



SWELL
DESIGN BUILD CO

DATE: 03/23/2026

RE: 203 CAROLINA STREET

PROPERTY OWNERS: DARRELL AND CAROL O'CONNOR

**APPLICATION FOR ZONING VARIANCE
& REMOVAL OF STOP WORK ORDER**

1. Introduction

My name is Jasin Kania, and I am the applicant / representative for the property located at 203 Carolina Street, Dewey Beach DE, owned by Darrell and Carol O'Connor.

I am requesting a variance for the Town of Dewey Beach Zoning Ordinance #185-59 in order to rebuild the non-conforming West portion of the home located at the above address. This includes removal of the stop work order placed on the property by the Town.

2. Property Description

The property is located at 203 Carolina Street, Dewey Beach, DE 19971 and is currently zoned NR.

The surrounding properties are primarily NR residential.

REFERENCE – EXHIBIT A1 – SURVEY

3. Description of the Request

The request is to allow 1.8' of the previously existing West Wall and floor joists of the home to be replaced in the same position as the existing foundation that remains in place.

Under the current zoning ordinance, the required side yard setback is 8' and the existing foundation is currently 6.2' off the West property line.

There is an active Town of Dewey Beach and Sussex County Building Permit for the renovation of the property to include N and E wall additions to the structure, as well as rebuilding the existing non-conforming walls and roof to 9' interior ceiling height.

REFERENCE - EXHIBIT A2 – APPROVED PLANS

BY DAUNE HINKS (PREVIOUS BUILDING OFFICIAL) TOWN OF DEWEY BEACH.

The footings and block wall are in place for the new addition which was approved by the Town of Dewey Beach and has an approved history of inspection by Sussex County Building Code. As the foundation is still in place that was on the plans to remain, as well as a portion of the floor system, and sewer or water service was not removed, Sussex County Building Code classifies this project as an addition and will allow construction to continue with current inspections on record.

REFERENCE - EXHIBIT A3 – PERMIT INSPECTIONS

4. History of Events

On November 12, 2025, we submit for a building permit for a single-story rear West and East side yard addition and full interior/exterior renovation to a single-story cottage style house located at 203 Carolina Street. The house has been there for over 60 years, and the current owners are retiring this spring, Darrell and Carol O'Connor.

Darrell builds beautiful sandcastles on the beach; he's been a supportive and quiet member of Dewey Beach over the years. We contracted to complete this project from November 2025 to June of this year, allowing him and his wife to have an updated and mechanically safe home to enjoy the fruits of their labor for all these years. We carefully planned a renovation to add 16' to the rear of the property and 2' on the side, retaining the cottage feel of the structure and trying not to destroy the trees on the property.

On our building permit application to the Town of Dewey Beach, we submit a proposed conditions survey as well as the construction plans showing the existing foundation on the West side at 6.2' (current zoning setback is 8'). On the scope of work provided it included framing of the home to include new roof, walls, & floor joists, with the West existing wall and foundation marked clearly to remain in place at the 6.2' setback. It also shows the North and East foundations to be removed where the new addition walls are to be built.

On November 14th, 2025 – I emailed the Town about using an excavator to remove the front porch, right side, and rear of the building along with an underground propane tank as well as providing photos of the front of the house with a new raised roofline.

The project was approved, and during demolition about a month later on December 14th, the excavator that we were using had gotten his bucket caught in the fiberglass/concrete coated/rubber roof, and the weight of the single-story roof collapsed the masonry fireplace and exterior walls in an instant, leaving the roof and walls flat on the floor joists.

As a professional company, we felt it prudent to remove the debris including the floor joists in order to inspect the existing foundation due to the weight of the concrete roof, and ensure that the existing foundation wasn't compromised prior to continuing. This process occurred on the same day.

We had already removed the existing North and East foundation walls and completed the poured concrete footings to those additions, which were approved both by The Town of Dewey Beach and Sussex County.

There is no Stop Work order in place by the county, and I have spoken with Sussex County plan reviewer Abby Disque and Dean Pappas whom did the plan review, and they have stated that since the existing foundation and portion of floor is remaining, and the new foundation work has been completed and inspected, that it would remain an addition/renovation project and no changes to the plans would need to be made. They have stated on their end, work can continue per plan under the same permit.

It is of our professional opinion that removal of a solid foundation and footings would also destroy four large 100 year old mature trees due to the large root systems which are directly adjacent to the foundation at both neighboring property lines. This would also dramatically change the canopy of Carolina Street, which has been quaintly preserved by the homeowners on the 200 block of Carolina street.

It is one of the last streets in Dewey that have a full pine canopy, and I've helped the owners maintain the shell roads -which are not Town maintained. The adjacent property owners were excited that we were renovating and leaving an A-frame style cottage look to the house.

In addition, all of the neighboring homes are non-conforming, and shifting the building to the East would bring the house closer to a non-conforming structure which could be a fire hazard. Our project is going to adhere to current IRC and NEC building codes, and it is presumed the home on the East side still has original wiring which we typically find to have been lacking proper ground wiring and fire protection.

Mr. and Mrs. O'Connor do not wish to move their house 18" when it's been in that position for decades.

In addition, losing 18" of space by creating a new floor plan would not be feasible as the new addition foundation walls have already been completed on the N and East sides per the approval of The Town of Dewey Beach.

REFERENCE – EXHIBIT S1/S2

Furthermore, trusses, floor joists, furniture, and cabinetry already having been special ordered and paid for based upon the size of the permitted plans.

We are requesting to continue building the house that the Town of Dewey beach already approved, exactly as it was shown on the plans and survey as quickly as possible and not disrupt the neighborhood during the busy summer months.

5. Hardship / Practical Difficulty

The need for the variance is due to unique conditions of the property, including:

1). The collapse of the West wall was NOT directly caused by the homeowner, and, was due to unforeseen concrete and mesh on the roof system which caused a collapse of the masonry fireplace on site, bringing the non-conforming portion of the walls down with it.

The existing walls and floor joists were removed in order to assess any damage to those areas and ensure the existing foundation wall had not sustained any damage.

REFERENCE – EXHIBIT B1/B2 – PHOTO/VIDEO OF COLLAPSE

2). The non-conforming structure has been in the same position for 60+ years, and is not directly adjacent to the neighboring building, thus a fire hazard does not exist.

REFERENCE – EXHIBIT A4 – DATED SURVEY BY REHOBOTH BY THE SEA

3). Excavation and re-location of the non-conforming walls would damage the root system of the large pine trees on the adjacent West property, which the homeowner's do not want removed.

REFERENCE – EXHIBIT A5 – AERIAL SHOT OF TREES

4). The owners most greatly affected by the non-conforming West portion of the home are in support of the rebuilding of the home on the non-conforming portion of foundation that currently remains.

5). Pushing the home to the East, which is also a non-conforming home would destroy root systems of a large pine on the East neighbor side, and also create a possible fire hazard due to the non-conforming West wall of that particular home, which will not be subject to the same IRC and NEC updated building codes.

Because of these conditions, strict application of the zoning ordinance would create practical difficulty in using the property reasonably.

This hardship is was not self-created by the owners and is specific to this property.

6. Impact on Neighboring Properties

The proposed variance will not negatively impact surrounding properties.

- The structure will be consistent with the character of the neighborhood.
 - It will not block views or create safety concerns.
 - Drainage and access will not be affected.
- The project is similar to other structures already in the area.
- REFERENCE – EXHIBIT A6 – AERIAL PHOTO OF ADJACENT NON-CONFORMING STRUCTURES

7. Compatibility With Local Plans

The request is consistent with the intent of the zoning ordinance and the community's comprehensive plan.

