



**Town of Dewey Beach**  
**Application for Board of Adjustment Hearing**

Please complete the following form and submit with application fee of \$500.00. This form and payment **must be received** before the first day of the month **prior to** the month in which the Applicant wishes to be heard by the Board.

Name of Requester: <u>Claudia Cueto on behalf of "D" Units Sea Strand</u>		Date of Request: <u>Oct 28, 2022</u>
Mailing Address: <u>539 Westminster Avenue</u>		
City: <u>Swarthmore</u>	State: <u>PA</u>	Zip: <u>19081</u>
Phone Number: <u>(610) 506-5158</u>	Email Address: <u>claudia@cuetokearney.com</u>	
Dewey Beach Address: <u>32 Sea Strand, Dewey Beach DE</u>		
Property Map: <u>Attached</u>	Parcel: <u>Attached</u>	Unit: <u>31, 32, 33,34,35,36</u>

**Nature of Request** (choose one and provide description)

<input type="checkbox"/> Special Exception
<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Appeal of Decision of Town Building Official
<input type="checkbox"/> Special Yard Exception
Municipal Code Reference: <u>185-60, Paragraph B</u>
Your Interest in the Property: <u>Owners</u>
Zoning District of the Property: <u>NR</u>
Attach Description of Request and Reason for Same: 
Attach Plot Plan/Sketches: 

**Payment** (your application will not be accepted without payment)

Board of Adjustment Application Fee: \$500.00

**Claudia Cueto**

E-signed 2022-10-28 11:20AM PDT  
claudia@cuetokearney.com



Total Due: 500

USD

Adobe Acrobat Sign Transaction Number: CBJCHBCAABAAUyHPfuHM8lv9dqga-wdM5pbeOV2oJfG

Applicant Signature: Claudia Cueto  
Claudia Cueto (Oct 28, 2022 14:19 EDT)

Date: Oct 28, 2022

**For Board Use Only**

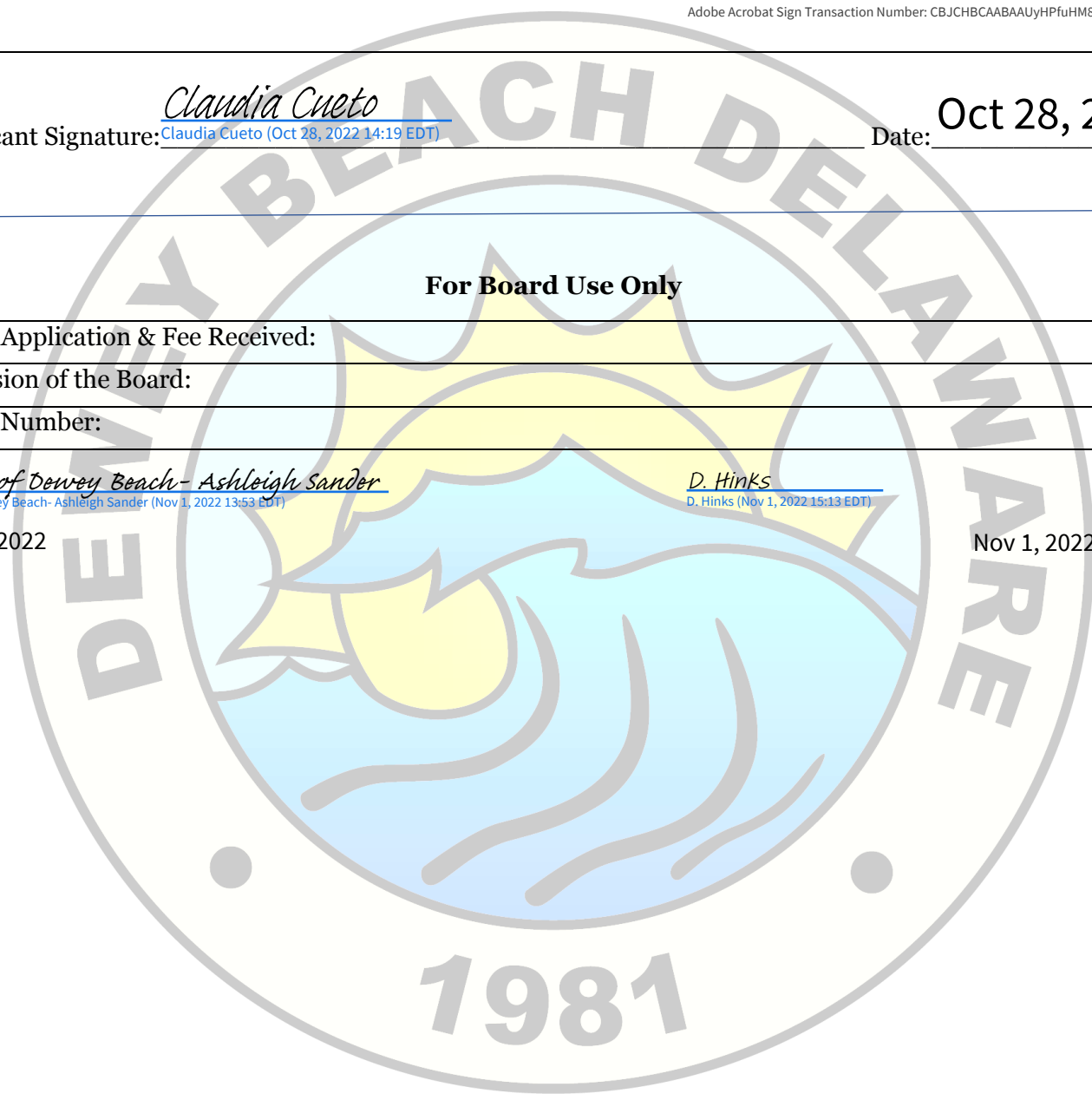
Date Application & Fee Received:
Decision of the Board:
Case Number:

Town of Dewey Beach - Ashleigh Sander  
Town of Dewey Beach - Ashleigh Sander (Nov 1, 2022 13:53 EDT)

D. Hinks  
D. Hinks (Nov 1, 2022 15:13 EDT)

Nov 1, 2022

Nov 1, 2022



# CuetoKEARNEYdesign, llc

A R C H I T E C T S

110 Park Avenue, Swarthmore, Pa 19081  
t: 610 544 1722 f: 610 544 1706

Claudia S Cueto, AIA  
Timothy P Kearney, AIA

October 27, 2022

Town of Dewey Beach  
Board of Adjustments

*RE: Variance Request*

To whom it may concern:

I am writing on behalf of the owners of Sea Strand, "D" units 31, 32, 33, 34, 35 and 36 who have selected me to collectively represent. I am also an owner at 32.

The 6 units are connected townhomes in Zoning District NR. NR allows for only Single-family detached dwellings which would make our units non-conforming per no fault of our own. These buildings we're built in the 1960's. In addition, these units do not meet, per NR zoning, 8'-0" side yard setbacks given their nature.

We collectively would like to add a half story to our existing 2 story flat roof townhomes, which would not exceed 35'-0", as permitted by the code.

We are collectively asking relief from section 185-60 Extension of nonconforming use or building, Paragraph B.

I have attached preliminary sketches of what we propose along with copies of notarized Consent to a Hearing form for each of the owners.

We look forward to presenting our case.

Thank you for your consideration.

Sincerely,



Claudia Cueto, AIA, NCARB  
Principal, CuetoKEARNEYdesign, llc

Sea Strand, Unit D  
Dewey Beach, DE 19086

RE: *Town of Dewey Beach, Board of Adjustments Consent to Hearing*

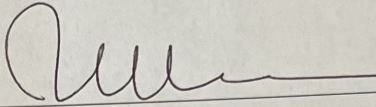
The following tenants of "D" Units Sea Strand give their consent to a hearing before the Board of Adjustments regarding their properties.

- Unit 31, Paul Reneau
- Unit 32, Sylvia Cueto, Claudia Cueto
- Unit 33, Karen McManness
- Unit 34, Karen and Matt McManness
- Unit 35, Leanne and Henry Posko
- Unit 36, Laraine and Tom Demshock

APPROVED: \_\_\_\_\_

31

17-26-22

  
Paul Reneau

Notarize: \_\_\_\_\_



Jason Daniel Walden

Notary Public  
State of Delaware

My Commission Expires July, 14th 2024  
Commission No. 20220614000014

APPROVED: \_\_\_\_\_

32

Sylvia Cueto, Claudia S. Cueto

Notarized: \_\_\_\_\_

APPROVED: \_\_\_\_\_

33

Karen McManness

Notarized: \_\_\_\_\_

APPROVED: \_\_\_\_\_

34

Karen McManness      Matt McManness

Notarized: \_\_\_\_\_

APPROVED: \_\_\_\_\_

35

Leanne Posko      Henry Posko

Notarized: \_\_\_\_\_

APPROVED: \_\_\_\_\_

36

Laraine Demshock      Tom Demshock

Notarized: \_\_\_\_\_

Sea Strand, Unit D  
Dewey Beach, DE 19086

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- Unit 36, Laraine and Tom Demshock

