

Section 1: Applicant Identification

1. Applicant's Name: CAROL KENTON Telephone #: 302-598-5104
 Mailing Address: _____ Fax #: _____
653 BEAVER FALLS PL E-mail: ckenton@comcast.net
WILMINGTON DE 19808

2. Consultant's Name: _____ Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

3. Contractor's Name: JUSTIN WELSH Company Name: J&J BULKEADING
 Mailing Address: _____ Telephone #: 302-436-2800
PO BOX 600 Fax #: _____
SELBYVILLE DE 19975 E-mail: jjb@jandjbulkeading.com

Section 2: Project Description

4. Check those that apply:
 New Project/addition to existing project? Repair/Replace existing structure? (If checked, must answer #16)

5. Project Purpose (attach additional sheets as necessary):
REMOVE EXISTING SET OF STEPS, LANDING, AND A 4' X 7' DOCK
INSTALL 3' X 6' STEPS, A 4' X 7' LANDING, 3' X 2' STEPS, A 3' X 3' LANDING,
AND A 4' X 7' DOCK AT END FOR WATER ACCESS

6. Check each Appendix that is enclosed with this application:

<input checked="" type="checkbox"/> A. Boat Docking Facilities	<input type="checkbox"/> G. Bulkheads	<input type="checkbox"/> N. Preliminary Marina Checklist
<input type="checkbox"/> B. Boat Ramps	<input type="checkbox"/> H. Fill	<input type="checkbox"/> O. Marinas
<input type="checkbox"/> C. Road Crossings	<input type="checkbox"/> I. Rip-Rap Sills and Revetments	<input type="checkbox"/> P. Stormwater Management
<input type="checkbox"/> D. Channel Modifications/Dams	<input type="checkbox"/> J. Vegetative Stabilization	<input type="checkbox"/> Q. Ponds and Impoundments
<input type="checkbox"/> E. Utility Crossings	<input type="checkbox"/> K. Jetties, Groins, Breakwaters	<input type="checkbox"/> R. Maintenance Dredging
<input type="checkbox"/> F. Intake or Outfall Structures	<input type="checkbox"/> M. Activities in State Wetlands	<input type="checkbox"/> S. New Dredging

Section 3: Project Location

7. Project Site Address: _____ County: N.C. Kent Sussex
31885 JEREMY'S BRANCH UNIT 31 Site owner name (if different from applicant): _____
BETHANY BEACH DE 19930 Address of site owner: _____

8. Driving Directions: INC.

(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 134-13.00-1723.00 Subdivision Name: SCHOONER VILLAGE

WSLS Use Only:		Permit #s: _____	
Type	SP <input type="checkbox"/>	SL <input type="checkbox"/>	SU <input type="checkbox"/>
	WE <input type="checkbox"/>	WQ <input type="checkbox"/>	LA <input type="checkbox"/>
	SA <input type="checkbox"/>	MP <input type="checkbox"/>	WA <input type="checkbox"/>
Corps Permit: SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		Nationwide Permit #: _____	
Received Date: _____		Individual Permit # _____	
Project Scientist: _____		Fee Received? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Amt: \$ _____		Receipt #: _____	
Public Notice #: _____		Public Notice Dates: ON _____ OFF _____	

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: SALT POND waterbody is a tributary to: INDIAN RIVER INLET

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 1200'

12. Is the project: On public subaqueous lands? On private subaqueous lands?*

In State-regulated wetlands? In Federally-regulated wetlands?

