

# Morris James LLP

Veronica O. Faust, Esq.  
302-260-7280  
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February 16, 2026

**VIA EMAIL & HAND DELIVERY**

Town of Dewey Beach  
Board of Adjustment  
c/o Fred Townsend, Esq.  
ftownsend@delawarelaw.com

Bill Zolper, Town Manager  
townmanager@townofdeweybeach.com

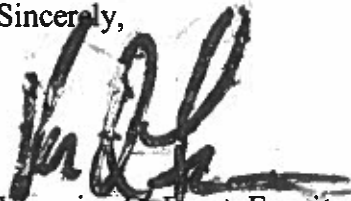
Jim Dedes, Asst. Town Manager  
jdedes@townofdeweybeach.com

***RE: Board of Adjustment Application  
101 Carolina Street***

Dear Board of Adjustment, Mr. Zolper and Mr. Dedes:

Enclosed please find a Board of Adjustment hearing request with exhibits for the above-referenced property and our firm's check for the \$1,000 application fee. We will be submitting additional documentation regarding this application in accordance with the Board of Adjustment rules. Please advise of a hearing date at your earliest convenience.

Sincerely,



Veronica O. Faust, Esquire





Town of Dewey Beach  
Town Hall

Board of Adjustment Hearing Request Form - 2

**Payment Information**

Board of Adjustment Application Fee: 1,000.00 USD

Applicant Signature

Date:

2/16/2026

**STAFF USE ONLY**

Town Clerk Signature:

Date Application Received:

2/16/26, board notified

Decision of the Board:

Case Number:

## ATTACHMENT TO BOA APPLICATION – 101 CAROLONIA STREET LLC

**Appeal of Decision of Town Building Official:** Applicant appeals from the decision of the acting building official denying the Applicant's pool permit application dated December 6, 2025 (the "Permit Application") a copy of which is attached hereto as Exhibit 1, as set forth in the denial letter dated January 16, 2025 authored by Assistant Town Manager, Jim Dedes, a copy of which is attached hereto as Exhibit 2 (the "Denial Letter").

The denial of the Applicant's pool permit was not based upon the design or location of the pool. The proposed pool is located wholly within the permitted buildable area on the lot. Rather the denial of the Applicant's pool permit is based upon the location of the required 4.5' safety fence within the lot's front yard setback. Specifically, the Denial Letter states:

"The inground pool permit application for 101 Carolina Street is denied due to noncompliance with Sections 185-51A and 185-92A(2) restricting fence heights to 3.5ft in a required front yard. According to the application submitted and received by the Town on Dec 8, 2025, you seek approval to construct a 4.5ft fence 10 feet within the front yard setback, in the NR (Neighborhood Residential) zoning district."

Applicant asserts that the denial of its Permit Application as set forth in the Denial Letter is in error for the following reasons:

- 1) The grounds for denial are not supported by the language of the Town Code.
- 2) The grounds for denial are not supported by past precedent.
- 3) The Town building official had already evaluated and determined that the 4.5' safety fence proposed by the Permit Application was in compliance with the Town Code. The Denial Letter was an arbitrary and capricious retraction of both a verbal and a de facto approval by the Town Building official in violation of established Town procedure and precedent and in violation of the Building official's express and sole authority to render decisions on building permit applications.

**Special Yard Exception.** In the alternative and without prejudice to the preceding grounds for appeal, the Applicant seeks a special yard exception to allow for a 4.5' safety fence in the front yard setback. The Applicant seeks to put the safety fence more than 3 feet from the property line as permitted by §185-67(C). The location of the neighboring houses creates special circumstances warranting the location of the pool in the front yard and the safety fence in the front yard setback. For privacy and noise reasons the owners of 103 Carolina and 1702 King Charles would undoubtedly prefer the pool at 101 Carolina be located in the front yard. 103 Carolina is situated far away from the street and a pool in the rear yard of 101 Carolina may impede the privacy and solitude of 103 Carolina. Further, 101 Carolina backs up to the side yard of 1702 King Charles Avenue. Since the side yard setback for the NR district is significantly less than front or rear yard setbacks, the location of the pool at 101 Carolina in the rear yard would put the pool much closer to 1702 King Charles than location of the pool in the front yard would put the pool to 102 Carolina Avenue. Further, if the pool were to be located in the rear yard of Applicant's lot, an additional large, loblolly pine tree would need to be removed due to root

damage caused by the proximity of the dig and risk of collapse. Thus, for safety reasons and in order for reasonable use of the pool with respect for neighboring properties, 101 Carolina should be permitted to put a safety fence in the front yard setback positioned 10' from the front property line.

