

B186



TOWN OF DEWEY BEACH

www.townofdeweybeach.com

105 Rodney Avenue
Dewey Beach, DE 19971
302-227-6363 (Voice or TDD)
302-227-8319 (Fax No.)

REQUEST FOR BOARD OF ADJUSTMENT HEARING

Please provide the following information and forward to the Building Official at the Dewey Beach Town Hall: Application and Application Fee of \$300.00, made payable to the Town of Dewey Beach, must be received before the first day of the month prior to the month in which Applicant wishes to be heard by the Board.

Date of Request: 5/8/2021
Name of Requester: ERIN MEDER TREE JANE M. MEDER TRUST
Mailing Address: 115 ENTRE LANE
NEWARK, DE 19702
Dewey Beach Address: 109 Houston St.

Property Map No. Lot 7 Block 22 Parcel No. 75; PROPERTY Number 20.14; DISTRICT 3-34
REND BOT M BY THE SEA

- Nature of Request:
1. Special Exception _____
 2. Variance SEE ATTACHED - AGING FOUNDATION/ADDITION
 3. Appeal of Decision of Town Building Official _____
 4. Special Yard Exception _____

Municipal Code Reference: ZONING ARTICLE VIII, 185-49 FRONT, SIDE AND REAR YARDS,
TABLE 2. BULK STANDARDS FOR ALL DISTRICTS - MIN. SETBACK REQUIREMENT
Your interest in the Property: TRUSTEE for NR zoning DISTRICT.
Zoning District of the Property: NEIGHBORHOOD RESIDENTIAL (NR)

Please attach description of request and reason for same; also attach Plot Plan and Sketches of same.

Erin Meder TREE
Signature of Applicant(s)

For Board Use Only: Date Application & Fee Received: _____
Decision of Board: _____
CASE NUMBER: _____

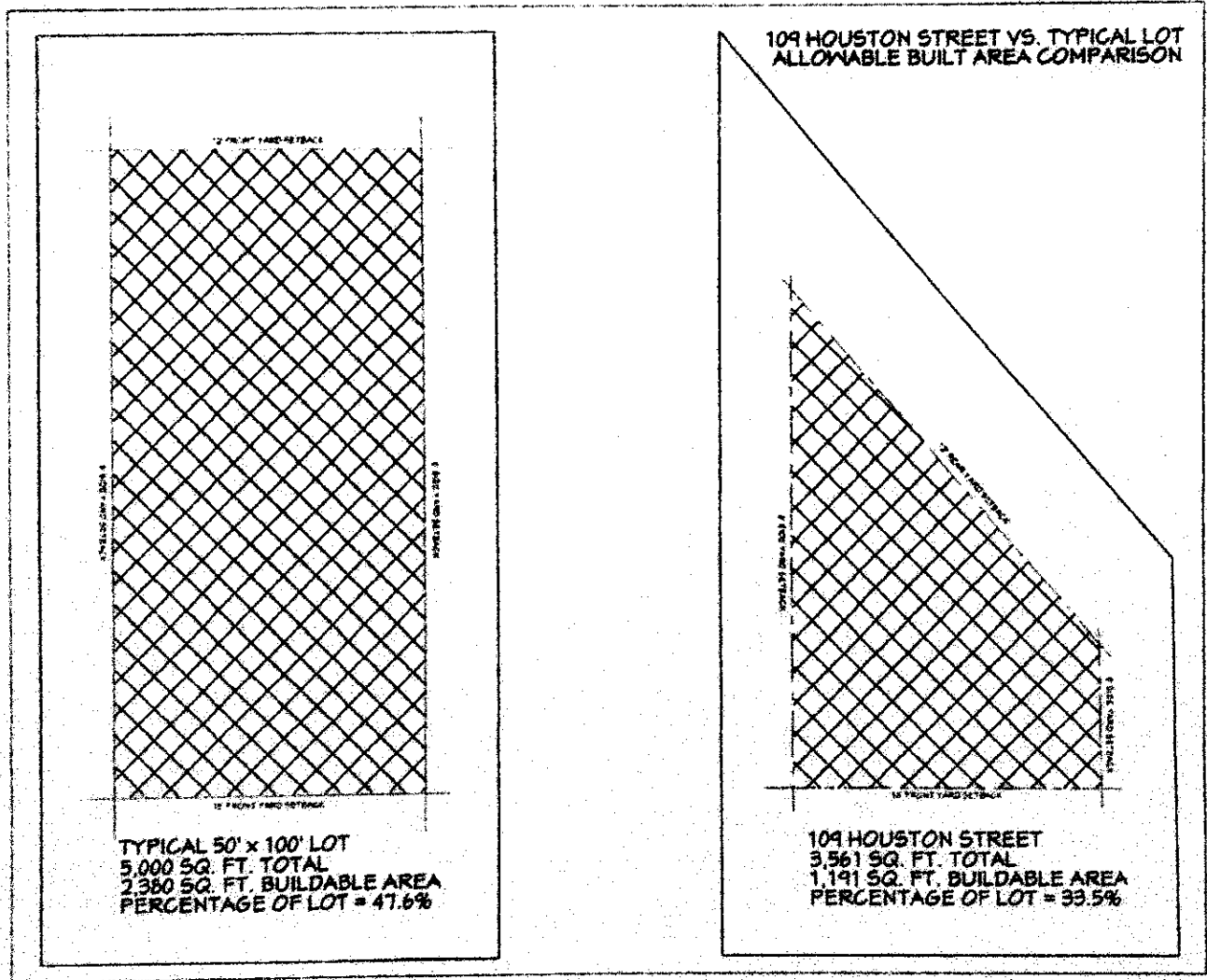
Request for Variance: 109 Houston Street (Parcel No. 75;
Property Map Number 20.14; District 3-34 (Tax Parcel No. 3-
34-20.14-75.00)

