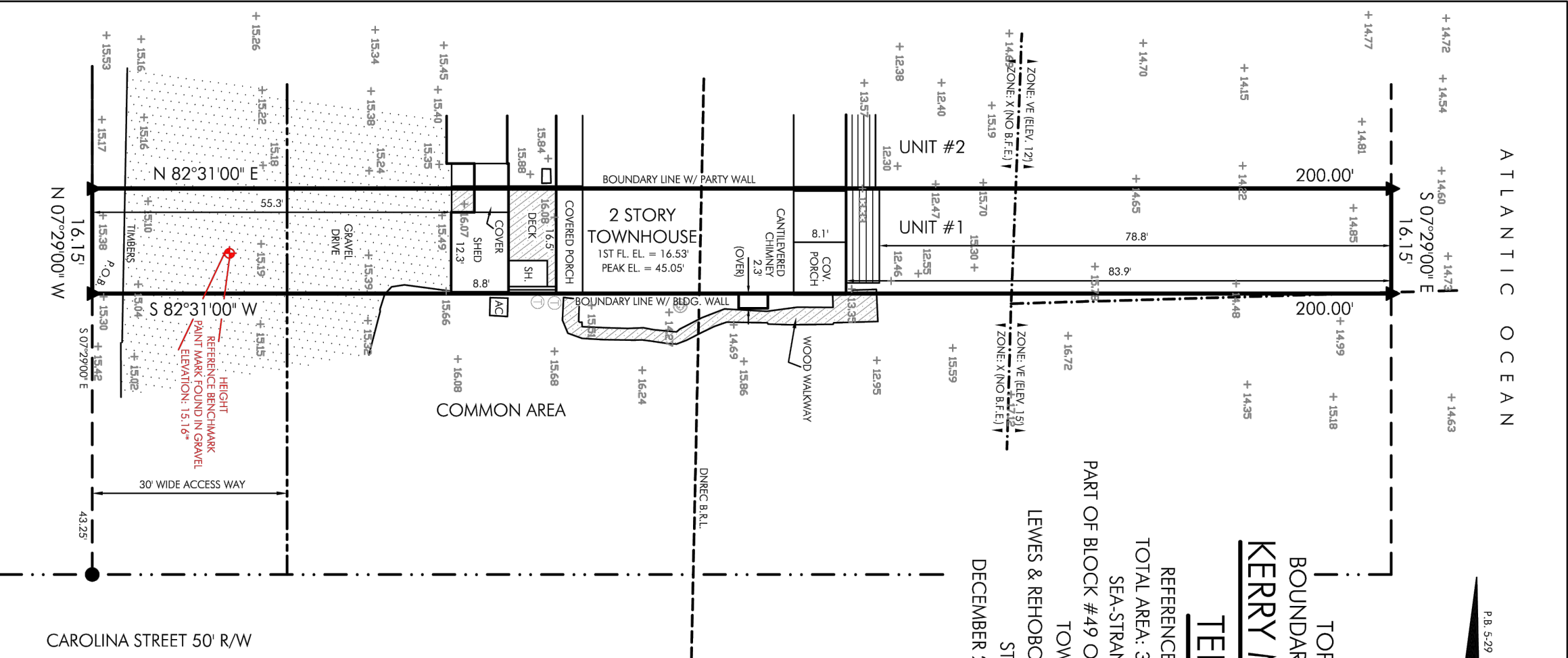
The renovation with the approved Variance would result in these two units adhering to the designs of the other eleven renovated units, maintaining the character of the neighborhood. The renovation would not go past the footprint of the building.

T.M. #3-34-20.10-61.00



TOPOGRAPHIC &
BOUNDARY SURVEY PLAN FOR
**KERRY MULDOON &
TERRI RYAN**

REFERENCE: PLAT BOOK 5 PAGE 29
TOTAL AREA: 3,230 SQ. FT., 0.0742 ACRES
SEA-STRAND UNIT #1, BUILDING "A"
PART OF BLOCK #49 OF "REHOBOTH BY THE SEA" SUBDIVISION
TOWN OF DEWEY BEACH
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
DECEMBER 23, 2024* SCALE: 1" = 20'