It maintains the residential character of the area while allowing reasonable use of the property, as it has stood in place for the past 60 plus years.

8. Neighbor Communication

I have spoken with neighboring property owners, and the following have expressed support.

Grace Corradino & Brian Kerr – 205 Carolina Street, Dewey Beach, DE

Jeff and Claudia Werner – 206 Carolina Street, Dewey Beach, DE

Lisa Levine – 208 Carolina Street, Dewey Beach, DE

Abraham Birch – 200 Carolina Street, Dewey Beach, DE

Carey Talucci – 121 Chicago Street, Dewey Beach, DE

I have also provided a few letters of support from neighbors.

REFERENCE – EXHIBIT A7 to A7-3

9. Closing Statement

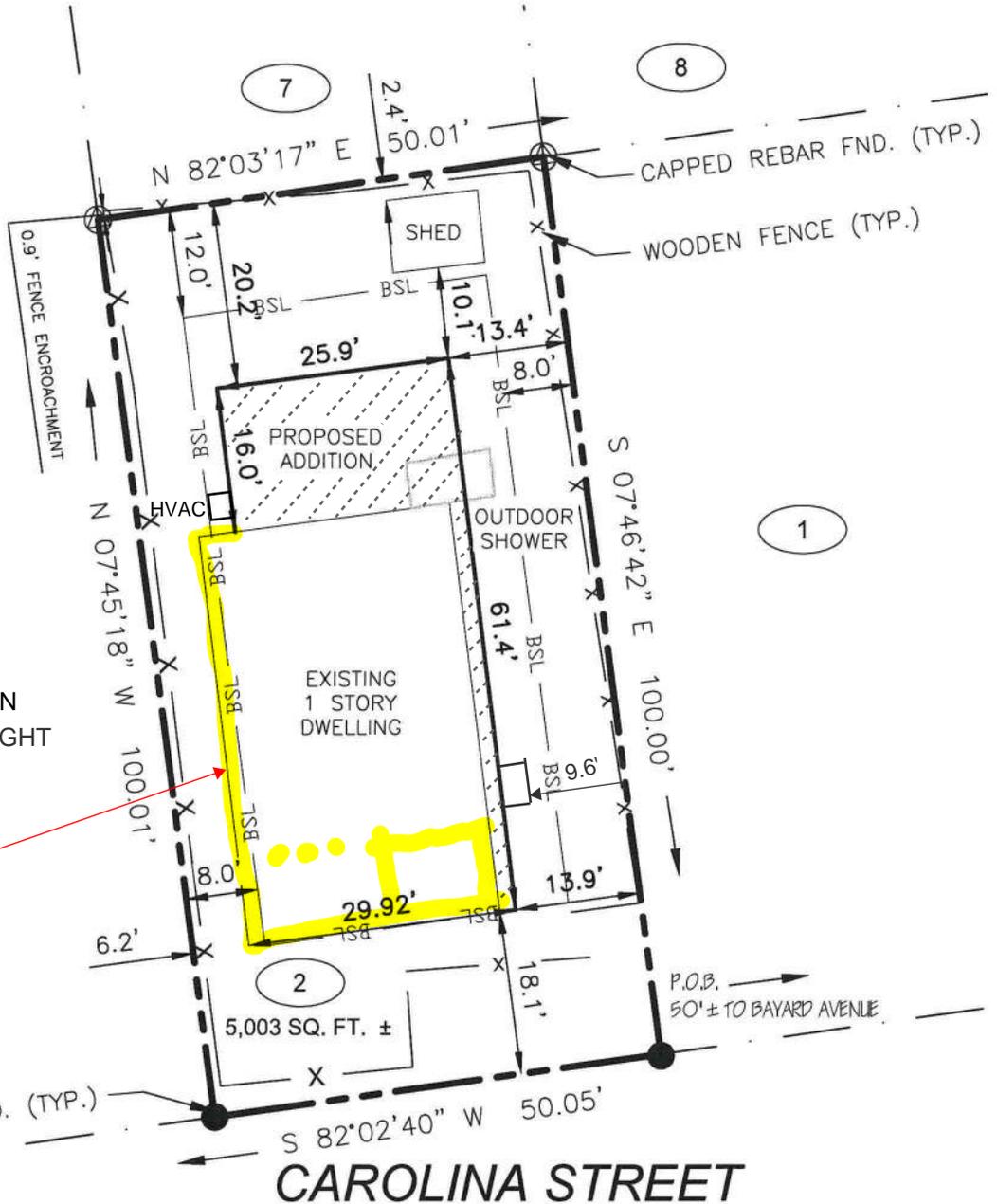
For these reasons listed above, I respectfully request that the Board approve the variance as submitted and remove the stop work order to continue with the construction on the permit.

PARCEL NO. 334-20.09-174.01

RECORD PLAN: PLOT BOOK 5, PAGE 148

DEED REF: DEED BOOK 2491, PAGE 105

DELAWARE COORDINATE SYSTEM OF 1983 NAD 83 (NA 2011, EPOCH 2010)



NEW ADDITION
BUILDING HEIGHT
19' 6.5"

EXISTING
FOUNDATION
REMAINS - PER
ORIGINAL PLANS

BOUNDARY SURVEY PLAN

PREPARED FOR:
SWELL DESIGN BUILD
FOR PROPERTY KNOWN AS:
LOT 2 * BLOCK 6A * REHOBOTH BY THE SEA
ALSO KNOWN AS:
203 CAROLINA STREET
SITUATE IN
TOWN OF DEWEY BEACH, LEWES & REHOBOTH HUNDRED
STATE OF DELAWARE
SCALE: 1" = 20'
DATE: 5 NOVEMBER 2025



NOTES:

- 1. THIS PLAN IS VALID ONLY WHEN SIGNED IN RED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY FOR A SUBURBAN CLASSIFICATION.
- 2. NO EASEMENTS OTHER THAN SHOWN WERE PROVIDED.



**MERESTONE
CONSULTANTS, INC.**

ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE
WILMINGTON, DE 19808
PHONE: 302-992-7900

33516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DE 19958
PHONE: 302-226-5880