## EXHIBIT 1

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**TOWN OF DEWEY**  
**BEACH**  
 www.townofdeweybeach.com

9915

12/8 8:00 AM

105 Rodney Avenue  
 Dewey Beach, DE 19971  
 302-227-6363 (Voice or TDD)

**APPLICATION FOR A PERMIT**

Answer all blank spaces accurately & thoroughly. Incomplete, inaccurate, & illegible applications will be returned.

PROPERTY OWNER(S) NAME(S): 101 Carolina LLC

MAILING ADDRESS: 19606 Coastal Hwy 103 Rehoboth DE 19971

PHONE #: 3028530935 EMAIL: mlschieck@gmail.com

**A PERMIT IS REQUESTED FOR PROPERTY LOCATION listed below:**

911 ADDRESS: 101 Carolina street Dewey Beach DE

**PERMIT REQUEST INFORMATION**

**PROVIDE A DETAILED DESCRIPTION OF THE WORK TO BE DONE:**

Intall inground pool 11'6" wide x 24 long located 18'1" from the front yard set back, approx 12 feet from the east corner set back (10 feet required) and 10 feet from the west side yard sset back.  
 There will be a 3 foot walkway around the pool.  
 Install pool safety fence positioned 10 feet from the front property line. Fence construction will be wood and height will meet requirement of 4'6".

The safety fence will run along the front of the pool as depicted at 4.5 high and along the east and west side as depicted at 4.5 high. The fence on east and west sides will be constructed at a height of 7 feet at the point measured 18'1" from the front property line and continue to the rear of the lot and along the back lot property line.

see attached site plan, contract and Pool construction plan

81,365.68 pool  
 7,900 fence

PROVIDE THE TOTAL COST OF THE WORK: (including all LABOR AND MATERIALS): \$ 7,900 fence  
 All costs ≥\$15,000 require a \$150.00 application fee payable with this application.

**BUILDER / CONTRACTOR**

NAME: Coastal Pools PHONE: 443 926 6945 COAST 105 DEWEY BUSINESS LICENSE #: on file

ALL CONTRACTORS, SUBCONTRACTORS and TRADES ARE REQUIRED TO HAVE A CURRENT TOWN BUSINESS LICENSE  
 Copies of signed contract(s) between the property owner(s) & ALL contractor(s) must be included with this application.

(If applicable):  
 SIGNATURE OF ASSOCIATION (CONDO/HOA) REPRESENTATIVE \_\_\_\_\_  
 PRINT NAME OF ASSOCIATION (CONDO/HOA) REPRESENTATIVE: \_\_\_\_\_  
 CONTACT PHONE #: \_\_\_\_\_ DATE SIGNED: \_\_\_\_\_

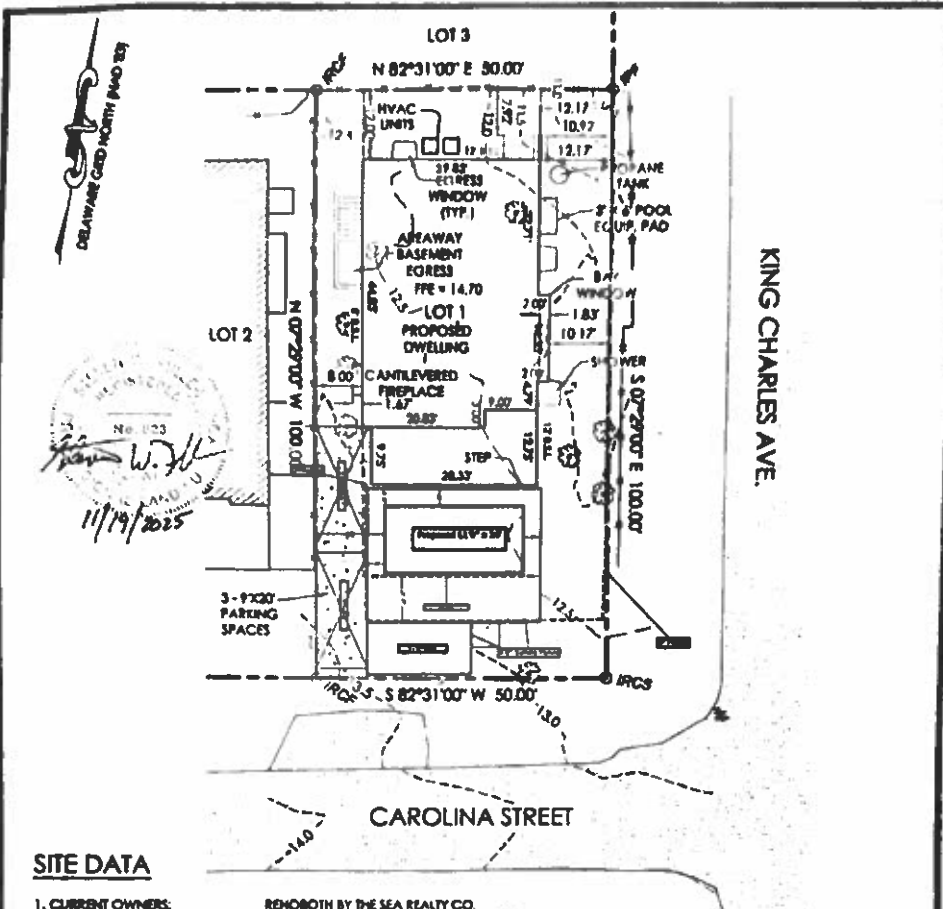
I certify that I am the owner of record for this property, OR I have been authorized by the owner of record to make this application. This information is true and correct to the best of my knowledge.