APPROVED:

31 Paul Reneau

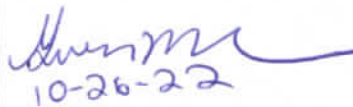
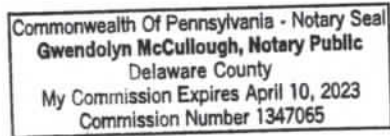
Notarized:



APPROVED:

32 Claudia S. Cueto

Notarized:



10-26-22

APPROVED:

33 Karen McManness

Notarized:

APPROVED:

34 Karen McManness Matt McManness

Notarized:

APPROVED:

35 Leanne Posko Henry Posko

Notarized:

APPROVED:

36 Laraine Demshock Tom Demshock

Notarized:

Sea Strand, Unit D  
Dewey Beach, DE 19086

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APPROVED:

31 \_\_\_\_\_ Paul Reneau

Notarized:

APPROVED:

32 \_\_\_\_\_ Sylvia Cueto, Claudia S. Cueto

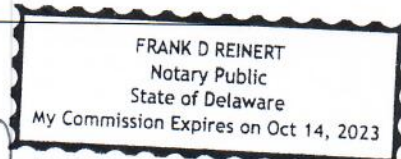
Notarized:

APPROVED:

33 \_\_\_\_\_ *Karen McManness*  
Karen McManness

Notarized:

*Frank D. Reinert*

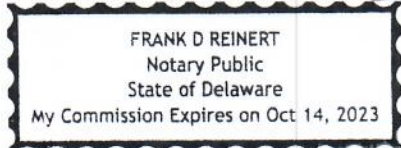


APPROVED:

34 \_\_\_\_\_ *Karen McManness* \_\_\_\_\_ *Matt McManness*  
Karen McManness Matt McManness

Notarized:

*Frank D. Reinert*



APPROVED:

35 \_\_\_\_\_ Leanne Posko \_\_\_\_\_ Henry Posko

Notarized:

APPROVED:

36 \_\_\_\_\_ Laraine Demshock \_\_\_\_\_ Tom Demshock

Notarized:

Sea Strand, Unit D  
Dewey Beach, DE 19086

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APPROVED:

31 Paul Reneau

Notarized:

APPROVED:

32 Sylvia Cueto, Claudia S. Cueto

Notarized:

APPROVED:

33 Karen McManness

Notarized:

APPROVED:

34 Karen McManness Matt McManness

Notarized:

APPROVED:

35 Leanne Posko Henry Posko

Notarized:

APPROVED:

36 Laraine Demshock Tom Demshock

Notarized:



Commonwealth of Pennsylvania - Notary Seal  
Aracelis Chirinos, Notary Public  
Northampton County  
My commission expires May 2, 2023  
Commission number 1351586  
Member, Pennsylvania Association of Notaries

Sea Strand, Unit D  
Dewey Beach, DE 19086

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APPROVED: \_\_\_\_\_

31 Paul Reneau  
Notarized:

APPROVED: \_\_\_\_\_

32 Sylvia Cueto, Claudia S. Cueto  
Notarized:

APPROVED: \_\_\_\_\_

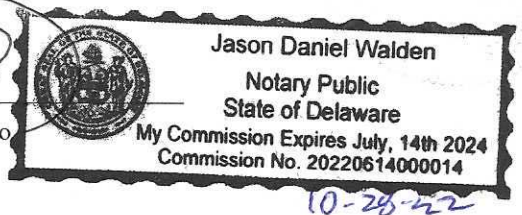
33 Karen McManness  
Notarized:

APPROVED: \_\_\_\_\_

34 Karen McManness Matt McManness  
Notarized:

APPROVED: \_\_\_\_\_

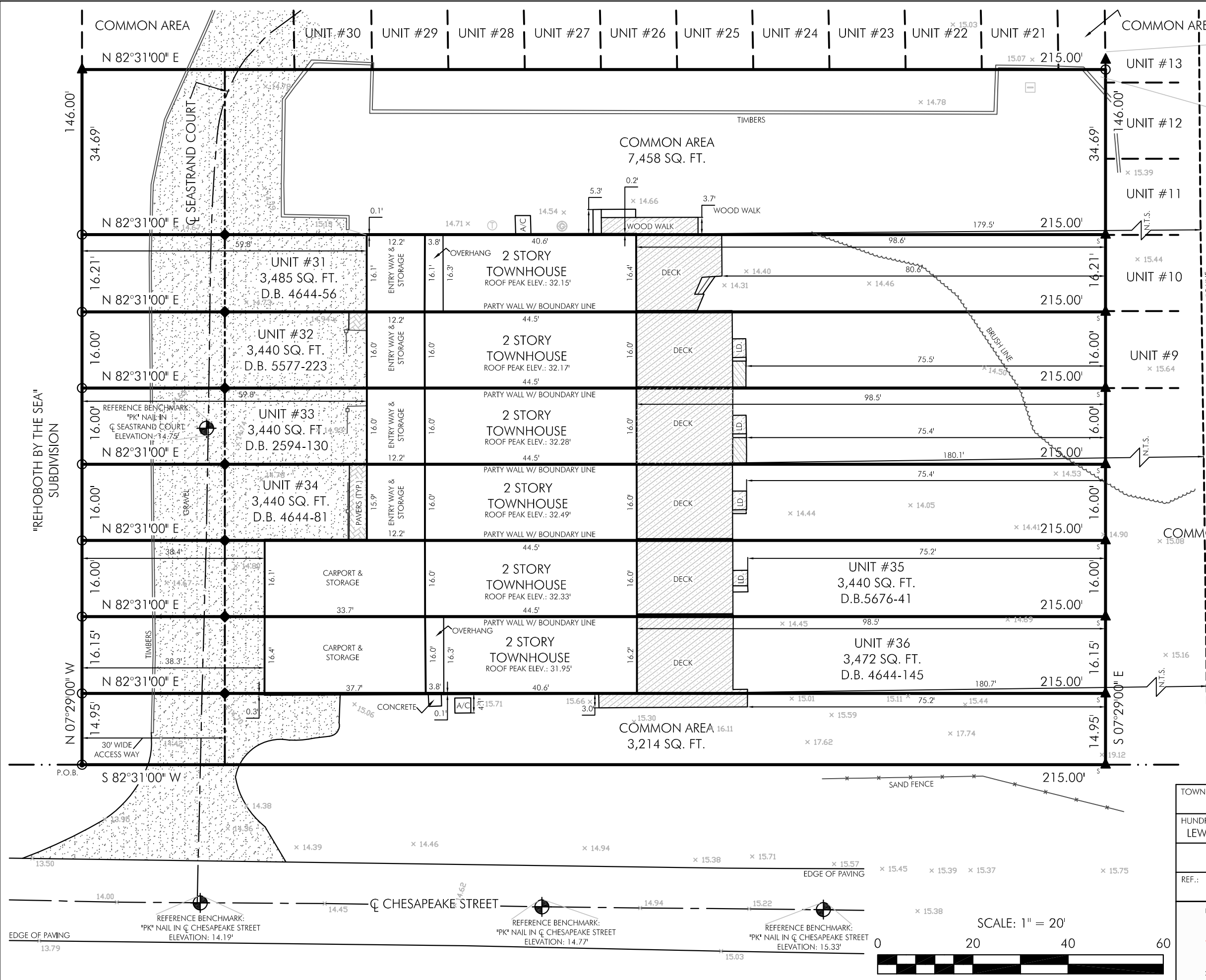
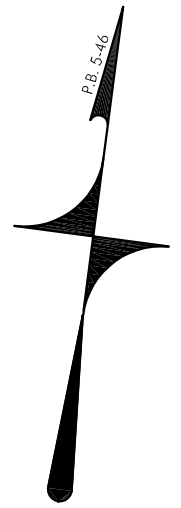
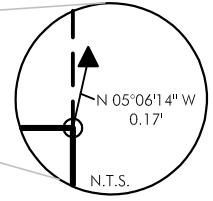
35 Leanne Posko Henry Posko  
Notarized:



APPROVED: \_\_\_\_\_

36 Laraine Demshock Tom Demshock  
Notarized:

T.M. #3-34-20.10-40.00, 41.00, 42.00, 43.00, 44.00, & 45.00



- LEGEND:**
- IRON PIPE IN CONCRETE (FOUND)
  - ▲ IRON ROD (FOUND)
  - ▲ IRON ROD (SET)
  - ◆ "PK" NAIL (TO BE SET)
  - POINT
  - × 0.00 ELEVATION SPOT SHOT

**NOTES:**

ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT THE TOWN OF DEWEY BEACH.