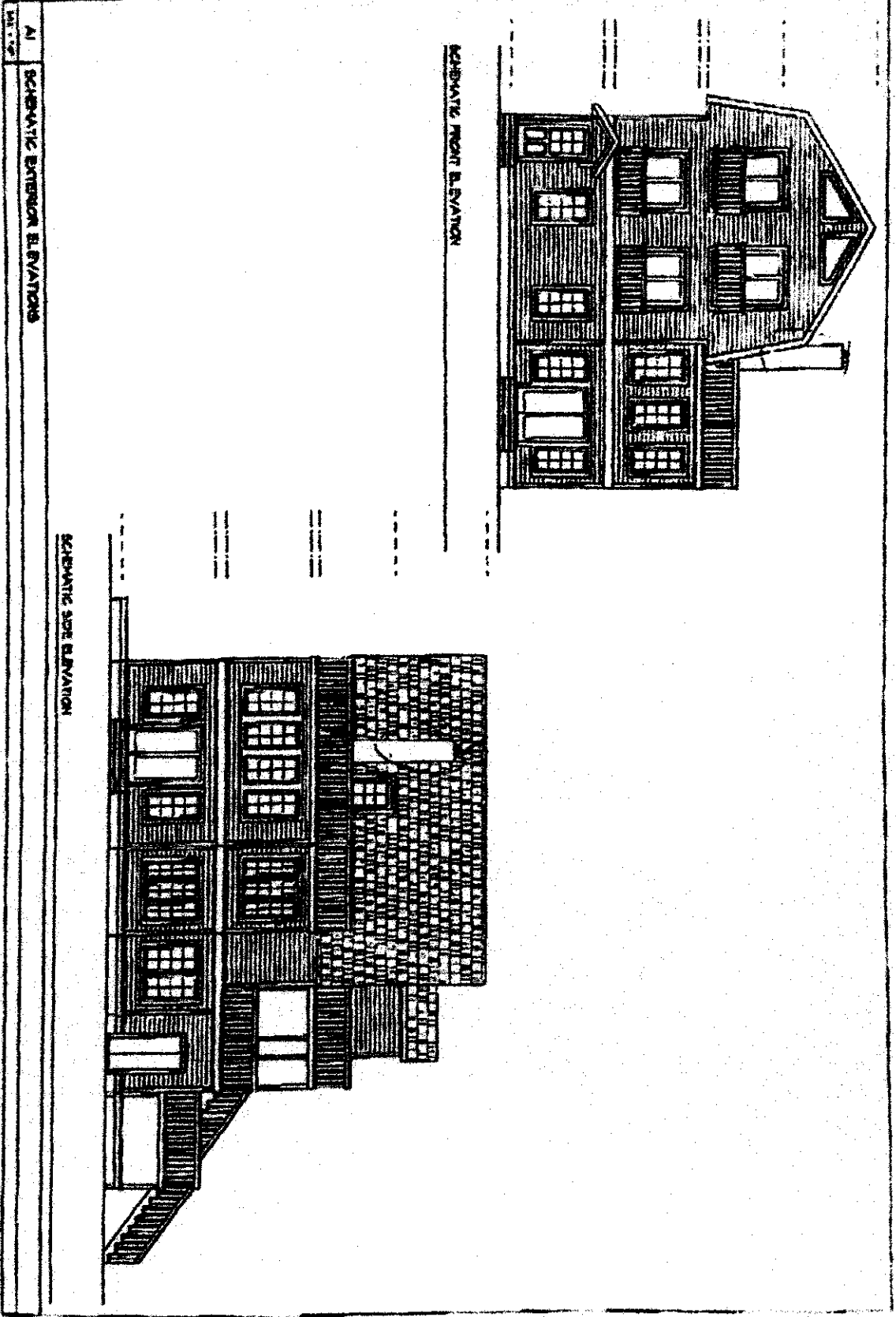
The structural integrity of the foundation is deteriorating due to age. We intend to raise the existing home, replace the foundation, and build an addition. To preserve the character of the existing residence (second story cathedral ceilings and T&G interior) and avoid a financial hardship corresponding to demolition of the existing home and duplication of the existing T&G, the addition is intended to be a newly constructed first story. Our intent is to move the residence to the south and east to alleviate the current setback encroachments on the west and northeast sides. The unique physical circumstances of our property include the irregularity and shallowness of the lot (28% smaller than the typical lot: 3,589 s.f. v 5,000 s.f.) and the rear property line which is 51% greater than the typical lot (75.48' v 50'). The resulting rear setback is 52% greater than the typical lot (912 s.f. v 600 s.f.). As a result of the shape and setback requirements the current allowable buildable area for 109 Houston Street is 33.5% versus a typical 50' x 100' lot which is 47.6%.

Due to the property's unique size, shape, and location (adjacent to Highway 1) and the previously identified uniqueness of the original construction we are requesting a 7' variance for the rear setback (northeast property line), resulting in a 5' setback v the current requirements of 12'. The requested variance does not encroach on an adjacent homeowner as the rear property boundary is adjacent to Highway 1.

Attachments:

- Request for BOA Hearing
- Statement
- Property Survey
- Allowable Buildable Area Comparison
- Conceptual Drawings





SCHEMATIC FRONT ELEVATION

SCHEMATIC SIDE ELEVATION

AI SCHEMATIC EXTERIOR ELEVATIONS

A SCHEMATIC EXTERIOR ELEVATIONS

SCHEMATIC REAR ELEVATION