SIGNATURE OF APPLICANT: Marcia Schreck DATE SIGNED 12.3.25  
 PRINT NAME Marcia Schreck  
 APPLICANT EMAIL: mlschieck@gmail.com CONTACT PHONE #: 302 852-0935

TAX DISTRICT: 334 MAP: 20.10 PARCEL: 89.01 UNIT: \_\_\_\_\_

BUILDING PERMIT # \_\_\_\_\_ FLOOD ZONE: X + 2 FOOT FREEBOARD MANDATORY or OPTIONAL 3 FOOT FREEBOARD  
 FEE: \$ 2677.97  
 Final building permit fee analysis upon completion of project. Rev. 07/2025

DIGITAL APPLICATION SUBMISSION: building@townofdeweybeach.com OR drop off to TOWN HALL



**SITE DATA**

- 1. CURRENT OWNERS: REHOBOTH BY THE SEA REALTY CO.  
2400 COASTAL HIGHWAY  
DEWEY BEACH, DE 19971
- 2. SURVEYOR: SOLUTIONS IPSM LLC  
303 N. BEDFORD ST.  
GEORGETOWN, DE 19947  
410-572-8833  
TM: 334-20.10-89.01  
DB 348/596  
263/49  
NR - NEIGHBORHOOD RESIDENTIAL  
10,000 ± SQ. FT.
- 3. TAX PARCEL:
- 4. DEED REFERENCE:
- 5. PLAT REFERENCE:
- 6. ZONED: NR - NEIGHBORHOOD RESIDENTIAL
- 7. AREA OF LOT: 10,000 ± SQ. FT.
- 8. BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP 10005C0034K, PANEL 354 OF 440, WITH AN EFFECTIVE DATE OF MARCH 14, 2015, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 10. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO MAD '83 (DE STATE PLANS)
- 11. OFFSET DISTANCES MEASURED TO BUILDING, DECK, AND PORCH FOUNDATIONS WITHOUT STONE VENEER OR SIDING.
- 12. GREEN SPACE = 2,594 ± S.F. (25.94%)  
IMPERVIOUS SPACE = 2,401 ± S.F. (24.01%)
- 13. FLOOR AREA RATIO (FAR): MAXIMUM FAR ALLOWED = 4,000 S.F.  
PROPOSED FIRST FLOOR = 1,339 S.F.  
PROPOSED FIRST FLOOR PORCH = 303 S.F.  
PROPOSED SECOND FLOOR = 1,310 S.F.  
PROPOSED FAR = 2,952 S.F.
- 14. MAXIMUM BUILDING HEIGHT ALLOWED = 35' ABOVE GRADE = 47.83'  
PROPOSED BUILDING HEIGHT = 45.05'

**LEGEND**

DECIDUOUS TREE	
MAJOR CONTOUR	--- ---
MINOR CONTOUR	- - - -
IRON ROD & CAP FOUND	○ IRCF
IRON ROD & CAP SET	● IRCS
IRON PIPE FOUND	○ IRPF



	3033 Merril Mill Road Solisbury, MD 21804 T 401 572 8833 www.solutionsipsm.com Copyright © 2025	<b>SITE PLAN</b> <b>LOT 1, BLOCK 28</b> <b>REHOBOTH BY THE SEA</b> LEWES AND REHOBOTH HUNDRED DEWEY BEACH, SUSSEX COUNTY, DELAWARE	
	Drawn by RAM Map No. 571180	Scale 1" = 20'	Date: 08 03 25 Revised: 07 29 25