VERTICAL DATUM: NAVD (1988)

THIS PARCEL IS IN FLOOD ZONES: X (NO B.F.E.) F.I.R.M. 10005C0354K JUNE 20, 2018

THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.

NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

**TOPOGRAPHIC & BOUNDARY SURVEY PLAN FOR ELEMENT DESIGN GROUP**

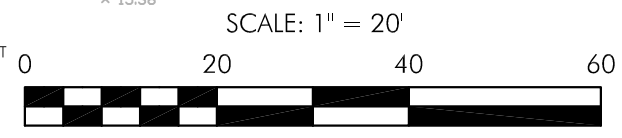
TOTAL AREA: 31,390 SQ. FT.  
REFERENCE: PLAT BOOK 5 PAGE 46

TOWN: DEWEY BEACH		SEPTEMBER 12, 2022	
HUNDRED: LEWES & REHOBOTH	COUNTY: SUSSEX		
DELAWARE		DRAWN BY: JRB	
REF.: D.B. 4644-56 P.B. 5-46	DWG. NO.: 334-20.10-40-45		

Prepared by:

**FORESIGHT** Services  
Surveying & Precision Measurement

302.226.2229 phone 302.226.2239 fax 2103A Coastal Highway Dewey Beach, DE 19971



"REHOBOTH BY THE SEA" SUBDIVISION

DIREC LINE

N.T.S.

N.T.S.

N.T.S.

N.T.S.

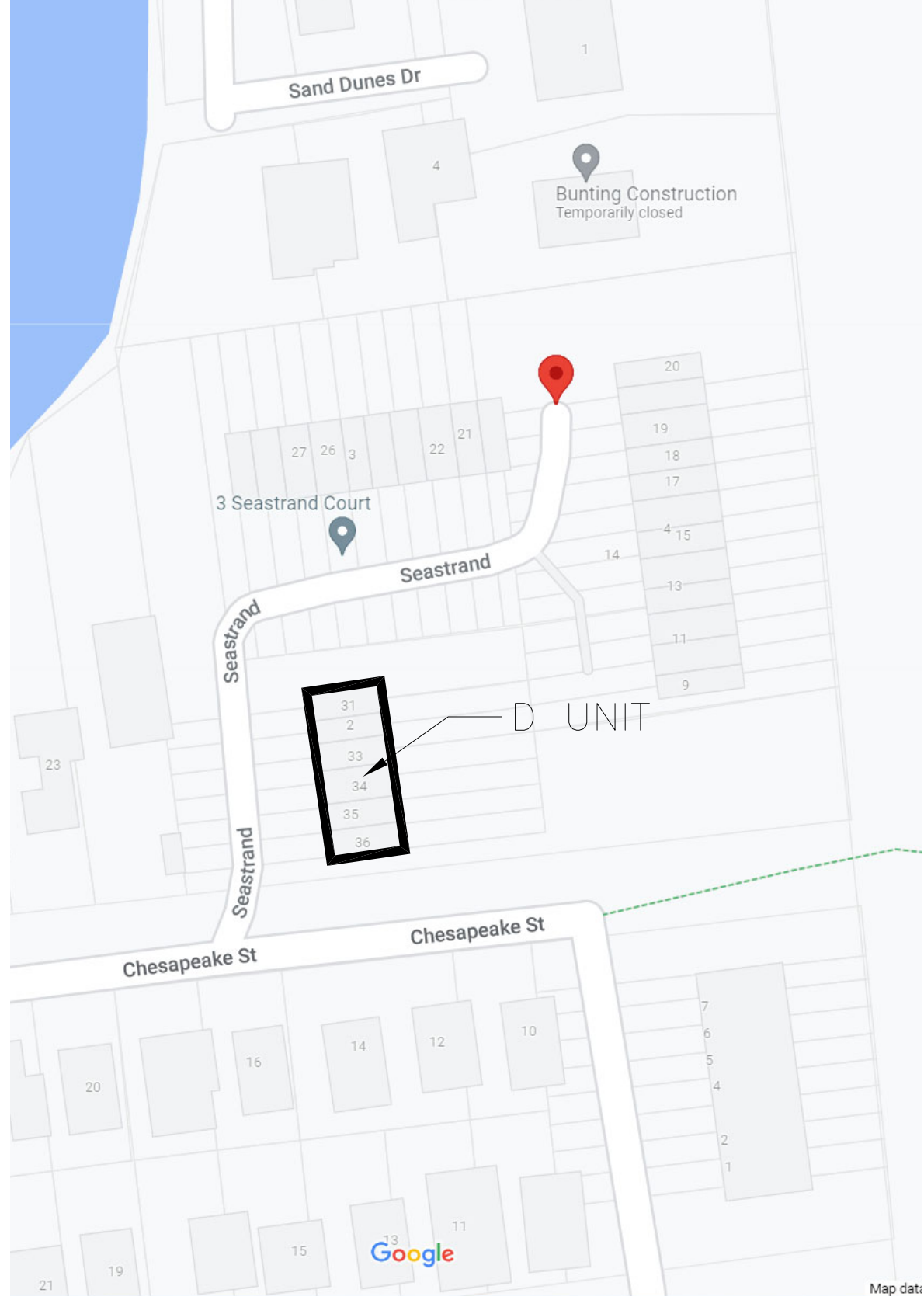
N.T.S.



