



Town of Dewey Beach
Town Hall

Board of Adjustment Hearing Request Form - 2

Payment Information

Board of Adjustment Application Fee: 1000 USD

Adobe Acrobat Sign Transaction Number: CBJCH8CAABAA7qNb7nthcYyALimPV5SESPQ9liOltexC

Applicant Signature

Date:

Aug 29, 2025

STAFF USE ONLY

Town Clerk Signature

Kate Banaszak

Kate Banaszak (Sep 2, 2025 09:48:52 EDT)

Date Application Received

Sep 2, 2025

scheduled for Nov 5, 2025 @ 6p

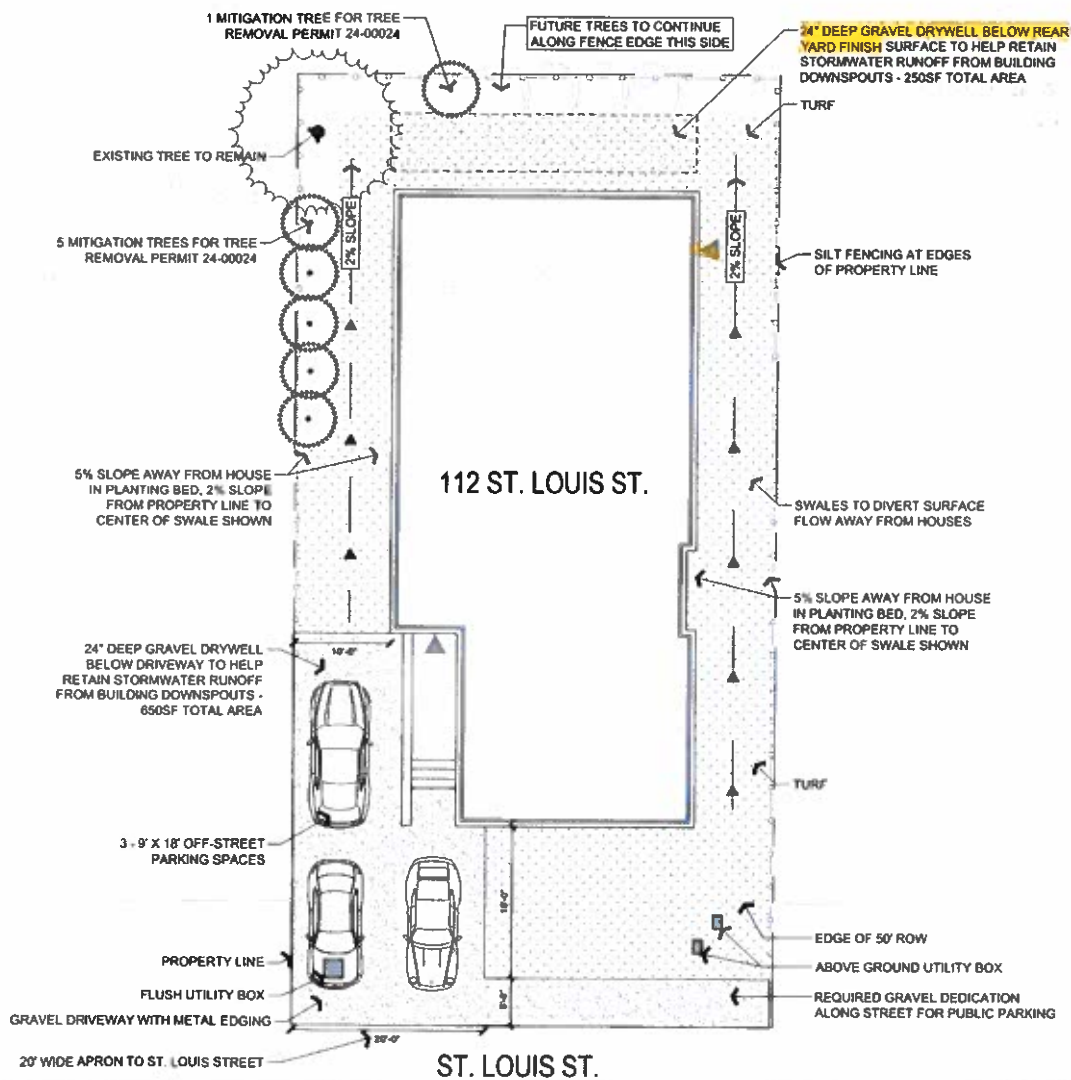
Decision of the Board:

Case Number:



Landscape and Rainwater Controls

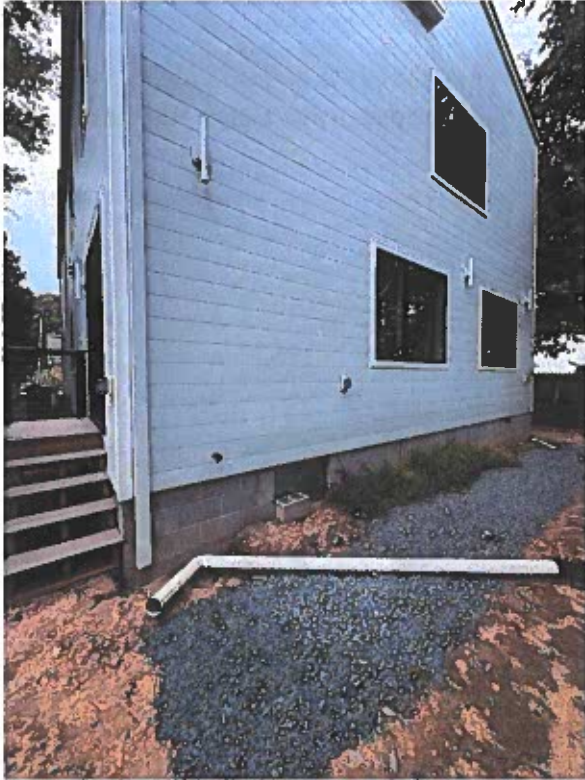
During the course of construction, the grading of the site showed that the rear steps would have to grow **much** longer and the schematic plan for rainwater on-site controls would be compromised. The design for landscape and rainwater controls are critical and would conflict with the rear-side stairways, as the stairways would require footings and overlap the gravel drywell (see plan below).



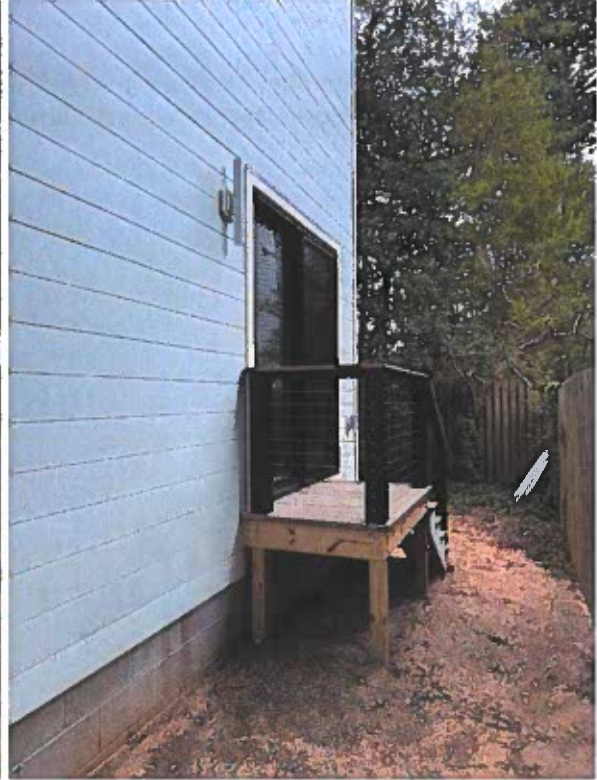
LANDSCAPE & GRADING PLAN



0 4' 8' 16' 24'
SCALE: 1"=1'-0" 24x36 SHEET



Rear Yard Gravel Drywell



Side Stair Solution



Design Response

As a response to this conflict, the design team sacrificed (1) stairway to grade, swapped the rear sliders for (2) windows, and provided a small, side discharge stairway out of the corner of the building.



Original Design w/ (2) Stairs



Revised Design w/ Single Side Stair

Special Exception Request

The design team is kindly requesting consideration for the rear side stair to remain as constructed, as it was a site-specific design response to the environmental controls. We ask that the board grant a special exception for this stair, as it still aims to meet the intent of stairs discharging to the rear of the lot, however it is required to be set into the side yard in order to achieve.

Thank you for your consideration!

Tamir Ezzat
Architect