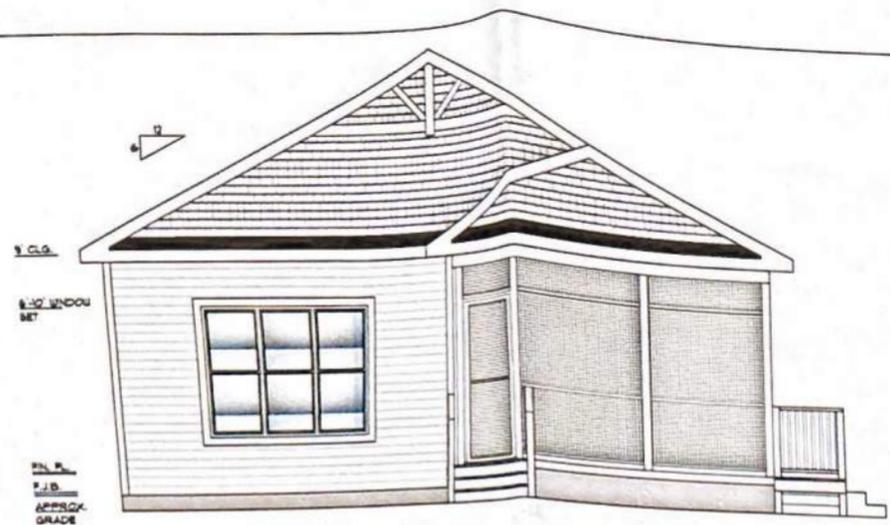
PROFESSIONAL LAND SURVEYOR

DATE

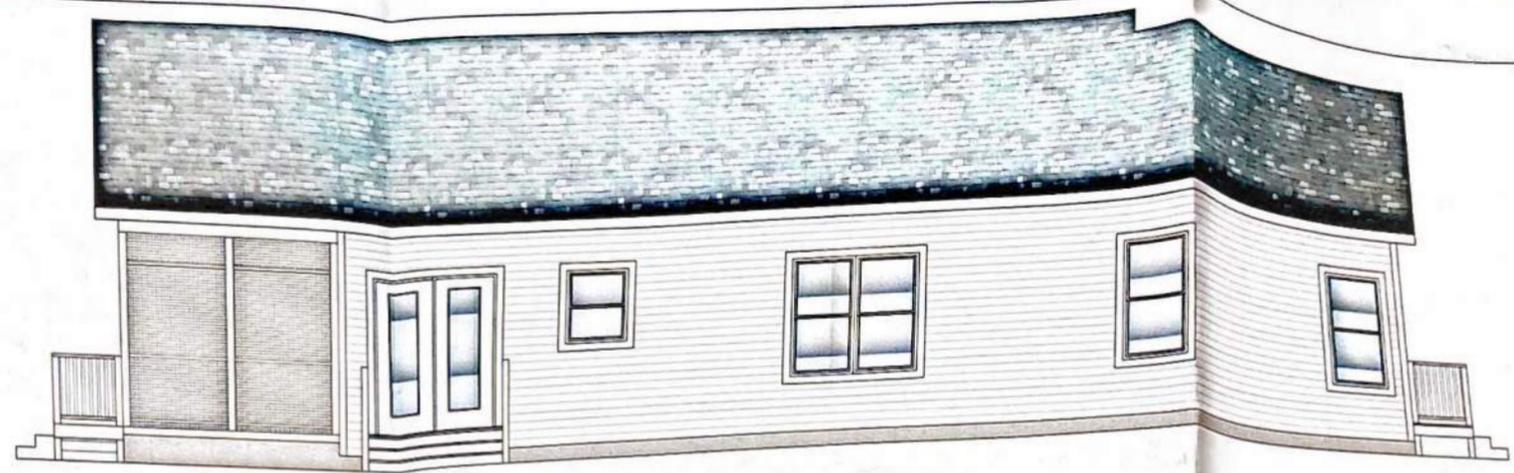
11/10/25

ARCHOLOG
DRAFTING PROVIDED BY:
M.R. Designs, Inc.
1343 BRIDLE LANE, DEWITT, DE 19840 (410) 384-8822
www.mrdesigns.com www.facebook.com/mrdesigns

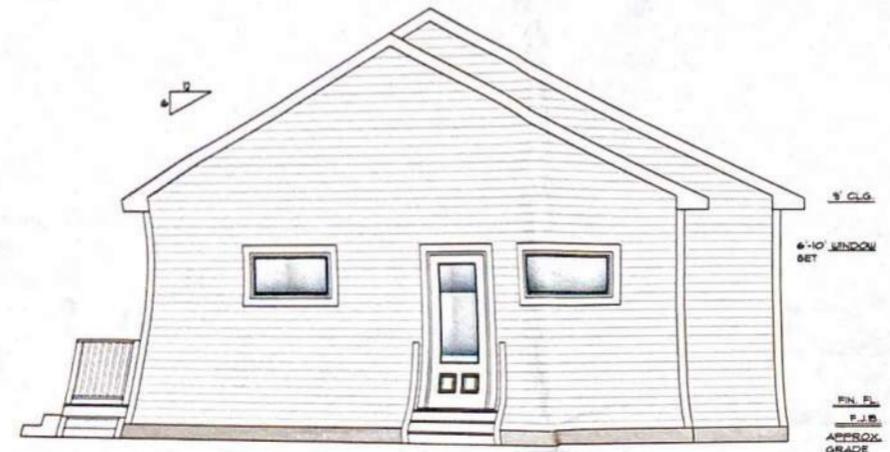
NOTE: THE FOLLOWING DESIGNS ARE BASED ON 2021 IRC
ALL DRAWINGS, SPECIFICATIONS AND MATERIALS LISTED IN THESE DRAWINGS ARE THE PROPERTY OF ARCHOLOG, LLC. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHOLOG, LLC. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY ARCHOLOG, LLC. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY ARCHOLOG, LLC.