**1** PARKING SIDE  
SCALE: NTS



**2** BEACH SIDE  
SCALE: NTS



**3** SITE PLAN  
SCALE: NTS

**FOR PERMIT/ CONSTRUCTION**

ADDITIONS & ALTERATIONS to  
**D UNIT SEA STRAND**

etoKEARNEY  
C H I T E C T S  
ark Avenue, Suite 1  
hmore, PA 19081  
544-1722 f. 610.544-1706

Dewey Beach  
Delaware  
EXISTING CONDITIONS

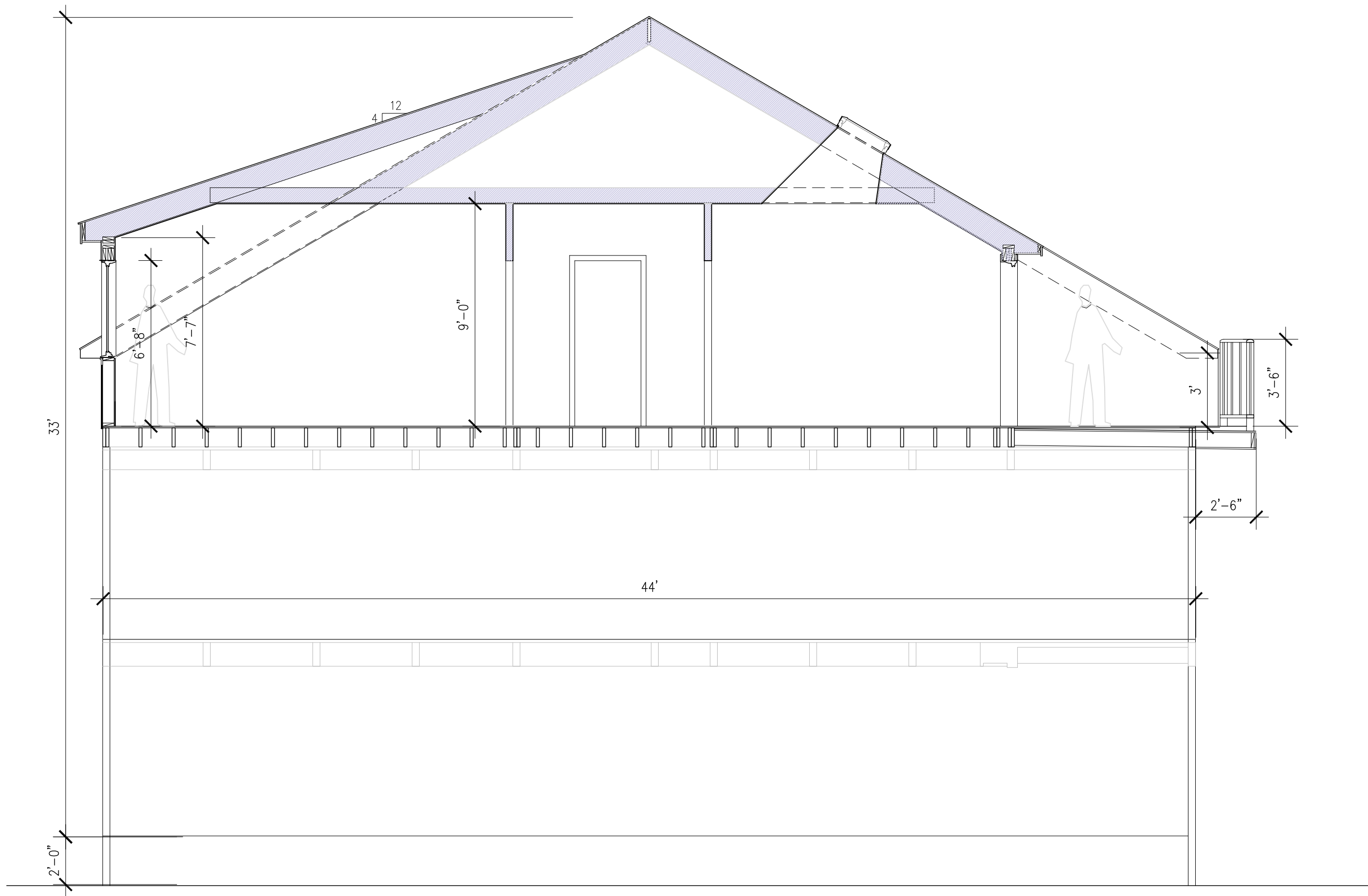
DRAWING TITLE

**CODE**  
**HALF-STORIES**

DRAWING

DATE: 08/24/2022

SCALE: AS NOTED



**1**

BUILDING SECTION OPTION 2, MAY NOT BE AVAILABLE FOR END UNITS BECAUSE OF EXISTING CONDITION

SCALE: 1/4" = 1'-0"

**FOR PERMIT/ CONSTRUCTION**

etoKEARNEY  
C H I T A R C H I T E C T S  
ark Avenue, Suite 1  
hmore, PA 19081  
544-1722 f. 610 544-1706