*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:

SALT POND HOA - INCLUDED
 (Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning: Agricultural Residential Commercial Industrial Other

Section 4: Miscellaneous

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):

UNIT 32 JOSE ANDINO + MARIAVEGA 1971 WEST AVE CONSHOHOCKEN PA 19428
UNIT 30 LENNY + BECKY FITCH 26100 MT VERNON AVE. DAMASCUS MD 20872

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:

A. Have you had a State Jurisdictional Determination performed on the property? Yes No
 B. Has the project been reviewed in a monthly Joint Permit Processing Meeting? Yes No
 *If yes, what was the date of the meeting? _____

16. Are there existing structures or fill at the project site in subaqueous lands? Yes No
 *If yes, provide the permit and/or lease number(s): _____

*If no, were structures and/or fill in place prior to 1969? Yes No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?
 No Pending Issued Denied Date: _____

Type of Permit: _____ Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?
 No Pending Issued Denied Date: _____ Permit or ID #: _____

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: _____

BOAT DOCKING FACILITIES

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

Please make sure answers to all of the questions in this appendix correspond with information on the application drawings.

- Briefly describe the project. (Attach additional sheets as necessary.)
REMOVE EXISTING SET OF STEPS, LANDING, AND A 4'X7' DOCK. INSTALL 3'X6' STEPS, A 4'X7' LANDING, 3'X2' STEPS, A 3'X3' LANDING, AND A 4'X7' DOCK AT END FOR WATER ACCESS.
- Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width ft.	Length ft.	Width ft.	Length ft.	
Dock, Pier, Lift, gangway						
<i>STEPS</i>	<i>4</i>	<i>3'</i>	<i>6'</i>			<i>N</i>
<i>LANDING</i>	<i>2</i>	<i>4'</i>	<i>7'</i>			<i>N</i>
<i>STEPS</i>	<i>2</i>	<i>3'</i>	<i>2'</i>			<i>N</i>
<i>LANDING</i>	<i>2</i>	<i>3'</i>	<i>3'</i>			<i>N</i>
<i>DOCK</i>	<i>4</i>	<i>4'</i>	<i>7'</i>			<i>N</i>
Freestanding Pilings	Number					

Mooring Buoy: How many moorings will be installed? _____
 What will be used for the anchor(s)? _____
 Anchor/Mooring Block Weight _____
 Anchor Line Scope (Length or Ratio) _____
 Water Depth at Mooring Location _____

- Approximately how wide is the waterway at this project site? 1200 ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? 1/12 ft.
- What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited. TREATED LUMBER
- Circle any of the following items that are proposed over subaqueous lands:
 Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)

If any of the items are circled above, include their dimensions and location on the application drawings.

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 600 ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings. N/A

Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above. N/A

10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.

11. Is there currently a residence on the property? Yes _____ No

12. Do you plan to reach the boat docking facility from your own upland property? Yes _____ No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.