89,265.68

# PLAN

VARIES BY SECTION

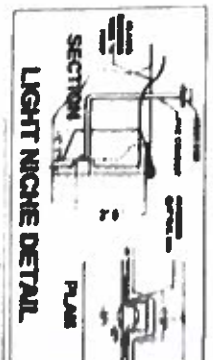
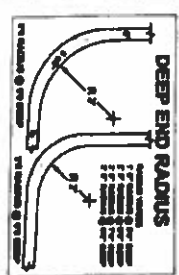
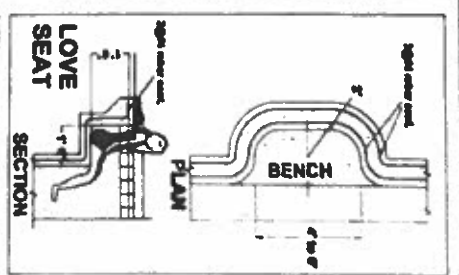
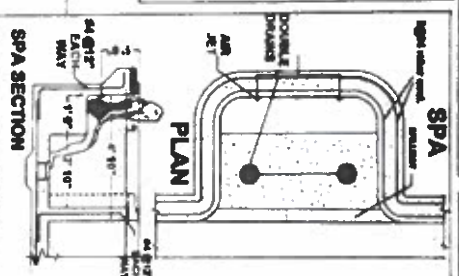
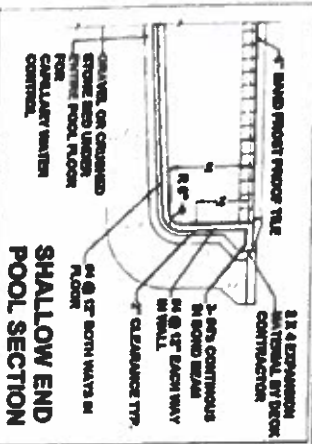
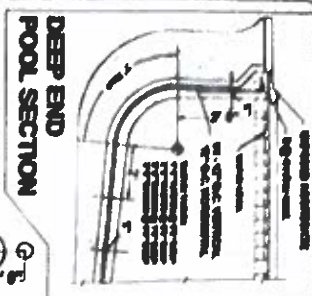
Manufacturer/Supplier: I hereby certify that these materials were prepared or approved by me, I am a duly licensed professional engineer under the laws of the State of Maryland, License Number: 16, 2829, Exp. Date: November 15, 2025.



DATE: JUNE 11, 2025

NOT TO ANY SCALE

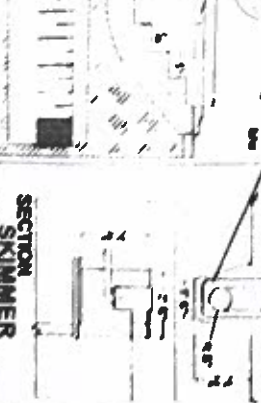
COASTAL POOLS



**SWIMMING POOL SPECIFICATIONS**

Concrete shall have 4000 P.S.I. strength @ 28 days. Reinforcing steel shall be A.S.T.M. A-615, 1/2" x 80 L.S.I. Minimum wall height 48" above finished grade. This equipment shall be installed if groundwater, organic matter/contaminants or soil or rock is encountered during excavation. Any equipment that is required, shall be shown in each layer of recommended material. 95% compressed @ optimum dry weight.

The design and the length of the construction are based on and subject to compliance with and implementation of applicable, state-developed or any local, construction of soil bank, site design and storm water management. Engineer and used construction recommendations of the National Swimming Pool Institute. Owner shall submit appropriate forms and obtain approval by local building department. Pool construction shall comply with 2024 ICC code provisions including 2024 IRC code, 2024 IS-90C code.



**PREPARED BY**  
 Chris Conley  
 Coastal Pools  
 (410) 310-2447  
 chris.conley@coastalpoolbuilders.net  
 500 Saddler Rd, Grasonville, MD 21638, USA

**PREPARED FOR**  
 Marcia Schleck  
 Marcia Schleck  
 (302) 853-0935  
 marcia@luxuryvillasbythesea.com  
 Carolina St, Rehoboth Beach, DE 19971, USA

**NEW CONSTRUCTION PROPOSAL FORM DETAILS**

101 Carolina Street  
 Carolina St, Rehoboth Beach, DE 19971, USA

**Welcome Message**

Welcome to the Coastal Pool family! Here at Coastal Pools, we are looking forward to beginning your project as much as you are. This proposal is designed to help you better understand all the details of your specific project as well as provide you with contact information for each of your partners for each step of the process. We will guide you from the beginning; design phase, to the very end; relaxation.

Once your project is completed, you will receive another packet from us regarding Warranty Information, Care instructions, as well as a complete and detailed list of all your specific selections so you may reference them for future.