FRONT ELEVATION



RIGHT ELEVATION

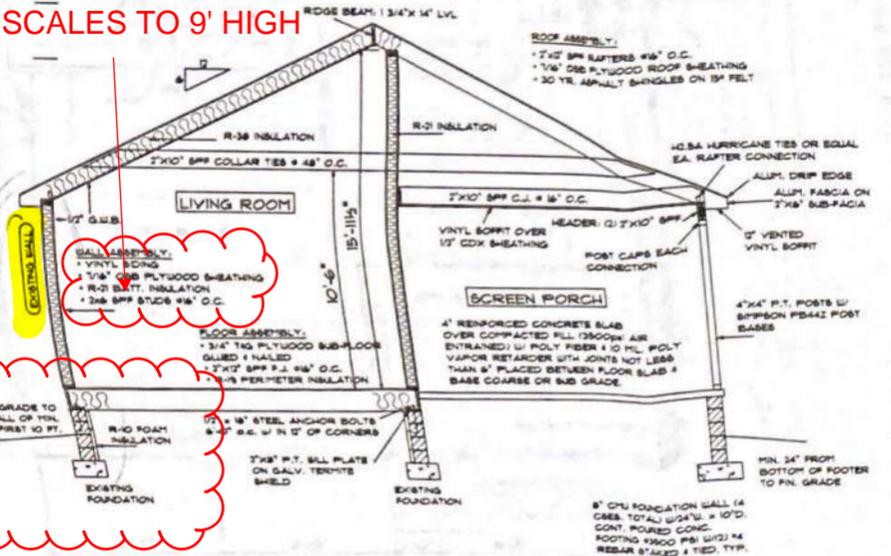


BACK ELEVATION



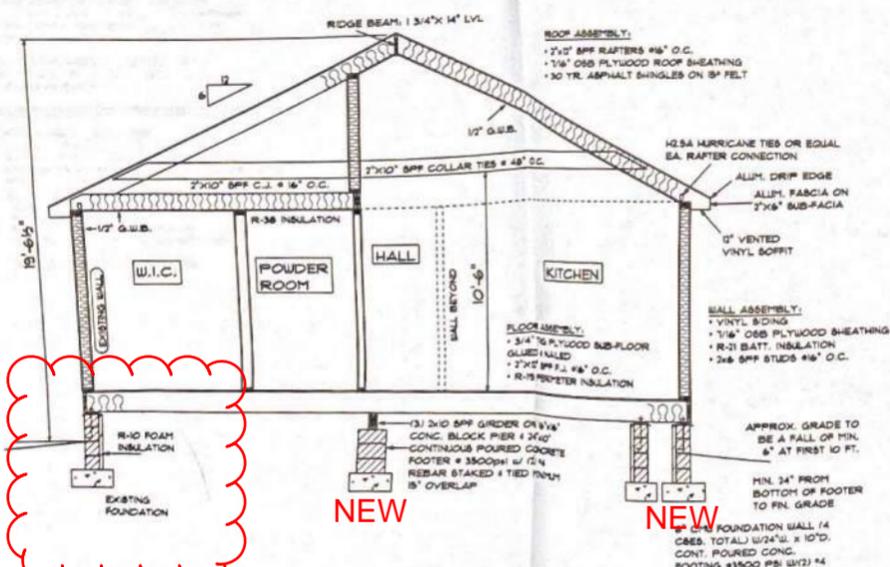
LEFT ELEVATION

CLEARLY STATES 2x6 WALL SCALES TO 9' HIGH



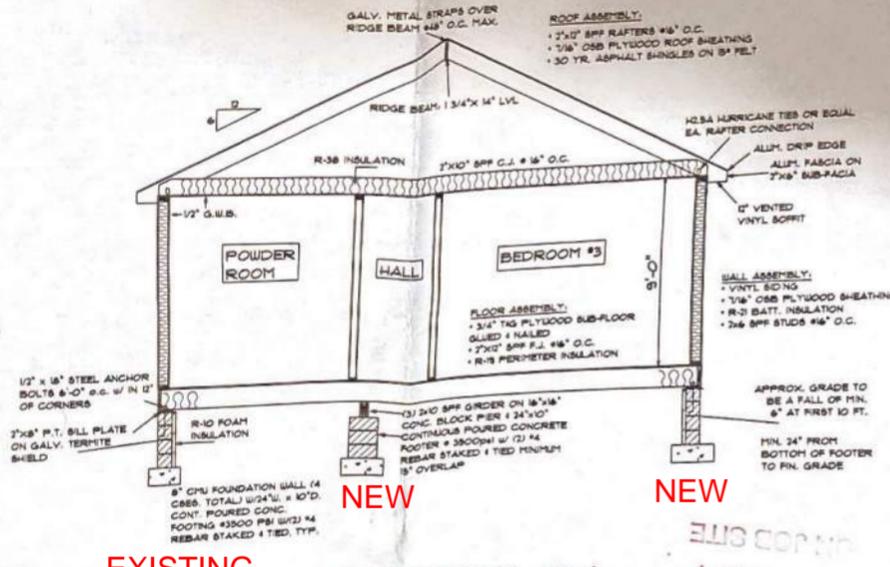
EXISTING
REMAINS

SECTION A-1



EXISTING
REMAINS

SECTIONAL B-1



EXISTING
REMAINS

SECTIONAL C-1

199515202

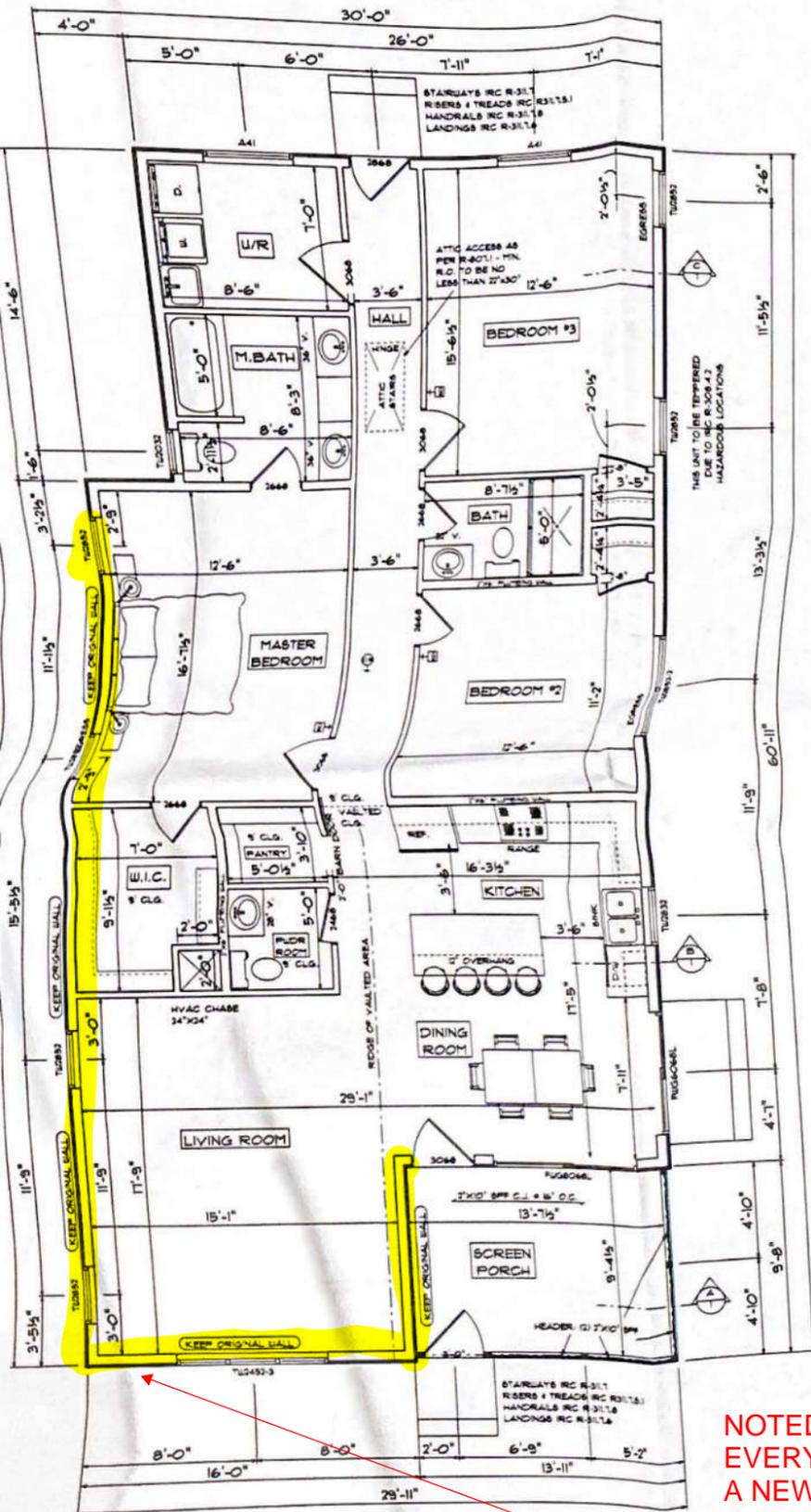
11/20/25
Town Building Permit Required

REV.	DATE	DESCRIPTION
1	199311	ADDITION
2		REMODEL
3		REMODEL

DARRELL & CAROL O'CONNOR
203 CAROLINA ST
DELBIE BEACH DE
ARCHITECTS & SECTIONALS
SCALE 1/4" = 1'-0"