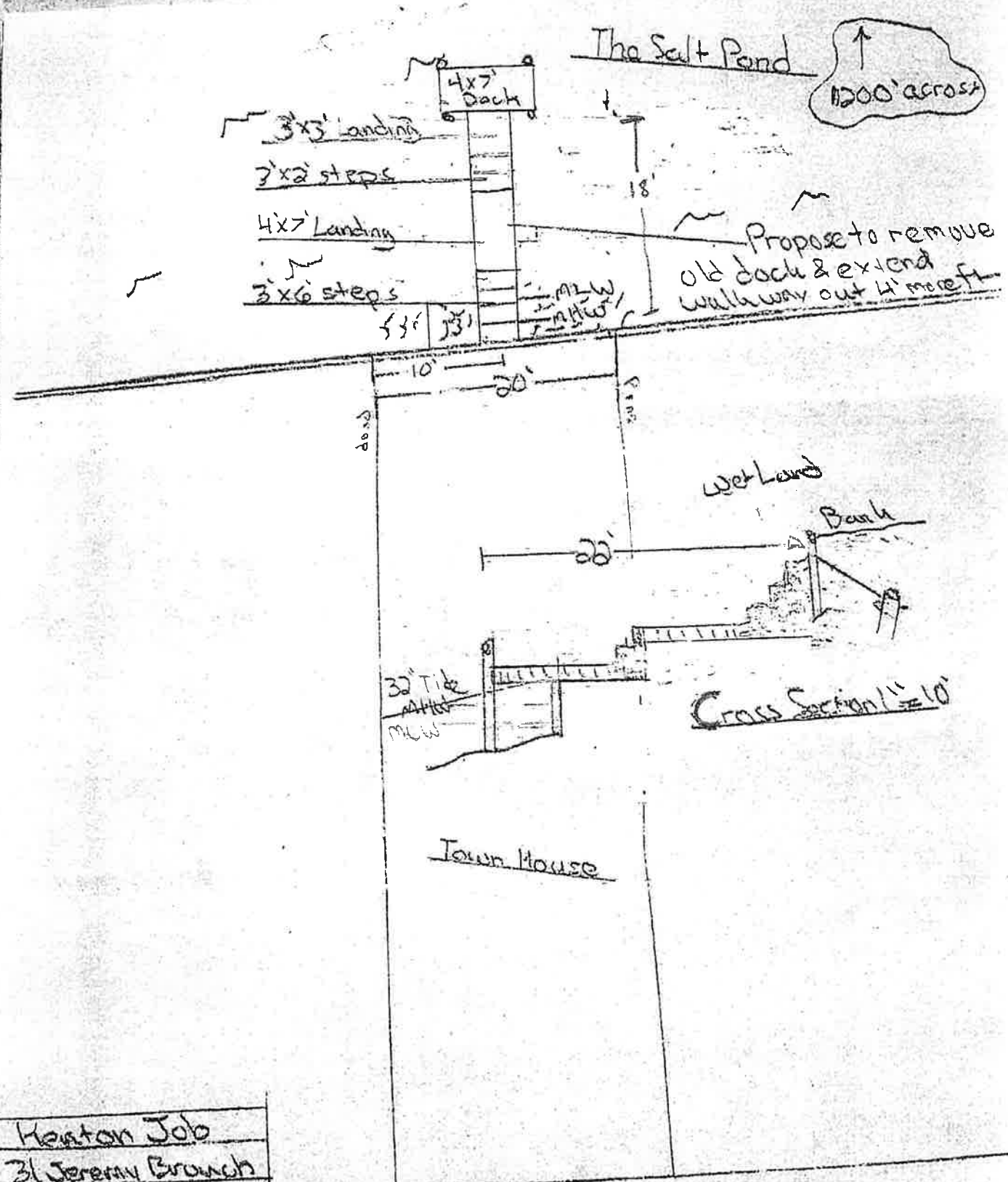
13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? Yes _____ No.
If yes, written permission of the underwater land owner must be provided with this application.

INCLUDED

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 20 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
 Yes _____ No

If yes, a letter of no objection from the adjacent property owner must be included with this application.