ADDITIONS & ALTERATIONS to  
**D UNIT SEA STRAND**  
Dewey Beach  
Delaware

DESIGN DEVELOPMENT

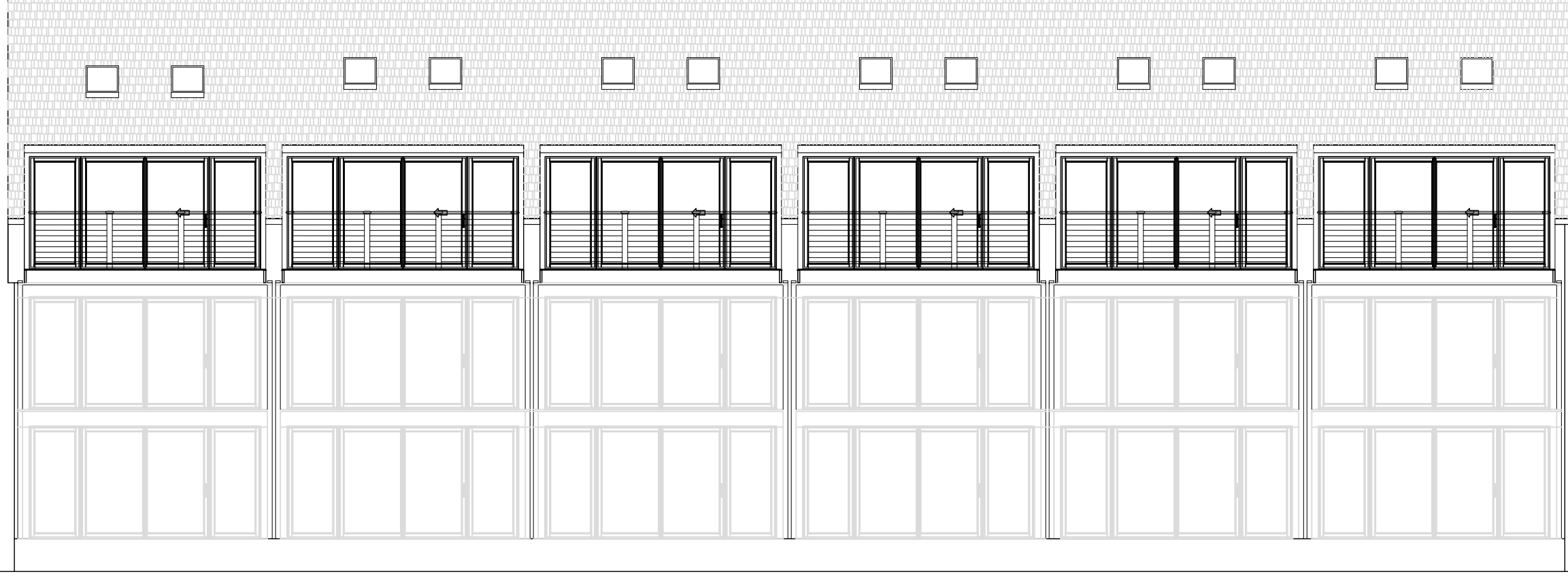
DRAWING TITLE  
**SECTION RENOVATIONS**

DATE: 08/24/2022  
SCALE: AS NOTED

© cuetoKEARNEY design, llc

DRAWING

**Sk.2**



**1** UNIT D REAR ELEVATION  
SCALE: 1/4" = 1'-0"



**FOR PERMIT/ CONSTRUCTION**

etoKEARNEY  
C H I T E C T S  
ark Avenue, Suite 1  
hmore, PA 19081  
544-1722 f. 610 544-1706

ADDITIONS & ALTERATIONS to  
**D UNIT SEA STRAND**  
Dewey Beach  
Delaware  
DESIGN DEVELOPMENT

DRAWING TITLE  
**PLAN/ ELEVATIONS  
RENOVATIONS**

DATE: 08/24/2022  
SCALE: AS NOTED

DRAWING

**Sk.4**

© cuetoKEARNEY design, llc













# Board of Adjustment Request Form


Final Audit Report

2022-11-01

Created:	2022-10-28
By:	Kate Banaszak (kate@townofdeweybeach.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUyHPfuHM8lv9dqga-wdM5pQeOV2oOjfG

## "Board of Adjustment Request Form" History

-  Web Form created by Kate Banaszak (kate@townofdeweybeach.com)  
2021-12-10 - 3:52:48 PM GMT
-  Claudia Cueto (claudia@cuetokeyearney.com) uploaded the following supporting documents:
  -  File Attachment 1
  -  File Attachment 22022-10-28 - 6:19:35 PM GMT
-  Web Form filled in by Claudia Cueto (claudia@cuetokeyearney.com)  
2022-10-28 - 6:19:35 PM GMT
-  Document paid by Claudia Cueto (claudia@cuetokeyearney.com) at 10/28/22, 6:19 PM UTC, transactionId: bzk7bsbk  