NOTES:
-DRAWING REVISED 2/4/2025 TO SHOW REFERENCE BENCHMARK SET AT A LOCATION MARKED BY THE TOWN OF DEWEY BEACH.
ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT THE TOWN OF DEWEY BEACH.
VERTICAL DATUM: NAVD (1988)
THIS PARCEL IS IN FLOOD ZONES:
VE ELEV. 121& X(NO B.F.E.)
F.I.R.M. 10005C03&4K JUNE 20, 2018
THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.
NO TITLE SEARCH PROVIDED OR STIPULATED.
SURVEY CLASS: SUBURBAN

- LEGEND:
- ▲ IRON ROD (SET)
 - IRON PIPE (FOUND)
 - + 000 ELEVATION SPOT SHOT (NAVD 88)

Prepared by:
FORESIGHT Services
Surveying & Precision Measurement

302 226 2229 phone 302 226 2239 fax 21034 Coastal Highway Dewey Beach, DE 19971

SITE SURVEY "A" BUILDING UNIT 1

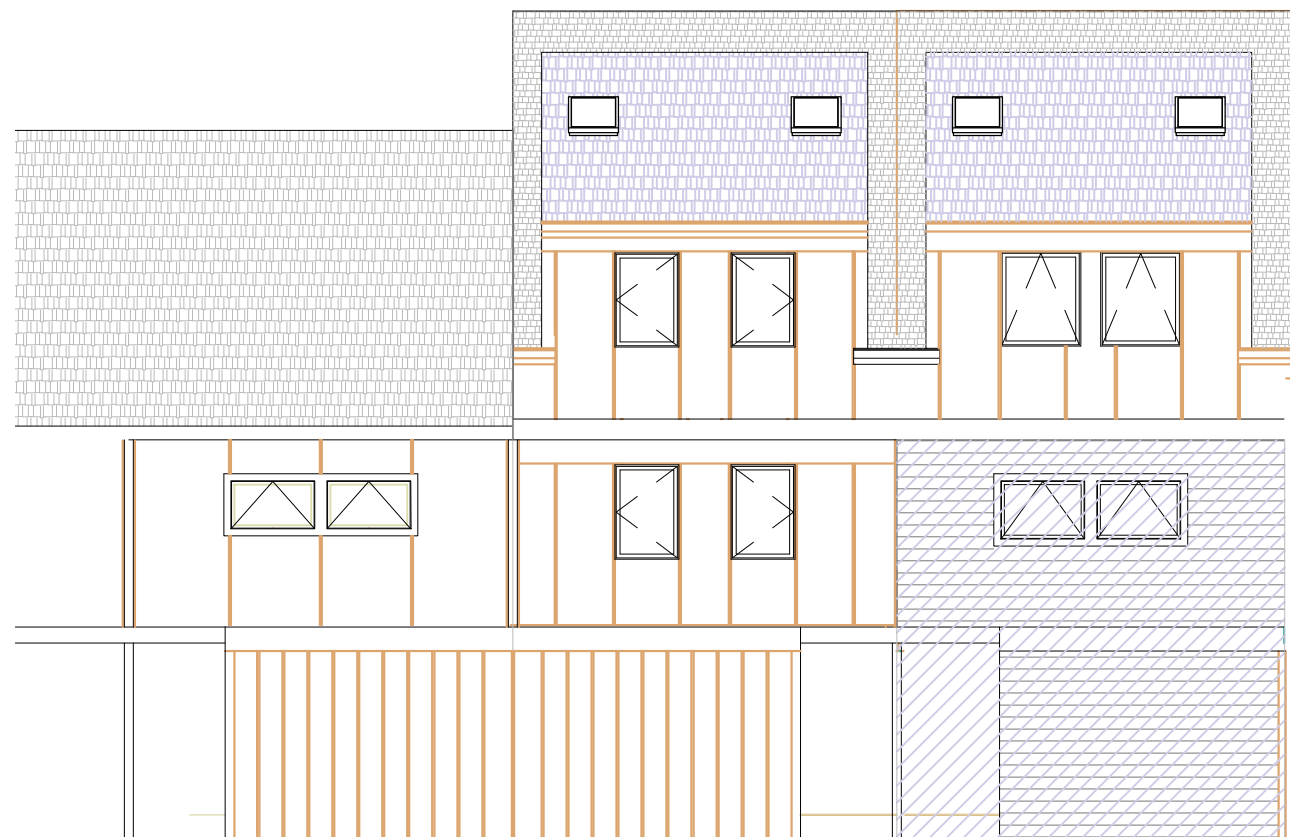
DATE: 04_18_2025



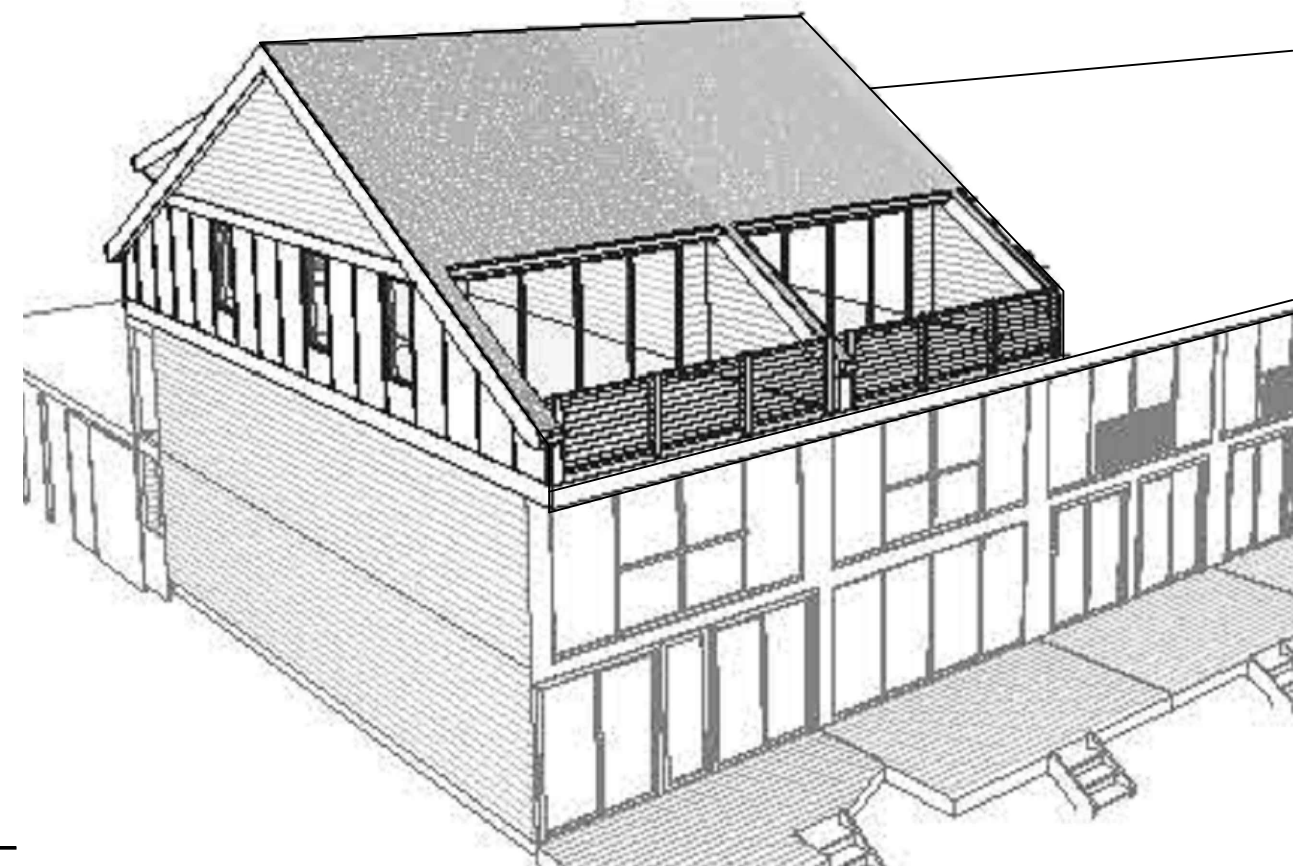
"A" BUILDING UNITS 1 & 2 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



"A" BUILDING UNIT 1 PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



"A" BUILDING UNITS 1 & 2 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"
04_18_2025