INCLUDED



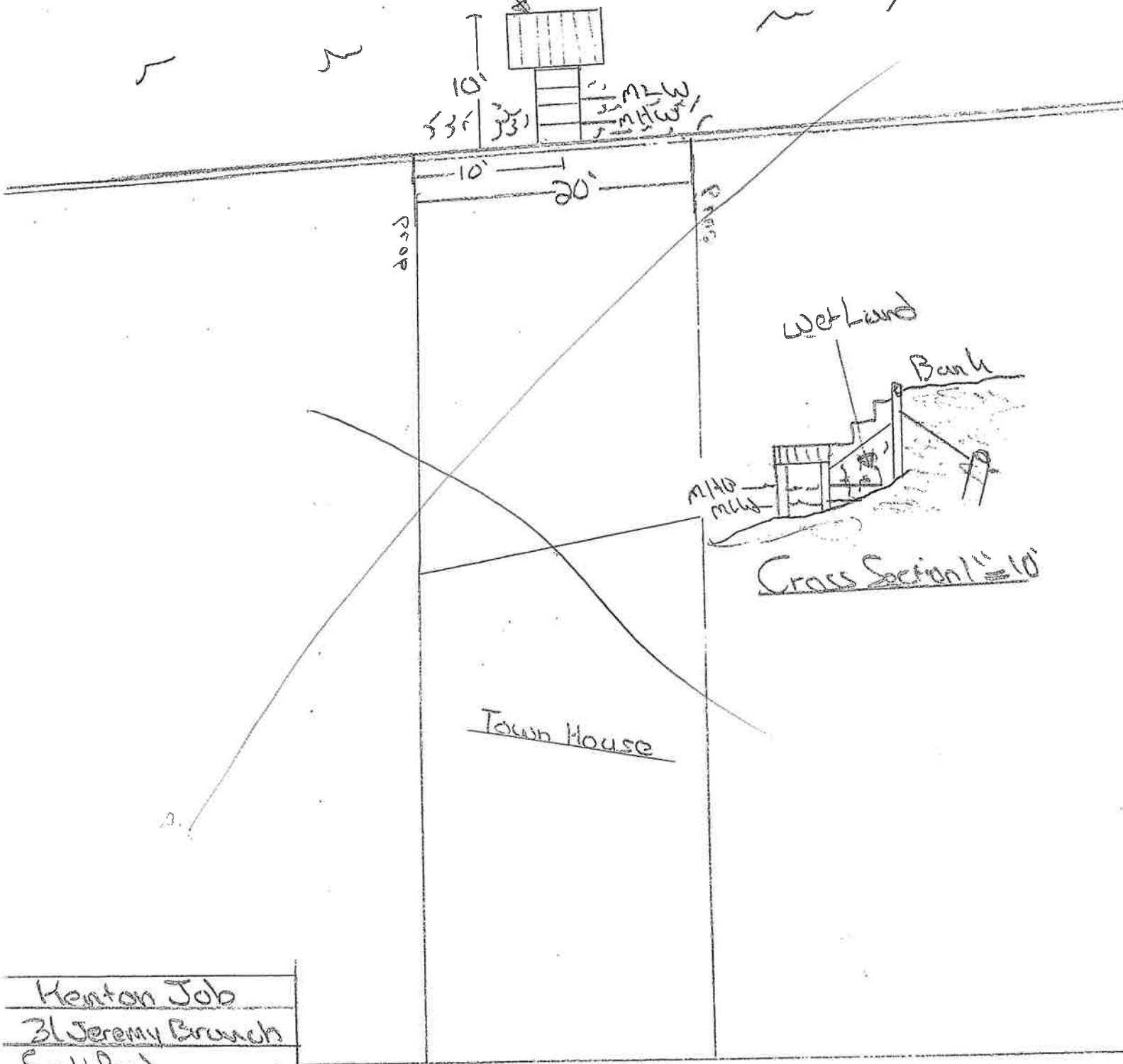
Heston Job
 31 Jeremy Branch
 Salt Pond
 Parkway Locality DE 19938
 Scale 1" = 10'

Jeremy Branch

The Salt Pond

↑
1200' across

Propose to repair by replace
a 3'x6' steps and 4'x7' dock
in same foot print.



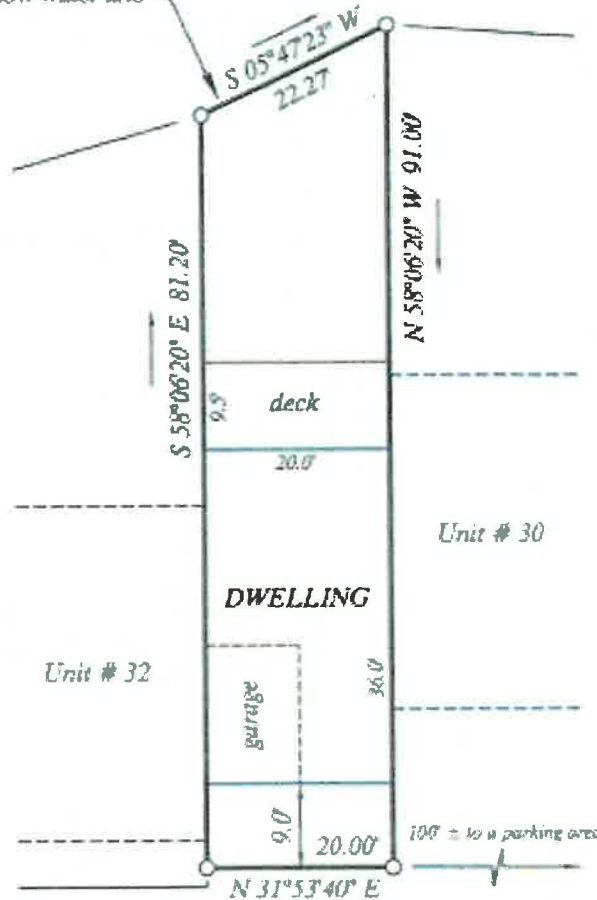
Horton Job
31 Jeremy Branch
Salt Pond
Bathurst Beach DE 1998
Scale 1" = 10'