MARK A. REDDEN
55-0007352
REGISTERED ARCHITECT
STATE OF DELAWARE

DATE: Monday, November 18, 2025
SHEET # 1



FLOOR PLAN

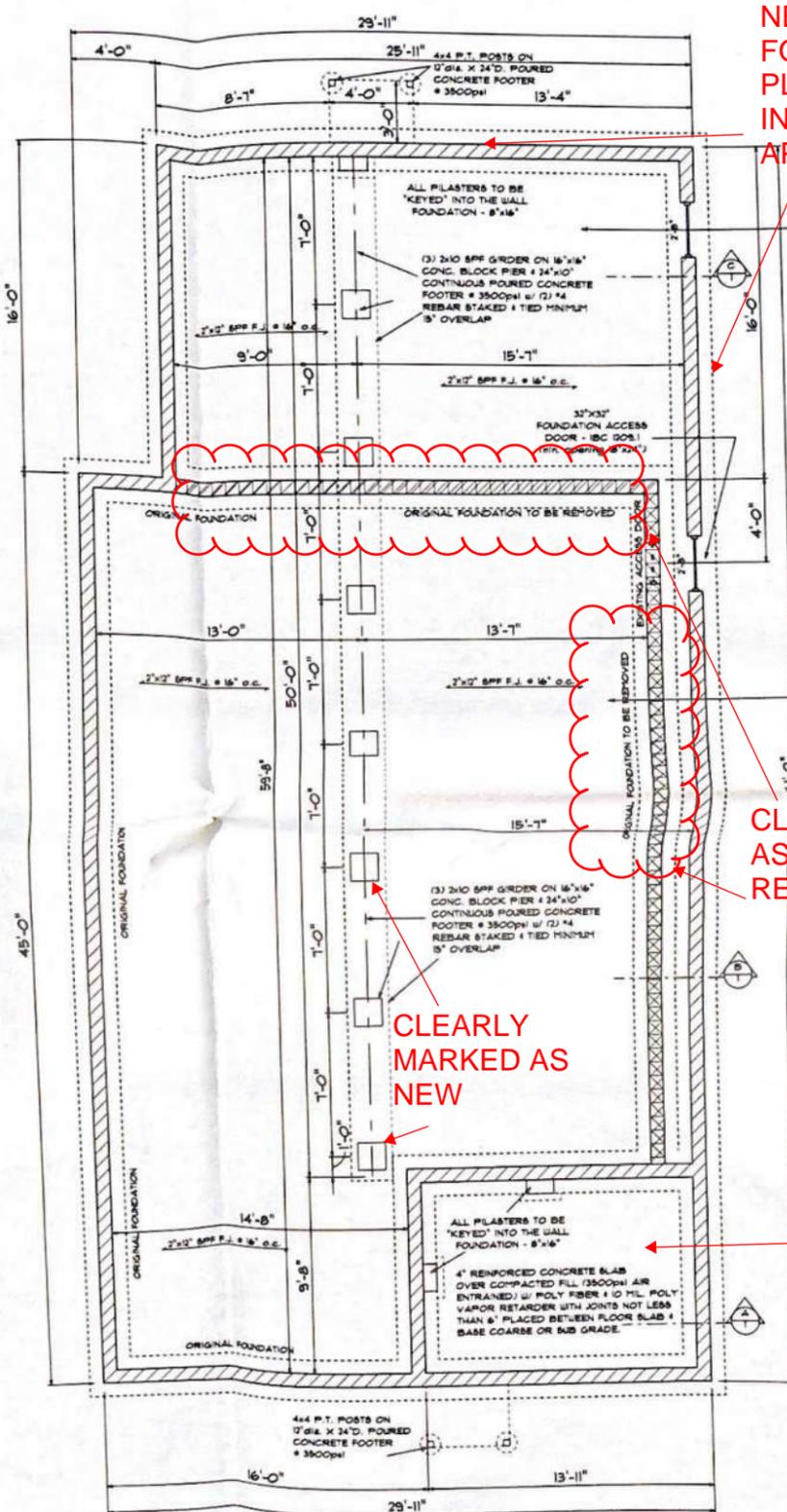
NOTED TO KEEP BECAUSE EVERY OTHER WALL IS IN A NEW POSITION. EXTERIOR WALL HAD TO BE REBUILT GOING FROM 7'6" HIGH WALLS TO 9' INTERIOR HEIGHT WALLS PER PREVIOUS PAGE

HOUSE SPECIFICATIONS:

- 3/4" EXTERIOR WALLS
- 8' FLOOR CEILING HEIGHT, 9'-0"
- 1ST FLOOR AREA: 1478.5 SQFT.
- SCREEN PORCH: 134.5 SQFT.
- HVAC SYSTEM(S), SPECIFICATIONS & LOCATIONS TO DETERMINED BY HVAC CONTRACTOR
- ALL WINDOWS ARE SPECIFIED AS ANDERSON 400 SERIES, UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE TO UNFINISHED WALLS (WITHOUT GYPSUM)
- ALL HEADER & JES:
- 2x4 WALLS: (1) 2x2 SFF UNLESS NOTED OTHERWISE
- 2x6 WALLS: (3) 2x2 SFF UNLESS NOTED OTHERWISE
- SEPARATE OUTER HEADERS WITH INSULATION BOARD TO ACHIEVE WALL THICKNESS.

CODE NOTES:

- SMOKE DETECTOR BATTERY BACK-UP AND INTER-CONNECTED. IRC R-314
- SMOKE DETECTOR CARBON MONOXIDE COMBINATION UNITS TO BE LOCATED OUTSIDE OF BEDROOMS AND TO INCLUDE BATTERY BACK-UP AND INTER-CONNECTED. IRC R-315
- ALL WINDOWS LABELED 'EGRESS' TO HAVE MIN. 5.7 SQ FT OF CLEAR OPENING AS PER R-310
- PLANS TO COMPLY WITH THE FOLLOWING CODES:
 - R-806- ROOF VENTILATION
 - R806.5- UNVENTED ATTIC
 - R303.1 & R303.2- FLASHING, DOORS & WINDOWS WRAPPED, FLASHED & TAPED PER CODE.
 - R503.4- ROOF DRAINAGE
 - R309-1- HABITABLE SPACE
 - R307.1- BATHROOM FIXTURE CLEARANCE
 - R303.3- BATHROOM VENTILATION
 - R303.4- MECHANICAL VENTILATION
 - EGC R403.5- WHOLE HOUSE MECHANICAL VENTILATION SYSTEM
 - R408.3 UNVENTED CRAWL SPACE



FOUNDATION PLAN

NEW - ALL FOOTINGS IN PLACE AND INSPECTED & APPROVED

CONDITIONED CRAWLSPACE
INSTALL R-10 RIGID INSULATION OR EQUAL ON CRAWL SPACE WALLS WHEN THE CRAWL SPACE IS NOT VENTED TO OUTSIDE AIR. EXPOSED EARTH IN ALL CRAWL SPACE FOUNDATIONS SHALL BE COVERED WITH A CONTINUOUS 10 MIL POLY VAPOR RETARDER. EXTEND POLY 6" UP ALL WALLS & PIERS AS PER IRC 408.3

CONDITIONED CRAWLSPACE
INSTALL R-10 RIGID INSULATION OR EQUAL ON CRAWL SPACE WALLS WHEN THE CRAWL SPACE IS NOT VENTED TO OUTSIDE AIR. EXPOSED EARTH IN ALL CRAWL SPACE FOUNDATIONS SHALL BE COVERED WITH A CONTINUOUS 10 MIL POLY VAPOR RETARDER. EXTEND POLY 6" UP ALL WALLS & PIERS AS PER IRC 408.3

CLEARLY MARKED AS TO BE REMOVED

CLEARLY MARKED AS NEW

CLEARLY MARKED AS NEW SLAB

REVIEWED AND APPROVED DAUNE HINKS 11-20-2025

Town of Dewey Beach
Zoning #1331 Approval Only
Date 11/20/25
Town Building Permit Required

NOTE: THE FOLLOWING DESIGNS ARE BASED ON 2021 IRC

ARCHOLOG
ARCHITECTURE & DESIGN SERVICES, LLC

DRAFTING PROVIDED BY:
M.R. Designs, Inc.
3412 MILLIKEN AVE., SUITE 100, THE PINES AT MILLIKEN
GREENSBORO, NC 27409
CONTACT: 336.833.8888
WWW.MRDESIGNS.COM

CONSTRUCTION DRAWING FOR THE NEW: DARRELL & CAROL O'CONNOR REMODEL & ADDITION
203 CAROLINA ST
DEWEY BEACH, DE 19971

SCALE 1/4" = 1'-0"