By signing below you agree to the design, work description, features, options upgrades and construction selections for your project as included in this Proposal and you agree that you have read and agree to the terms of the Coastal Pools Construction Agreement attached hereto and made a part hereof (Exhibit A). Your entire agreement with Coastal Pools regarding this project consists of this Proposal, the Exhibits to this Proposal and the Construction Plans agreed to between the parties.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>Permitting</b>			\$1,785.71
<b>Delaware Permitting</b> Permitting and Design Fee's associated with your County, City or Township. Jobs requiring a professional stake out may incur additional charges. Stake out prices range from \$750-\$2,000. Some municipalities and or properties may require additional time, fees or phases to obtain your permit. These can be, but are not limited to planning and zoning review, variances, buffer management plans, grading plans, site containment (silt fence), Storm water management plans, and additional fees sometimes associated with building a new home in conjunction with a new pool. While we try to predict as many of these as possible we cannot always know when these will occur. When they do we will work with you as best we can to keep the process smooth, but additional fees associated with these issues will be passed onto the homeowner.			\$1,785.71
<b>Base Pool Shell 11.5' x 24', 5' Deep with Full Width Steps</b>			\$43,102.47
<b>Pool Excavation</b> Includes excavation of pool with one load of stone placed on floor of pool. Additional dig charges will apply for more complex digs and digs that take more than one day. Over dig situations will typically exceed one day, your project manager will discuss this with you further during your pre-construction meeting.			

### **Forming And Short Plumb**

During the forming and short plumbing phase of your project a Coastal Pools Team will be on site for 1-2 days depending on the complexity of your project. During this time, we will level and form the shape of your pool and install the internal plumbing of the pool. Over digs, pools elevated more than 2', or more complex digs in general may require additional time, materials, and charges to complete. Your Project Manager, or Designer will discuss these with you if necessary.

### **Steel**

Standard pool steel application covers the engineer spec'd placement of rebar in your pool to reinforce the structure. This is calculated based on square footage and features. If additional steel is needed on your project it will be discussed with you by your designer, and or project manager.

### **Concrete Application For Pool Shell**

Standard pool shell concrete will be either Gunite or Shotcrete. Both options are concrete applications and pneumatically applied to achieve a minimum of 4,000 PSI cure strength. Property must have water source for concrete application.

\*Shell must be watered twice per day for first 10 days.

### **Miracote XL Waterproofing**

Given the rise in cases of ASR (concrete Cancer) across the country Coastal Pools has decided to take the extra step of waterproofing every pool shell to help protect the concrete against ASR. In addition to this process Coastal Pools always uses a concrete product containing Fly Ash, or Slag to help prevent the start of ASR in our concrete. We urge any of our customers that are considering buying a new pool to educate themselves on what ASR is and make sure that no matter who you use to build your pool that they are taking all of the necessary precautions to insure your pool will stand the test of time and not fail prematurely.

276 Square Feet

### **Tile And Coping Installation**

Labor charges for the installation of your tile and coping. Certain materials or features may require additional installation charges. Final pricing will be confirmed at your design and selections meeting.

### **Electric For Base Pool**

Includes a 50 Amp feed up to 25ft from house panel to pool equipment panel, wiring of pool pump and mounting pool equipment panel to house or treated post. Additional equipment and or longer runs will be priced separately. \* Your pool panel must be within 5' of pool equipment or additional charges will apply.

**Electrical Bonding For Pool And Patio**  
 Proper equipotential bonding of the pool, pool equipment, and patio surrounding the pool is required by code. Coastal Pools will provide the necessary items to satisfy this code, except for if your local code requires a deck bonding grid. If this is required, we will provide at an additional charge.

**\*If Coastal Pools is not installing the patio it is the homeowners responsibility to ensure we can get the bonding installed and inspected prior to patio.**

**Plaster Prep**

Installation of all wall fittings and cleaning of the pool shell in preparation of plaster.

**Pool School/Start Up**

Each new pool includes a startup and pool school. We strongly suggest customers be present for startup and receive pool school at the same time. Coastal Pools provides pool school only once.

Each new pool will include the following tools: net, brush, telescopic pole, vacuum hose, test strips and vacuum head.

Each new pool will include the following chemicals: Alkalinity Up, Chlorine Tabs, Calcium Chloride, Stabilizer and Muriatic Acid.

**Pool Coping**

\$1,340.76

**Standard Coping**

71 Linear Feet

\$18.88

\$1,340.76

There are many options when it comes to coping. We have included some of our most popular options in your standard allowance. Other options are available at an additional cost. Standard options included are:

**Tumbled Irregular bluestone-** A great natural stone option for coping. When bluestone gets tumbled it creates a smooth surface with rounded edges perfect for around a pool.

Available in full color, or true blue. Full color will provide colors ranging in the blues and greys with some hints of browns and tans. True blue will eliminate the tans and browns and be just the blues and greys. This is a natural stone as such color variation and imperfections are normal and a part of the character of the material.

**Clay Brick-** Available in Plantation Red, Chino, or Autumn Leaves. This is a good durable option that comes with a full bullnose. The smooth texture of the brick and the full bullnose make this material comfortable on the hands and legs when grabbing the coping, or sitting on the side of the pool.

**Nicolock Fullnose Paver Brick-** Available in 17 colors included in the standard allowance (more colors available for an additional charge).