Jeremy Branch

THE SALT POND



property line runs with the mean low water line



NOTE:

This plan and survey does not verify the existence or nonexistence of rights-of-ways and/or easements pertaining to this property.

FIRM INFORMATION:

100029 - 0515 - F
JUNE 16, 1995
ZONE: AE, B.P.E. = 7

**JEREMY'S BRANCH DRIVE
(COMMON AREA)**

Lands of LOWELL L. DAVIS and SHERRY L. DAVIS to be conveyed to CAROL F. KENTON. Being known as BUILDING "E", UNIT NO. 31, SCHOONER VILLAGE I, THE SALT POND. Ref: plat book 50, page 222.

○ POINT

AREA: 1,722 SQ. FT.

TAX MAP NO. 1-34-13-1723

SCALE: 1"=20'

No title search provided or stipulated.

CLASS "B" SURVEY

HUNDRED: BALTIMORE

COUNTY: SUSSEX

STATE OF DELAWARE

DATE: 11/04/04

DRAWN BY: P. ARNOLD

SIMPLER SURVEYING & ASSOCIATE

RD. 1 BOX 98E, FRANKFORD, DE 19945
www.delawaresurveyor.com

PHONE: (302) 539-7873 FAX: (302) 539-4336

P.L.S. 289



TOWN OF BETHANY BEACH

P.O. Box 109
214 GARFIELD PARKWAY
BETHANY BEACH, DE 19930
OFFICE (302) 539-8011
FAX (302) 539-8149
EMAIL: admin@townofbethanybeach.com

December 2, 2025

Mr. Matthew Jones, Program Manager
Delaware Department of Natural Resources and Environmental Control
Division of Water, Wetlands and Waterways Section
89 Kings Highway
Dover, Delaware 19901

RE: 31885 Jeremy's Branch
Bethany Beach, DE 19930
Tax Map Parcel: 134-13.00-1723.00

Dear Mr. Jones,

The Town of Bethany Beach has been made aware that Carol F. Kenton, owner of 31885 Jeremy's Branch, Bethany Beach, Delaware 19930, tax map 134-13.00-1723.00 are seeking to remove the existing steps, walkway and dock and install a new walkway with steps and dock. The new walkway will extend 4 feet farther than the previous walkway and will have two landings. The first landing is 4 feet wide and 7 feet long. The second landing is 3 feet wide and 3 feet long. There are new steps from the existing bank and between each landing. The proposed dock will be 4' x 7'.

The Town of Bethany Beach gives permission to the owner, at their expense, to install the proposed steps, walkway and dock to your department's standards.

Please let me know if you have any questions or require any additional information.

Sincerely,

Susan Frederick, AIA CFM
Building Inspector
Town of Bethany Beach
(302) 539-8780
sfrederick@townofbethanybeach.com

P.c. Cliff Gravier, Town Manager
J & J Bulkheading
File

Begin forwarded message:

From: Gary Speicher <garyspeicher@gmail.com>
Subject: **Re: Dock**
Date: January 8, 2026 at 10:20:44 AM EST
To: Carol Kenton <ckenton@comcast.net>

Hi Carol,
If DENREC and Schooner Village HOA are OK with this the Salt Pond HOA approves it.
Hope all goes well.