FLOOR & FOUNDATION PLANS

PROJECT # 19971

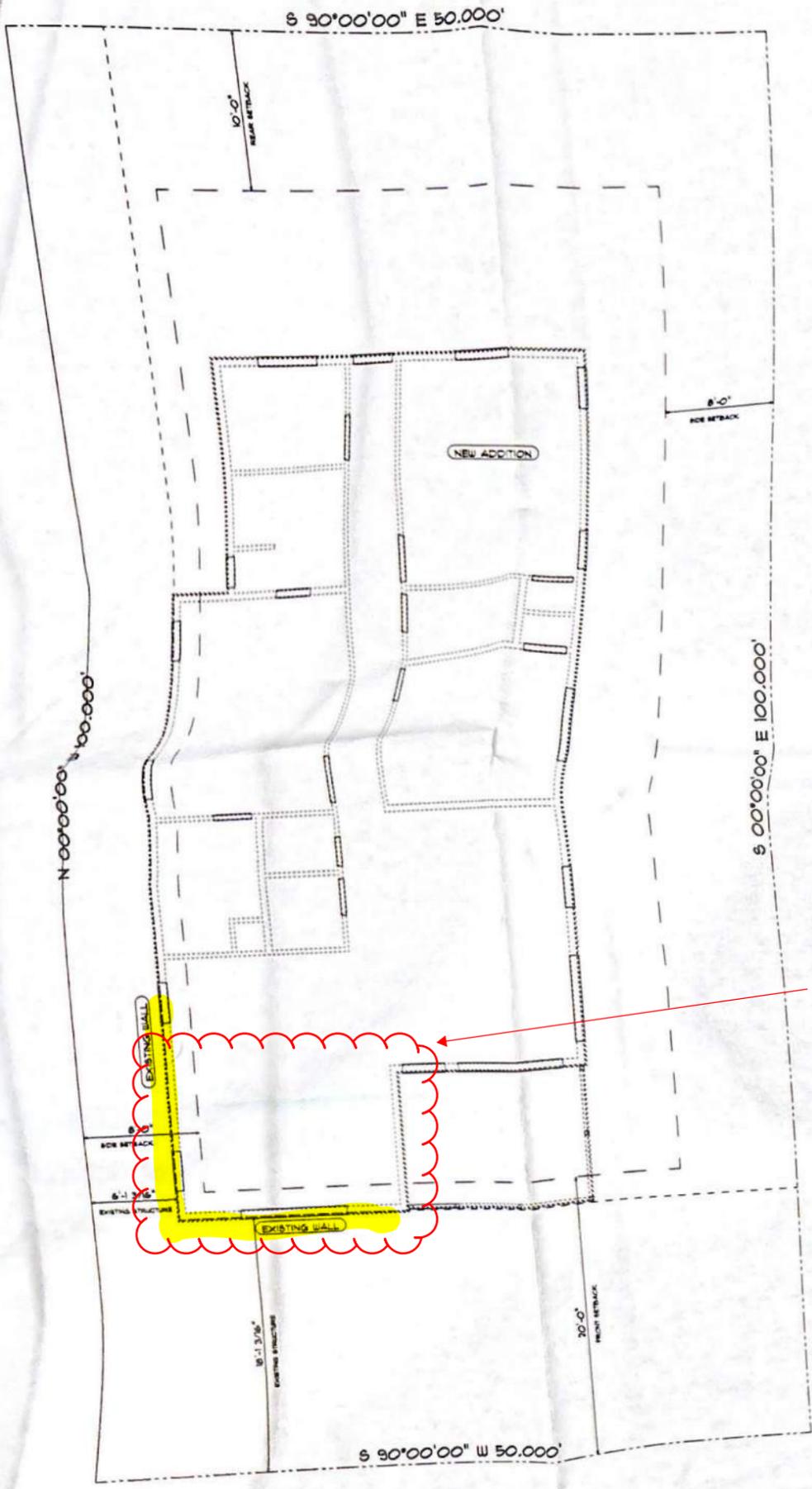
DATE 11/20/25

ARCHOLOG, LLC
11/20/25



DATE: Tuesday, November 18, 2025

SHEET # 2



SHOWN AS TO WHAT IS TO REMAIN FLOOR IS LEFT IN THIS AREA

APPROVED BY DAUNE HINKS 11-20-2025

TO BE KEPT ON JOB SITE

Town of Dewey Beach
 Zoning # 9991 Approval Only
 Building Official *[Signature]* Date 11/20/25
 Town Building Permit Required



NOTE: THE FOLLOWING DESIGNS ARE BASED ON 2021 IRC
 ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DESIGNS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.

REV DATE	ARCHOLOG, LLC 2023
CONSTRUCTION DRAWING FOR THE NEW:	DARRELL & CAROL O'CONNOR RENOVEL & ADDITION
PROJECT #	203 CAROLINA ST DEWEY BEACH DE 19971
SCALE	1" = 1'-0" BASIC SURVEY



DATE	Tuesday, November 19, 2025
SHEET #	3

- Citizen Self Service
- General Billing
- Permits and Inspections**
- Accounts
- Contact Us
- Application Details
- Search Results
- New Search
- Real Estate
- Utility Billing

Status	ACTIVE / OPEN
Project/Activity	RES ADD TOWN W/BC
Location	203 CAROLINA STREET DEWEY BEACH
Owner Name	REHOBOTH BY THE SEA REALTY CO
Parcel ID	334-20.09-174.02

EXHIBIT A3

[View Application Information](#) | [View Issue Alerts](#)

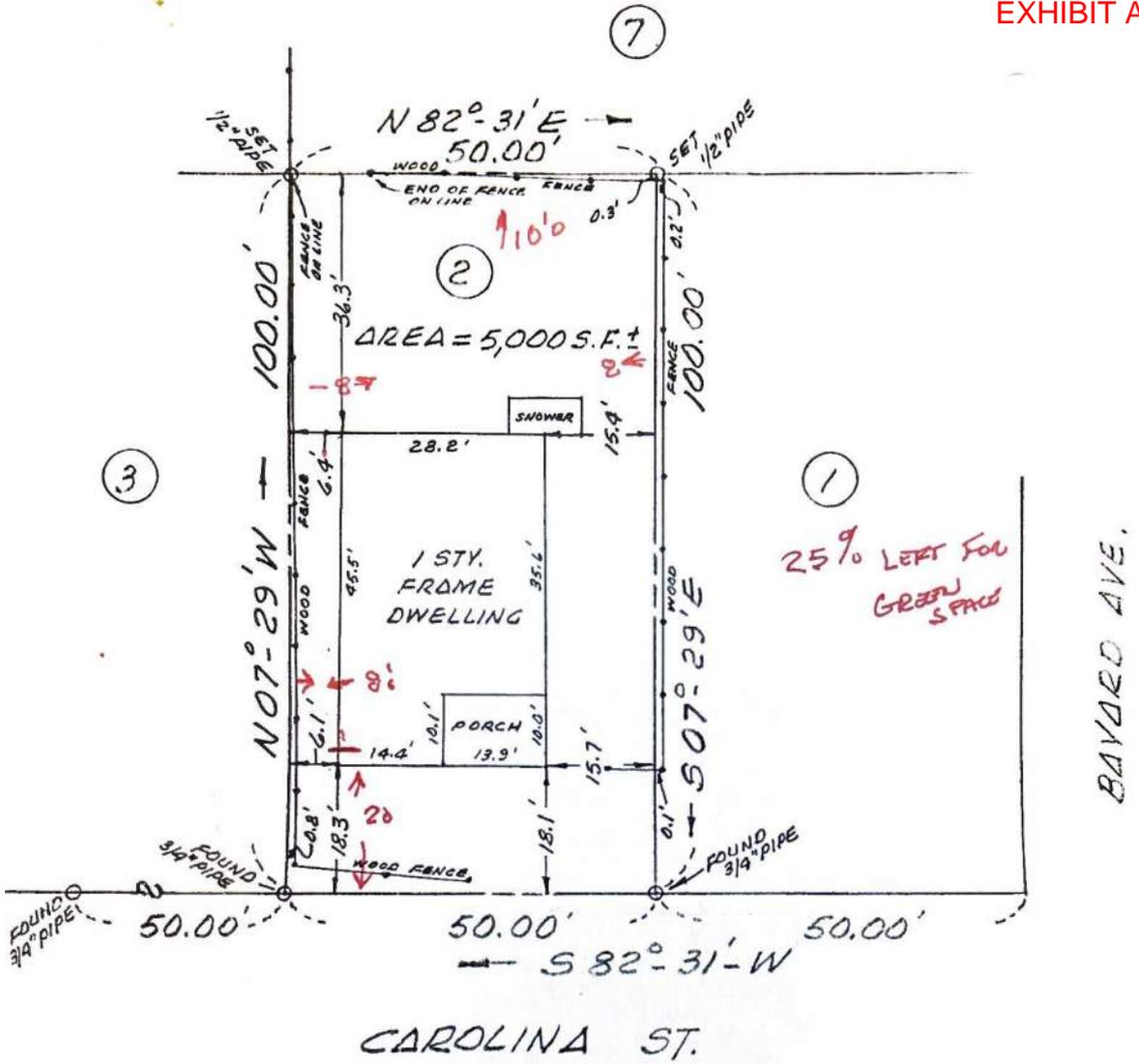
Permits (3 found)