Bullnose paver brick is a great option to install around your pool especially if you are looking to match a paver patio installed around your pool.



**Pool Tile**

**\$609.13**

**Porcelain Waterline Tile**

**40 Square Feet**

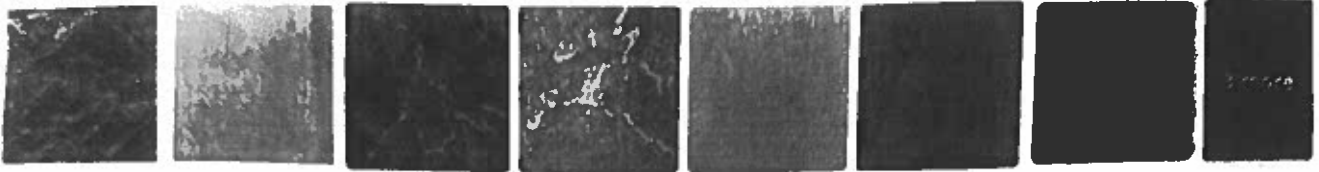
**\$15.23**

**\$609.13**

There are many options for tile included in the standard budget. Attached are pictures of the most popular options when choosing from the standard allowance. There are many more available. The material allowance is \$10.71 per S.F. Most standard 6"x6" stone look tiles from NPT are included. Please feel free to view more options at the link below.

<https://www.nptpool.com/tile/>

If you feel like these tile options or similar will suit your project, please select this group. Otherwise please view some of the additional Porcelain and Glass tile options.



**Dirt Removal**

**4 Each**

**\$285.72**

**\$1,142.86**

**Dirt Removal**

**4 Each**

**\$285.71**

**\$1,142.86**

Dirt Removal is based on a per load rate and is an estimate until the day of excavation. We estimate this number as close as possible. Price assumes we can find a free dump site. If we are unable to secure a free dump site in close proximity of your project a change order will be delivered for the dump fees.

**Equipment/Plumbing Options**

**\$7,889.18**

All pool equipment packages are for installation within 50' of the pool. The pool equipment pad will be a poured in place concrete pad, and location will need to be confirmed with your Designer or Project Manager. There are areas where code will require the equipment to be installed on an elevated deck. If so additional fees will apply. See the groups below to select the equipment package you prefer for your pool project.

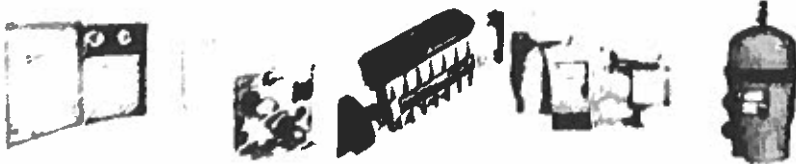
**Standard Pool Equipment/Plumbing**

**1 Each**

**\$7,889.18**

**\$7,889.18**

**Package With Salt Chlorine System**  
 Equipment package includes a 1 hp Pentair Whisperflo pump, Pentair Clean and Clear 420 Cartridge filter, Pentair IC40 salt chlorine system, and an Intermatic dual timeclock with load center. Plumbing includes up to 50' of plumbing trench, water bonding and associated valves.



**Pool Cleaner**

**\$586.17**

**Polaris Skimbot Solar Cleaner**

**1 Each**

**\$586.17**

**\$586.17**

The solar powered Polaris® Skimbot® surface cleaner removes floating debris from the pool's surface before it can sink to the floor or reach your filtration system.

Say So Long to Surface Debris  
 Complete Pool Surface Coverage

Powered by the Sun  
 Single-Button Operation  
 2L of Debris Collection



**Heaters**

**\$5,610.41**

**Pentair MasterTemp High Performance Gas Heater 400K BTU**

**1 Each**

**\$5,610.41**

**\$5,610.41**

The compact design and quiet operation of the Pentair MasterTemp 400 gas pool heater won't intrude on your swimming and poolside enjoyment, but will heat more efficiently than other units twice as big and loud. Price includes the heater, plumbing into the pool equipment with a valved bypass, and electrical connections.

**\*\*All gas supply and venting connections will need to be performed by others. Your contractor will need to pull the gas permit for this part of the project. Coastal pools recommends contacting your gas supplier to handle these connections, and we will be happy to coordinate these phases with the installer of your choice.**

**Home Owner's responsibility to confirm with Natural Gas or Propane Provider to verify their current meter/tank is sufficient for this 400k BTU Unit\*\***



**Pool Lighting**

**\$1,971.41**

**12Watt LED Light Package**

**2 Each**

**\$985.71**

**\$1,971.41**

Light package includes Jandy Hydrocool LED Light with up to 100' of cord, 100-Watt transformer for up to 6 lights and up to 50' of conduit per light. Transformer must be upgraded to 300 Watt when utilizing more than 6 lights.