Gary Speicher

On Wed, Jan 7, 2026 at 12:58 PM Carol Kenton <ckenton@comcast.net> wrote:
Yes. I went through Schooner Village months ago. Let me if you need more.
Thanks Carol Kenton.

Sent from my iPhone

On Jan 7, 2026, at 12:25 PM, Gary Speicher <garyspeicher@gmail.com>
wrote:

Hi Carol,
Is the President of Schooner Village OK with this?

--

Gary Speicher

To: DNREC

From: Jose Andino
Maria Vega
31885 Jeremy's Branch
Unit 32
Bethany Beach, DE 19930

Re: Request to no objection to Dock replacement
at Unit 31

We acknowledge that at 31885 Jeremy's Branch Unit 31, next door, is replacing
steps, landings, and docks with the furthest dock being slightly bigger.

We have No objection to this project _____

Signatures





Date

1/6/2026

To: DNREC

From: Lenny and Becky Fitch
31885 Jeremy's Branch
Unit30
Bethany Beach, DE 19930

RE: Request to comment on Dock replacement
Unit 31

We acknowledge that at 31885 Jeremy's Branch Unit 31, next door, is replacing steps, landings, and docks with the furthest dock being slightly bigger.

We have No objection to this project No objection

Signatures 

Date 01/06/2026

PREPARED BY/RETURN TO:
William E. Ward, P.A.
2751 Centerville Road
Suite 212
Wilmington, DE 19808
R04-3374

THIS DEED, made this 16th day of November, in the year Two Thousand Four (2004),

BETWEEN Lowell L. Davis and Sherry L. Davis, parties of the first part,

AND

Carol F. Kenton, of New Castle County and State of Delaware, party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of SIX HUNDRED FIFTEEN THOUSAND AND 00/100 (\$615,000.00), and other good and valuable consideration the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, her heirs and assigns,

ALL THAT CERTAIN lot of land, together with the improvements erected thereon, situate, lying and being in Baltimore Hundred, Sussex County, Delaware, identified as Building E, lot and Unit 31, of Schooner Village I and so designated upon a plot of Schooner Village I as prepared by Theodore B. Simpler, Land Surveyor, dated September 18, 1992, of record in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware, in Plot Book 49, Page 211, Plot Book 49, Page 257, Plot Book 50 Page Sand in Plot Book 50 Page 222, said Lot 31 being more particularly described as follows, to-wit:

BEGINNING at a point, said point being North 58 degrees 06 minutes 20 seconds West 9.00 feet from the most Southwesterly corner of Building "E", Unit No. 31, said point also being a common property corner for this unit and unit no. 30 thence turning and running, North 31 degrees 53 minutes 40 seconds East, 20.00 feet to a point, said point being a corner for this unit and also being located on a common property line for unit no. 32; thence turning and running with said common property line for this unit and unit no. 32, South 58 degrees 06 minutes 20 seconds East 81.20 feet to a point situated on the approximate low mean water line of The Salt Pond, said point also being a common property corner for this unit and unit no. 32; thence turning and running with said approximate mean water line, South 05 degrees 47 minutes 23 seconds West 20.27 feet to a point situated on the approximate low mean water line of The Salt Pond, said point also being a common property corner for this unit and unit no. 30, thence turning and running, North 58 degrees 06 minutes 20 seconds West 91.00 feet home to the point and place of BEGINNING. CONTAINING 1,722 square feet of land, more or less, as shown on a plot drawn by Theodore B. Simpler, P.L.S 289, dated June 29, 1994

SUBJECT TO Covenants and Restrictions as set forth in Deed Record 1811, Page 51, Record 1820, Page 67, Record 1840, Page 199, Record 1863, Page 349, as recorded in Sussex County, Delaware.

SUBJECT TO Restrictions as set forth in Deed Record 1985, Page 271; as recorded in Sussex County, Delaware.