<input type="checkbox"/>	Permit Type	Status	Permit Number	Total Fees	Balance Due	Details
<input type="checkbox"/> Pay	RES. ADDIT	ISSUED	268562	\$569.14	\$0.00	Details
<input type="checkbox"/> Pay	PLN RVW RS	FEE		\$120.00	\$0.00	Details Alert
<input type="checkbox"/> Pay	COO	REVIEWING		\$0.00	\$0.00	Details Alert

Inspections (3 found)

<input type="checkbox"/>	Inspection Type	Owner/Contractor	Scheduled	Result	Fee	Balance Due	Details
<input type="checkbox"/> Pay	BUILDING CODE FINAL	REHOBOTH BY THE SEA REALTY CO / REHOBOTH BY THE SEA REALTY CO			\$0.00	\$0.00	Details Alert
<input type="checkbox"/> Pay	<u>FOOTER</u>	REHOBOTH BY THE SEA REALTY CO / REHOBOTH BY THE SEA REALTY CO	12/18/2025	PASS	\$0.00	\$0.00	Details Alert
<input type="checkbox"/> Pay	FRAMING	REHOBOTH BY THE SEA REALTY CO / REHOBOTH BY THE SEA REALTY CO			\$0.00	\$0.00	Details Alert





CLASS A SURVEY

PROPERTY & LOCATION SURVEY
 PREPARED FOR
 DARRELL & CAROL O'CONNOR
 LOT 2, BK 6A, REHOBOTH BY THE SEA,
 1/4 203 CAROLINA STREET,
 TOWN OF DEWEY BEACH,
 SUSSEX CO., DELAWARE
 WINGATE & ESCHENBACH, REG. SURV.
 REHOBOTH BEACH, DEL.
 SCALE: 1" = 30'
 25 MAY 2000

C 5521 5/25/00

IF WALLS
ARE MOVED,
ADJACENT TREES
WILL DIE IN ROOT
DISTURBANCE.
REDUCING CANOPY



T

X

205

EXHIBIT A5-2

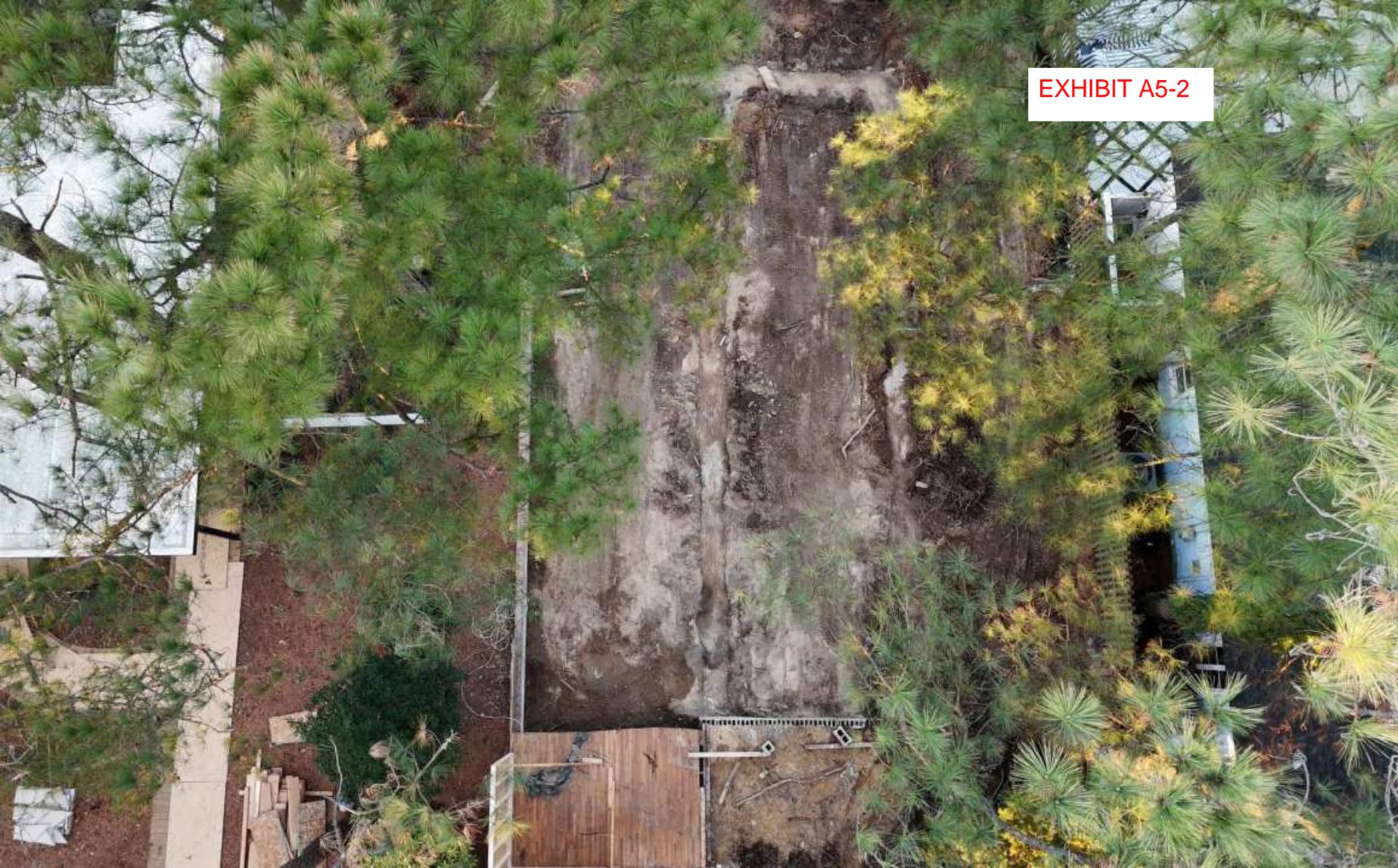


EXHIBIT A6

NON
CONFORMING



205



From: Jeff Werner <jdwerner@gmail.com>
Sent: Monday, March 23, 2026 6:43 PM
To: Jasin@swelldesignbuild.com
Cc: Claudia Sans Werner
Subject: Support email

March 23, 2026

RE: Application for Zoning Variance for 203 Carolina Street

Town of Dewey Beach:

We own 206 Carolina Street, the property across the street from the property requesting a variance. We have known the O'Connor's for some time and support the variance request to allow the west side of the house to be rebuilt according to their plans. We are excited to have another house on the street that will retain the charm of the neighboring properties, and therefore fully support their request.