**\*Additional charges will apply for lights longer than 100' and conduit runs over 50'**



**Grading**

**\$3,492.89**

**Grading**

**\$3,492.89**

Includes rough grade around pool prior to patio, trench backfill and final grade of disturbed area with contractor seed and straw. Price includes up to one load of topsoil for final grading. Any fill dirt needed will be priced separately.

\*\*If access is excessively long (100' or more) additional grading charges may apply.

\*\*If additional areas of disturbance beyond 20' around immediate pool/patio area are created additional charges may apply to restore these areas

\*Soil options available at an additional cost.

**Patio**

**\$0.00**

**Patio Options**

**\$0.00**

**Dry Laid Paver Patio**

1 Each

\$0.00

\$0.00

No Patio or Expansion Joint is currently Quoted. Coastal Pools provides both services and can handle if needed for additional costs.



**Plaster Finishes**

**\$13,018.80**

Choose your preferred pool finish below.



**Pebble Sheen Tier 1**

276 Square Feet

\$47.17

**\$13,018.80**

Our most popular pool finish features a blend of slightly smaller pebbles for a more refined texture, while still retaining the natural beauty and inherent qualities of a PebbleTec® pool finish. Tier one finishes include White Diamond, Desert Gold and French Grey.

10yr Manufacturer Warranty

<https://pebbletec.com/>



**Microglass**

**\$244.46**

**MicroSetNCure**

276 Square Feet

\$0.89

**\$244.46**

MicroSetNCure is a plaster enhancing admixture that reduces color loss, water-cracking, efflorescence, etching and cloudy water from new plaster dust.

<https://www.microglassllc.com/>

# SetN



### Winter Covers

\$0.00

*[Faint, illegible text describing winter cover options]*

### Not Applicable

\$0.00

Select this line item if you don't want anything from this selection group.

### Water

\$571.43

#### Water Delivery

1 Each

\$571.43

\$571.43

Pricing is an estimate for each 6,000 gallon load of water. With fuel surcharges always fluctuating and each area varying in price based on distance the water has to be trucked we have estimated this price as best we can, but it is possible there could be additional charges for water once the final bill is received. Please note, not all properties are accessible via a water tanker. Your property may be evaluated at any point during construction and deemed not suitable for a water tanker to access. If this is the case we will try to coordinate smaller trucks, (which do cost extra) if none are available you may need to fill the pool from your hose.

### Disclaimer

\$0.00

#### Excavation/Utility Mitigation

\$0.00

Prior to construction of your pool Coastal Pools and or its sub contractors will contact Ms Utility to have all public utilities marked. Public utilities are typically defined as a utility line coming from public easements to your home. Any utilities not marked by Ms Utility are not the responsibility of Coastal Pools or its sub contractors. These utilities may be, but are not limited to underground septic systems, well lines, pier electric/water supply garage electric, irrigation etc. If you have known private utilities and would like to have them located this can be done for an additional fee. If any utilities or obstructions are found during construction a Coastal Pools employee will communicate the cost to mitigate or re-route these and also let you know how this may effect your schedule if at all.

### Over Dig

Included in your proposal is Coastal Pools standard excavation process. Occasionally due to our region we encounter ground water or unstable soil conditions. Unfortunately, we cannot determine for sure if we will find these conditions until we start excavating your pool. In the event we do find an unsatisfactory condition, your Project Manager will present options as well as additional costs.

#### Over Dig Price Ranges:

Day of Dig - Over Dig Prices can range between \$6,500 and \$11,500

Additional Days - All standard excavations are scheduled for one day. If your Over Dig encompasses multiple days of work, it will be the above price plus \$3,000 per additional Day  
Additional Stone- Each standard excavation includes one 20 ton load of 57 stone for stabilization of the pool floor. Often times an overdig situation will require additional stone. Stone prices can vary, but if needed will likely range between \$1,350 and \$1,850 per 20 ton load depending on location and accessibility of the material.

Additional Forming/Labor- Standards pools include 2 days of forming/shell plumbing labor. Also included is a lumber package to form the pool up to 2' out of the ground. Overdig situations require additional forming material as well as labor.

\$0.00

### Patio Drainage

If Coastal Pools is contracted to build a patio additional drainage may be required. It can be difficult to make this determination early on in the project. Once the pool is constructed and the patio is laid out your Project Manager may suggest additional drainage. Additional drainage can mean drainage in the patio to divert water away from the pool and prevent puddling on the patio. It could also mean diverting water shed from the pool area away from your house. It could lastly mean diversion of down spouts to keep storm water from discharging directly onto your patio.