SUBJECT TO Declarations as set forth in Deed Record 1871, Page 93, Record 1901, Page 115, Record 1917, Page 181, as recorded in Sussex County, Delaware.

SUBJECT TO Right of Way as set forth in Deed Record 437, Page 361 and Deed Record 915, Page 199

Consideration: 9615000.00 Exempt Code: A

County	State	Total
9225.00	9225.00	18450.00
counter	Date: 11/19/2004	

Bm

SUBJECT TO Underground Right of Way to Delmarva Power & Light Co. as set forth in Deed Record 817, page 327.

SUBJECT TO Daylighting Easement Agreement as set forth in Deed Record 1133, Page 232, as recorded in Sussex County, Delaware.

SUBJECT TO Boundary Line Agreement as set forth in Deed Record 1176, Page 203.

SUBJECT TO Declaration Agreement as set forth in Deed Record 1176, Page 218

SUBJECT TO Water System Development Agreement as set forth in Deed Record 1789, Page 1.

SUBJECT TO Easement Agreement as set forth in Deed Record 1789, Page 16, and Deed Record 2179, Page 211 as recorded in Sussex County, Delaware.

SUBJECT TO: Easement Right of Way Donation as set forth in Deed Record 1791, Page 177

SUBJECT TO: Right of Way to Eastern Shore Public Service Co. as set forth in Deed Record 315, Page 205 and Deed Record 317, Page 538.

SUBJECT TO: Right of Way to Delaware Power and Light Co. as set forth in Deed Record 352, page 418, Deed Record 379, page 78 and Deed Record 389, page 369.

SUBJECT TO Trimming Agreement as set forth in Deed Record 389, Page 415, Record 389, Page 413, Record 389, Page 415, Record 389, Page 416, as recorded in Sussex County, Delaware.

SUBJECT TO Easement Agreement to the State Highway Dept. as set forth in Deed Record 428, Page 310, Record 428, Page 311, as recorded in Sussex County, Delaware.

SUBJECT TO Right of Way to Delaware Power and Light Co. and Diamond State Telephone Co. as set forth in Deed Record 510, Page 360, as recorded in Sussex County, Delaware.

SUBJECT TO Right of Way to Delmarva Power and Light Co. as set forth in Deed Record 525, Page 424, Record 525, Page 425, Record 845, Page 181, Record 909, Page 117, as recorded in Sussex County, Delaware.

SUBJECT TO Right of Way to Delmarva Power and Light Co. as set forth in Deed Record 1040, Page 199, Record 1202, Page 115, Record 1840, Page 199, Record 1863, Page 349, as recorded in Sussex County, Delaware.

SUBJECT TO Right of Way to Delmarva Power and Light Co. as set forth in Deed Record 1985, Page 271, as recorded in Sussex County, Delaware.

SUBJECT TO Terms and conditions as set forth in Deed Record 930, Page 180.

SUBJECT TO Cable Television Service Agreement as set forth in Deed Record 1847, page 223

SUBJECT TO Deed of Easement as set forth in Deed Record 2179, Page 202, Record 2179, Page 205, Record 2179, Page 207, Record 2179, Page 211, as recorded in Sussex County, Delaware.

SUBJECT TO Deed of Easement as set forth in Deed Record 2179, Page 21, Record 2291, Page 92, Record 2291, Page 262, Record 2635, Page 340, as recorded in Sussex County, Delaware.

SUBJECT TO: Agreement as set forth in Deed Record 1995, page 176

SUBJECT TO Easement for Ingress/Egress as set forth in Deed Record 89, Page 132, as recorded in Sussex County, Delaware.

SUBJECT TO: Easements and Conditions as set forth in Plot Record 34, page 256, Plot Record 43, page 175; Plot Record 46, page 223; Plot Record 47, page 65; Plot Record 49, pages 25, 211, and 257; Plot Record 50, pages 8 and 222.