2022-10-28 - 6:19:43 PM GMT
-  Document emailed to Claudia Cueto (claudia@cuetokeyearney.com) for signature  
2022-10-28 - 6:19:43 PM GMT
-  Email viewed by Claudia Cueto (claudia@cuetokeyearney.com)  
2022-10-28 - 6:20:13 PM GMT
-  E-signature verified by Claudia Cueto (claudia@cuetokeyearney.com)  
2022-10-28 - 6:20:15 PM GMT
-  Document emailed to Town of Dewey Beach (ashleigh@townofdeweybeach.com) for signature  
2022-10-28 - 6:20:17 PM GMT
-  Email viewed by Town of Dewey Beach (ashleigh@townofdeweybeach.com)  
2022-10-28 - 8:48:07 PM GMT
-  Signer Town of Dewey Beach (ashleigh@townofdeweybeach.com) entered name at signing as Town of Dewey Beach- Ashleigh Sander  
2022-11-01 - 5:53:38 PM GMT

 Document e-signed by Town of Dewey Beach- Ashleigh Sander (ashleigh@townofdeweybeach.com)

Signature Date: 2022-11-01 - 5:53:40 PM GMT - Time Source: server

 Document emailed to dhinks@townofdeweybeach.com for signature


2022-11-01 - 5:53:42 PM GMT

 Email viewed by dhinks@townofdeweybeach.com

2022-11-01 - 7:12:06 PM GMT

 Signer dhinks@townofdeweybeach.com entered name at signing as D. Hinks

2022-11-01 - 7:13:00 PM GMT

 Document e-signed by D. Hinks (dhinks@townofdeweybeach.com)

Signature Date: 2022-11-01 - 7:13:02 PM GMT - Time Source: server

 Agreement completed.

2022-11-01 - 7:13:02 PM GMT