All the best

Jeff Werner
Claudia Sans Werner
206 Carolina Street
Dewey Beach, DE 19971

From: Carolyn Talucci
<carey@careysfinefoods.com>
Sent: Monday, March 23, 2026 3:40 PM
To: jasin@swelldesignbuild.com
Subject: Re: 203 Carolina Street - Variance

Hi, my name is Carey Talucci

I am the owner at 121 Chicago Street, Dewey Beach, DE 19971. I have been a Dewey resident for 16 years.

I am aware of the variance request for 203 Carolina Street and in favor of the house being rebuilt by Swell Design Build. I believe the scale of 203 Carolina St. to be consistent with the other homes in the area.

I'm sure it will look awesome once complete.

Swell Design Build has helped us for years and are a wonderful group.

Sincerely

Carey Talucci

Carey Talucci
Downey Talucci Dupont
Talucci Fine Foods
8600 Lasalle Road
Suite 501
Baltimore Maryland 21286
410-499-3024

3/23/2026

To: Town of Dewey Beach Zoning Dept

From: Abraham Birch 200 Carolina St. 301-661-3417 birchcoinc@gmail.com

Re: Variance Approval request for Darrell and Carol O'Connor 203 Carolina St.

Good day to the Town of Dewey Beach Zoning Dept.,

My name is Abraham Birch. I have had a home at 200 Carolina St. Dewey Beach since 1990. I have taken a lot of pride in living at 200 Carolina Street and the amazing neighbors that I share the street with to include the O'Connor's. I have seen the building plans. I think the style of the home fits Carolina St and Rehoboth by the Sea as a whole. I look forward to seeing the finished result.

I have been acquainted with the O'Connors for many years and fully endorse their application for a Variance on Ordinance #185-59 concerning reconstruction on the current West foundation.

Respectfully,

Abraham Birch 301-661-3417

EXHIBIT B1



EXHIBIT B2



From: Darrell Oconnor <do1514@aol.com>
Sent: Monday, February 9, 2026 10:31 AM
To: Jim Dedes
Cc: Jasin Kania
Subject: Re: Request to Expedite Board of Adjustment Hearing – 203 Carolina St

Thanks,

Still a little confused. Does this limit the work related to the 16ft bump out the back, or can other foundation work be done (e.g the 2ft bump out for the east wall foundation)?

Darrell O'Connor
(302) 377-6221

On Feb 9, 2026, at 10:05 AM, Jim Dedes <jdedes@townofdeweybeach.com> wrote:

Hi Darrel,

First, I did try to get an earlier date for the BOA. The chair of the BOA could not get a quorum.

The permit for the Addition is active and Swell, Jasin, can go ahead start the build process, if he so desires. The only caveat is that construction of the house would have to start (shortly) right after the BOA makes a decision, one way or another. I assume you would want to build the house either way.

I hope this answers you question.

Jim

From: Darrell O'Connor <do1514@aol.com>
Sent: Monday, February 9, 2026 9:35 AM
To: Jim Dedes <jdedes@townofdeweybeach.com>
Cc: Jasin Kania <jasin@swelldesignbuild.com>; Carol O'Connor <ceo1514@aol.com>
Subject: Fw: Request to Expedite Board of Adjustment Hearing – 203 Carolina St

Hi Jim,

Thanks again for taking time with me last week to discuss my concerns and to let me vent a bit. I spoke to Jasin over the weekend and he told me moving ahead with some of the foundation work on the addition would save some time. Could you provide me in writing exactly what he can and can't do under the current approved permit?

Thanks in advance for your help.

Darrell

----- Forwarded Message -----

From: Darrell O'Connor <do1514@aol.com>

To: wstevens@townofdeweybeach.com <wstevens@townofdeweybeach.com>;
paulbauer@townofdeweybeach.com <paulbauer@townofdeweybeach.com>;
elisabethg@townofdeweybeach.com <elisabethg@townofdeweybeach.com>;
davidj@townofdeweybeach.com <davidj@townofdeweybeach.com>;
garypersinger@townofdeweybeach.com <garypersinger@townofdeweybeach.com>;
townmanager@townofdeweybeach.com <townmanager@townofdeweybeach.com>;
jdedes@townofdeweybeach.com <jdedes@townofdeweybeach.com>

Cc: Carol O'Connor <ceo1514@aol.com>; jasin@swelldesignbuild.com <jasin@swelldesignbuild.com>

Sent: Monday, February 2, 2026 at 03:39:44 PM EST

Subject: Request to Expedite Board of Adjustment Hearing – 203 Carolina St

Dear Town Commissioners, Town Manager, and Assistant Town Manager,

I am writing regarding the stop work order currently in place at my home at 203 Carolina Street in Dewey Beach. I am respectfully requesting your assistance in expediting the Board of Adjustment hearing, which is currently scheduled for March 25, 2026.

I am also seeking clarification on the distinction between matters addressed at the monthly Town Council meetings and those heard by the Board of Adjustment. I ask because I see a Town Council meeting scheduled for February 13, and I have noticed that past Town Council meetings have addressed issues similar in nature to ours. I am hoping you can advise whether there is any possibility that this matter could be heard at the February 13 meeting, rather than waiting an additional two months for the Board of Adjustment hearing.

By way of background, my wife and I have owned this property since 2001. It is one of the original 1960s cottages in Dewey Beach and has served as our second home for more than two decades. When our two sons were young, my wife and children spent entire summers at the house while I commuted between Wilmington and Dewey Beach on

weekends. I retired last July, and for the first time since purchasing the home, I was able to spend much of the summer and fall in Dewey Beach.

With plans to spend more time in town, we began discussions with Swell Builders in late summer about renovating the home. The goal was to add modest additional space, modernize the HVAC and electrical systems, and incorporate amenities not available in a 1960s beach cottage. The renovation plan retained the same basic one-story layout, with a 16-foot rear bump-out and a 2-foot side bump-out to enlarge the bedrooms, add a full master bath and powder room, and update the kitchen and living areas.

All required permits were approved by both the county and the town, and construction began in mid-December with the expectation that the project would be completed prior to the 2026 summer season. The approved plan called for removal of the rear and east side walls, while keeping the front and west side walls intact. My understanding is that during removal of the roof and existing chimney, the front and west walls became structurally compromised and had to be removed for safety reasons. Approximately one week later, the builder informed us that the town had issued a stop work order, apparently because the removal of those walls caused the project to be classified as a demolition rather than a renovation.

This is where my frustration lies from what I see as a lack of urgency from the town to get this resolved. Since the stop work order was issued in December, our builder has been in regular communication with the Town Manager, Assistant Town Manager, and Town Attorney in an effort to resolve this matter as quickly as possible. The goal has been to avoid losing the 2026 summer season and to minimize the impact of extended summer construction on our neighbors.

At this point, it is clear that the delay has already eliminated our ability to use the home during the 2026 summer season. Learning that the Board of Adjustment hearing request submitted on January 21 will not be heard until March 25 prompted me to write and ask whether there is any way to accelerate the process so construction may resume as soon as possible.

I would be very grateful for any assistance or consideration you can provide. Thank you for your time and attention to this matter.

Sincerely,

Darrell & Carol O'Connor
203 Carolina St.
(302) 377-6221

EXHIBIT S2