SUBJECT TO a back yard utility easement reserved by the developer, and a ten (10) foot wide easement along the Westerly edge of the mean low water line reserved by the developer

BEING the same lands and premises which Salt Pond Associates, a Delaware general partnership, by Deed dated July 14, 1994, and recorded July 20, 1994, in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Book 1992, Page 352, did grant and convey unto Lowell L. Davis and Sherry L. Davis, his wife, in fee.

GRANTEE'S ADDRESS:

653 Beaver Falls Place
Wilmington, DE 19808

IN WITNESS WHEREOF, the Grantors have set their hands and seals the day and year above written.

[Handwritten Signature]

Witness

[Handwritten Signature]
Lowell L. Davis (SEAL)

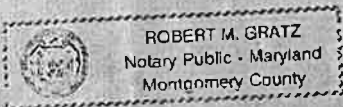
[Handwritten Signature]

Witness

[Handwritten Signature]
Sherry L. Davis (SEAL)
Sherry L. Davis

State of Maryland)
)SS.
County of Montgomery

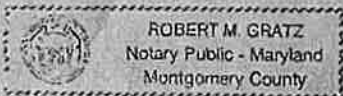
The foregoing Deed was acknowledged before me this 10th day of November, 2004, by Lowell L. Davis.



[Handwritten Signature]
Notary Public
My Comm. Expires 12/1/04

State of Maryland)
)SS.
County of Montgomery

The foregoing Deed was acknowledged before me this 10th day of November, 2004, by Sherry L. Davis.



[Handwritten Signature]
Notary Public
My Comm. Expires 12/1/04

RECORDER OF DEEDS
JOHN F. BRADY
04 NOV 19 PM 12:40
SUSSEX COUNTY
DOC. SURCHARGE PAID


Received
NOV 22 2004
ASSESSMENT DIVISION
OF SUSSEX CTY


Dover, Delaware 19904, US
to **31885 Jeremys Br**


 **1 hr 8 min** (55.13 miles)


via SR-1


 **A** Start
Dover, Delaware 19904, US


 Head toward S State St on W Loockerman St.
Go for 85 ft.


 Continue on Loockerman Plz.
Go for 0.2 mi.


 Continue on E Loockerman St.
Go for 0.4 mi.


 Continue toward E Loockerman St.
Go for 62 ft.


 Turn right onto S Dupont Hwy (US-13 S).
Go for 515 ft.


 Keep left onto Bay Rd.
Go for 1.3 mi.


 Turn slightly right and take ramp onto SR-1 S toward Dover AFB/Beaches.
Go for 10.0 mi.


 Keep left onto Bay Rd (SR-1 S) toward Milford/Beaches.
Go for 5.8 mi.


 Keep left onto SR-1 S toward Milford/Georgetown.
Go for 19.8 mi.


 Keep middle onto Coastal Hwy (SR-1 S).
Go for 4.7 mi.

 Keep right onto Coastal Hwy (SR-1 S).
Go for 11.8 mi.

 Turn right onto Fred Hudson Rd (CR-360).
Go for 0.6 mi.

 Turn left onto MC Coys Way.
Go for 0.3 mi.

 Turn left onto Jeremys Br.
Go for 0.2 mi.

 End at
31885 Jeremys Br
Bethany Beach, Delaware 19930-3539

Schooner Village Homeowners Association, Inc.
76 Emmons St.
Franklin, MA 02038

September 10, 2025
Reference: 31885 Jeremy's Branch Unit: E31

Carol Kenton
653 Beaver Falls Place
Wilmington, DE 19808

Dear Carol Kenton,

Your Request for an Architectural Modification on your property at 31885 Jeremy's Branch Unit: E31 has been approved by the Architectural Request Committee of Schooner Village Homeowners Association, Inc.. Specifically, you have approval to proceed with the following request as submitted: **Additions - replace existing dock and steps.**

Please note that the ARC reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your neighborhood.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,

Schooner Village Homeowners Association, Inc.

This Community is Professionally Managed By:
FiveCircle Property Management
(302) 541-5312