\$0.00

### Standard Waterline Tile

Coastal Pools has many tile selection possibilities for your pool on display in our design showroom. While many upgrades are available there are literally dozens of beautiful tile selections that fall within our standard allowance. Our standard selections encompass many stone look, and solid color 6"x6" tiles for your waterline. In addition to picking a waterline tile you may also elect to accent your steps and benches with trim tiles. For an additional fee you can add either diamond trim tiles, or a hardline of trim tile to your steps and benches. These options will be discussed further with you at your design meeting.

\$0.00

**Standard Coping Material Allowance**

\$0.00

When it comes to pool coping the possibilities are endless. Our standard allowance covers you for two options. One is tumbled irregular bluestone, the other is bullnose clay brick available in multiple colors. These options will be shown to you during your selections meeting in our showroom. You will also be able to see many upgrade options such as travertine, marble, and even granite options with finished edges such as bullnose, eased edge or rock chiseled. If you choose an upgraded option, pricing will be provided for you at the time of selection or shortly after. Please note that when choosing a natural stone product there are tolerances for acceptable color and finish of the stone. While Coastal Pools will stand behind anything deemed outside of acceptable, natural stone can be subject to discoloration, reaction to water with poor chemistry, and leaching of minerals. In the event a material is deemed unacceptable by Coastal Pools within a period of 1 year after installation, Coastal Pools will warranty and replace the material, and charge labor at cost to replace the stone in question.

**Standard Plumbing**

\$0.00

Your standard pool plumbing allowance allows for your pool equipment to be 50 feet away from the closest edge of your pool. Pool equipment location will be discussed during your design meeting, and confirmed at your pre-construction meeting. In the event your pool plumbing needs to be extended there will be a charge per pipe per foot to extend it. Basic pool plumbing packages have 5 lines and each line would need to be extended. Some pools have additional lines, and some features require larger pipes all of these things can effect the price per foot to extend your lines. again this will be discussed throughout the project, and confirmed at your pre-construction meeting.

**Standard Electrical**

\$0.00

Your pool comes with a standard electrical budget built in to the base pool price. This price covers you for your standard pool equipment wiring, and an electrical feed line that comes from your home electrical panel. This feed line allowance is for 25 feet of 50 amp feed. If your pool equipment is more than 25 feet away from your home electrical panel additional charges will apply. Lights have an allowance of up to 50' of conduit. Junction box and outlet have a combined allowance of up to 50' of conduit. Autocovers have an allowance of up to 100' of conduit. Some features and equipment will require an upgrade to your electrical feed up to 100, or 125 amps. Upgraded electrical cost will be discussed with you throughout the process. Once the electrician arrives on the job final electrical cost will be delivered at that time

**TOTAL**

**\$81,965.68**

**We thank you for choosing Coastal Pools, as a possible Pool Builder for your future back yard project. If you have any questions on the proposal attached to this email, please let us know and we will get your answers addressed as soon as possible.**

**Payment Schedule**

**5% - Day of Contract Signing**

5% - Day of Permit Approval  
20% - Day of Excavation  
35% - Day of Pool Shell  
30% - Day of Tile and Coping  
5% - Day of Plaster

**Maryland Home Improvement Commission Notice:**

**"Notice of Cancellation: You the buyer, may cancel this transaction at any time prior to midnight of the fifth business day, or seventh business day if you are 65 years of age or older, after the date of this transaction. See the attached notice of cancellation for an explanation of this right."**

The above specifications, costs, and terms are hereby accepted.

A handwritten signature in black ink that reads "DMarengo". The letters are cursive and connected.

DANIELLE MARENCO

September 23, 2025 at 2:03 PM EDT

DATE

## EXHIBIT 2

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**TOWN OF DEWEY  
BEACH**

[www.townofdeweybeach.com](http://www.townofdeweybeach.com)

105 Rodney Avenue  
Dewey Beach, DE 19971  
302-227-6363 (Voice or TDD)  
302-227-8319 (Fax)

January 16, 2026

101 Carolina, LLC  
Marcia Schieck,  
19606 Coastal Hwy 103  
Rehoboth Beach, DE 19971

Veronica O. Faust, Esquire  
Morris James LLP  
19339 Coastal Hwy, Suite 300  
Rehoboth Beach, DE 19971

Dear Ms. Schieck and Ms. Faust:

The inground pool permit application for 101 Carolina Street is denied due to noncompliance with Sections 185-51A and 185-92A (2) restricting fence heights to 3.5ft in a required front yard. According to the application submitted and received by the Town on Dec 8, 2025, you seek approval to construct a 4.5ft fence 10 feet within the front yard setback, in the NR (Neighborhood Residential) zoning district.

As you are aware you may seek relief from this interpretation of the zoning code in the form of an appeal or variance by application to the Board of Adjustment.

Sincerely,

James Dedes  
Asst. Town Manager

William Zolper  
Town Manager

cc: Fred Townsend  
Town Attorney