3D SKETCH OF PROPOSED UNITS 1 & 2
SCALE: NTS

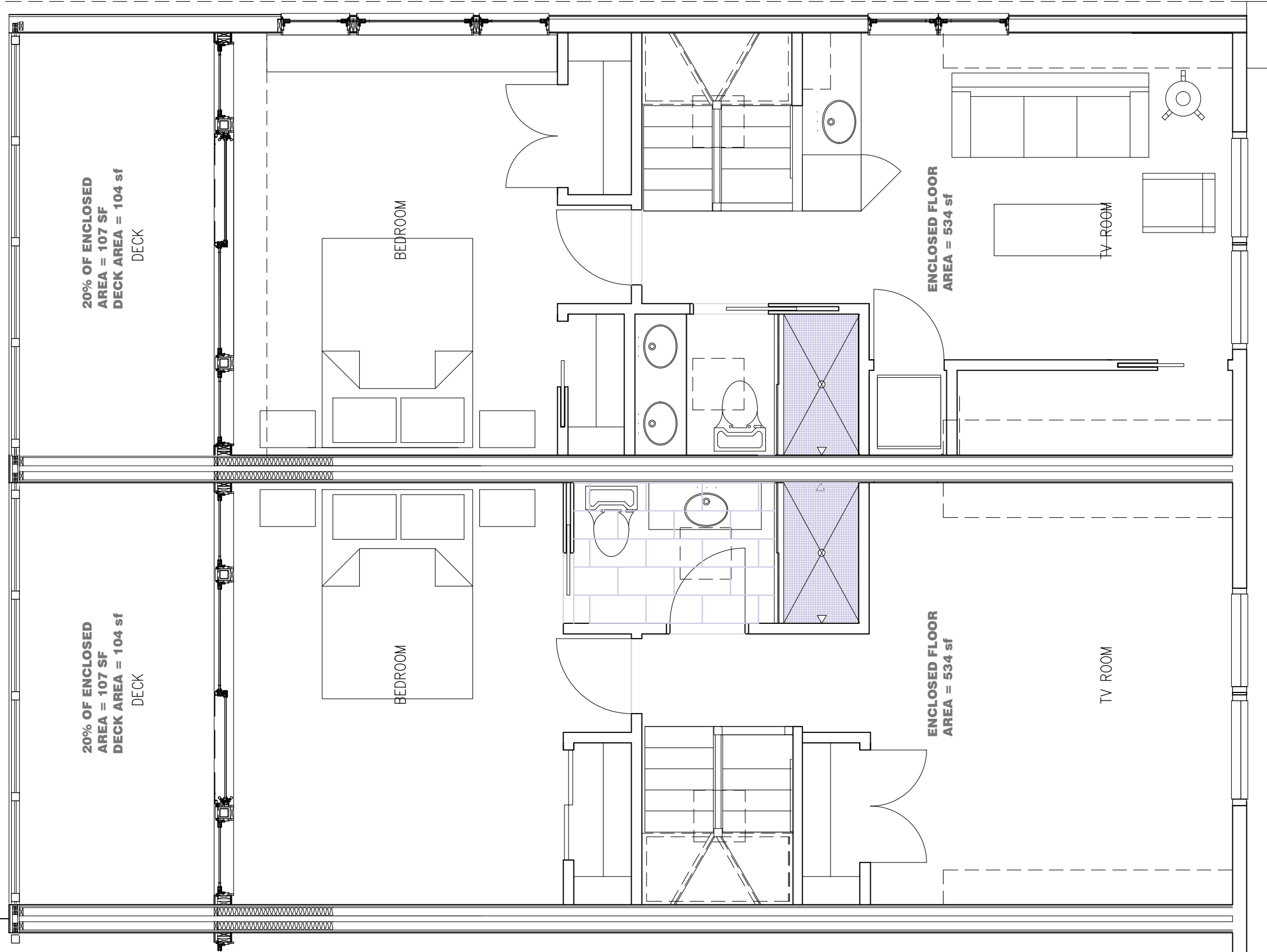


"A" BUILDING UNITS 1 & 2 EXISTING CONDITIONS

DATE: 04_18_2025

"A" BUILDING UNITS 1 & 2 PROPOSED PLAN

DATE: 04_18_2025



UNIT 2
THIRD FLOOR HALF STORY PLAN
SCALE: 1/4" = 1'-0"

UNIT 1
THIRD FLOOR HALF STORY PLAN
SCALE: 1/4" = 1'-0"