





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: CBJCHBCAABAakPBwH9nFWWCIXUawp6Knm26L-FIB3Zag

Applicant Signature

*Heather Morrison*

Date:

Aug 20, 2025

**STAFF USE ONLY**

Town Clerk Signature:

*Kate Banaszak, Town Clerk*

Kate Banaszak, Town Clerk (Aug 20, 2025 14:20:16 EDT)

Date Application Received:

Aug 20, 2025

*scheduled for Nov 5, 2025 6p*

Decision of the Board

Case Number:

## Application Request

185-51(F) restricts the use of any paved or impervious materials on the lot area of a mixed commercial facility. We are requesting a variance to allow for the use of Standard asphalt. The water table has been determined to be high in the area of our parking/drive aisle. State Stormwater requirements outline a 21" stone reservoir over a 12 " infiltration sump/subbase. This 33" of stone would have to be reduced to 12 inches in order to avoid the ground water. 12 inches of stone would no longer be in accordance with the state requirements; therefore we are requesting the change to standard asphalt in order to remain in compliance with the state.

185-25.1A restricts any residential use on the 1st level of a mixed use facility. Our project was submitted for Conditional Approval in November of 2022. This submission illustrated residential garages on the back (west side) of the building. During our Conditional Use hearing in December 2022, it was determined by the Commisioners that a Garage would be considered a Residential Use, thus, by their interpretation this would not be permitted on the ground level. The Commisioners agreed that if we removed the garage doors, but still allowed a residential car to park there, they could approve the facility that evening. They noted that we could go to the BOA to request the doors at a later date. This application is making that request. The residential parking space is not changing in any way from what was approved. It is simply going from a garage without a door, to a garage with a door. The facades on the north, east, and south shall remain commercial. Residential access is only provided on the rear (west) of the facility. I will note that the building is already well under way with construction and you are welcome to visit in order to make your determination. We believe garage doors will provide a more complete looking building and will aid in the safety and security for potential resident.


















# Board of Adjustment Hearing Request Form

Final Audit Report

2025-08-20

|                 |   |
|-----------------|---|
| Created:        | 2025-08-20                                  |
| By:             | Town Hall (townhall@townofdeweybeach.com)   |
| Status:         | Signed                                      |
| Transaction ID: | CBJCHBCAABAAPBwH9nFWVCiXUawp6Knm26L-FIB3Zag |

## "Board of Adjustment Hearing Request Form" History

-  Web form Board of Adjustment Hearing Request Form created by Town Hall (townhall@townofdeweybeach.com)  
2023-04-11 - 2:05:06 PM GMT
-  Web form progress saved as Board of Adjustment Hearing Request Form by Heather Morrison (hmorrison@fisherarchitecture.com)  
2025-08-20 - 5:49:41 PM GMT
-  Email verification link emailed to Heather Morrison (hmorrison@fisherarchitecture.com)  
2025-08-20 - 5:49:43 PM GMT
-  Email viewed by Heather Morrison (hmorrison@fisherarchitecture.com)  
2025-08-20 - 6:17:09 PM GMT
-  Email verified by Heather Morrison (hmorrison@fisherarchitecture.com)  
2025-08-20 - 6:17:09 PM GMT
-  Heather Morrison (hmorrison@fisherarchitecture.com) uploaded the following supporting documents:
  -  File Attachment 1
  -  File Attachment 22025-08-20 - 6:18:08 PM GMT
-  Web Form filled in by Heather Morrison (hmorrison@fisherarchitecture.com)  
2025-08-20 - 6:18:08 PM GMT
-  Document e-signed by Heather Morrison (hmorrison@fisherarchitecture.com)  
Signature Date: 2025-08-20 - 6:18:08 PM GMT - Time Source: server
-  Document paid by Heather Morrison (hmorrison@fisherarchitecture.com) at 8/20/25, 6:18 PM UTC, transactionId: rktjnfX  
2025-08-20 - 6:18:08 PM GMT



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 Document emailed to townclerk@townofdeweybeach.com for signature

2025-08-20 - 6:18:13 PM GMT

 Email viewed by townclerk@townofdeweybeach.com

2025-08-20 - 6:19:00 PM GMT

 Signer townclerk@townofdeweybeach.com entered name at signing as Kate Banaszak, Town Clerk

2025-08-20 - 6:20:14 PM GMT

 Document e-signed by Kate Banaszak, Town Clerk (townclerk@townofdeweybeach.com)

Signature Date: 2025-08-20 - 6:20:16 PM GMT - Time Source: server

 Agreement completed.

2025-08-20 - 6:20:16 PM GMT

