

November 21, 2025

ERI Project No. 0004-0542

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

**RE: Shoreline Revetment Repair & Dock Facility
Subaqueous Lands Permit
Tax Map Parcel: 334-19.16-118.00
Lewes Rehoboth Hundred, Sussex County, Delaware**

Dear Mr. Jones,

Environmental Resource Insights (ERI) has been retained by Mr. Robert Varipapa to act as his agent in regard to the placement of a 148 foot long rip rap revetment within private subaqueous lands along the lagoon frontage of tax map parcel 334-19.16-118.00 in the Lewes Rehoboth Hundred. The property is part of the Bay Vista subdivision, and the subject property has frontage on Robin Road and the Bay Vista Canal.

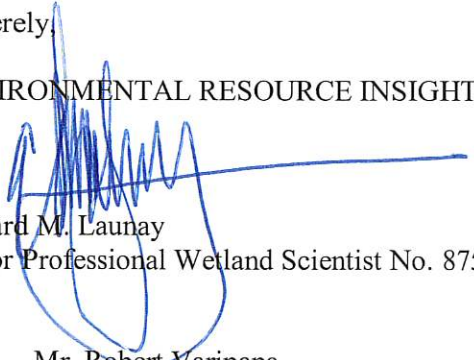
The proposed project includes a 70 foot long by 4 foot wide dock parallel to the shoreline accessed from uplands by a 4 foot wide by 10 foot long pier. The project qualifies for authorization under Corps Statewide General Permit No. 18.

This application has been revised in accordance with comments provided by Rebecca Bobola via her August 15, 2025, email. Included with this application is a letter from Bay Vista Inc. allowing the applicant to proceed with the proposed bank stabilization and dock.

Should you or your staff have any questions about the project, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay
Senior Professional Wetland Scientist No. 875

Cc: Mr. Robert Varipapa

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

**For Subaqueous Lands, Wetlands, Marina and
401 Water Quality Certification Projects**

**State of Delaware
Department of Natural Resources and Environmental Control
Division of Water**

Wetlands and Subaqueous Lands Section



**APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS**

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY**Application Instructions:**

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

*Application and public notice fees are non-refundable regardless of the Permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

Helpful Information:

1. Tax Parcel Information:

New Castle County	(302) 395-5400
Kent County	(302) 736-2010
Sussex County	(302) 855-7878
2. Recorder of Deeds:

New Castle County	(302) 571-7550
Kent County	(302) 744-2314
Sussex County	(302) 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: <http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

<u> X </u>	Yes	BASIC APPLICATION
<u> X </u>	Yes	SIGNATURE PAGE (Page 3)
<u> X </u>	Yes	APPLICABLE APPENDICES
<u> X </u>	Yes	SCALED PLAN VIEW
<u> X </u>	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<u> X </u>	Yes	VICINITY MAP
<u> X </u>	Yes	COPY OF THE PROPERTY DEED & SURVEY
<u> X </u>	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<u> X </u>	Yes	APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE (Separate checks made payable to the State of Delaware)

Submit 3 complete copies of the application packet to:

Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: Robert Varipapa Telephone #: 302-242-8181
 Mailing Address: 2325 Farm Lane, Camden, DE 19934 Fax #: _____
 _____ E-mail: robert@varipapa.com

2. Consultant's Name: Edward M. Launay Company Name: Environmental Resource Insights
 Mailing Address: 1 Park Ave. Milford, DE 19963 Telephone #: 302-236-3871
 _____ Fax #: 302-424-0430
 _____ E-mail: elaunay@ericonsultants.com

3. Contractor's Name: Unknown Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

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):

The project purpose is to stabilize the existing shoreline by installing rip rap and to install a dock structure to allow recreational water access to Bay View Canal.
 See Attached Sheet

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

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

Section 3: Project Location

7. Project Site Address: Robin Road, Rehoboth Beach, DE
Bay Vista Lot 82 Sec BB
Lewes & Rehoboth Hundred

County: ☐ N.C. ☐ Kent ☒ Sussex
 Site owner name (if different from applicant): _____
 Address of site owner: _____

8. Driving Directions: From the intersection of Coastal Highway (DE-1) and Rd 273A (Bay Vista Rd), continue onto Rd 273A for 0.8 miles before making a left turn onto 4th St. and continue to Robin Road. The project location will be located on the right approximately 0.2 miles from the intersection of Robin Rd, Crazy Ln, and 4th St.
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 334-19.16-118.00 Subdivision Name: Bay Vista

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

Section 2, Item 5, Project Description

The Robin Road – Lot 82 proposed activities are located on Robin Road approximately 0.1 miles east of the intersection of 4th Street, Crazy Lane, and Robin Road in Rehoboth Beach, DE 19971 within the Lewes and Rehoboth Hundred, Sussex County, Delaware. The property consists of approximately 317 linear feet of unstabilized shoreline along the frontage of Bay View Canal, a manmade lagoon, a tributary to the Lewes Rehoboth Canal. The property is identified as Sussex County tax map parcel 334-19.16-118.00.

The applicant is proposing to stabilize the existing shoreline by installing a rip rap revetment between the mean low and mean high water lines along with the installation of a boat docking facility. The proposed activities will take place on private subaqueous lands within the Bay View Canal, a manmade lagoon, owned by Bay Vista Inc., identified as Sussex County tax map parcel 334-19.16-116.00. Bay Vista Inc. has provided a letter allowing the applicant to proceed with the proposed shoreline improvements. The applicant intends to moor two vessels along the dock.

Proposed Docking Facility

The proposed boat docking facility will consist of a four foot-wide by 10 foot-long pier extending channelward of the mean high water line/ top of bank located on the eastern shoreline. The pier will lead to the center of the proposed dock measuring four foot-wide by 70 foot-long.

The applicant intends to moor a 24 foot long Carolina Skiff and a 25.5 foot long Bennington Pontoon Boat at the dock. The pontoon boat will be purchased when home construction is completed and the dock is installed.

The proposed docking facility will be constructed with typical marine construction consisting of salt treated piles and timbers secured with galvanized or stainless steel hardware.

Proposed Rip Rap Revetment

Currently, there is +/- 317 linear feet of unstabilized shoreline where the proposed rip rap revetment will be placed between the mean high and mean low water lines of Bay View Canal. No state regulated wetlands are mapped on the property. The existing shoreline is composed of a steep bank and undercutting due to exposure to erosion over time. The

proposed revetment will stabilize and protect the existing shoreline by installing a total of +/- 107 cubic yards of rip rap quarry stone ranging between 20 to 40 pounds underlain with geotextile fabric placed between the mean low and mean high water lines.

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Bay View Canal waterbody is a tributary to: Lewes and Rehoboth Canal

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water +/- 68'

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:

Bay vista Inc. - TMP: 334-19.16-116.00 (Letter of Permission provided)

(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):

Cove At Canary Creek Owners Assoc. Inc. - 21212 Robin Rd. Rehoboth Beach, De 19971

SGRLEX LLC- 2325 Farm Lane, Camden Wyoming, DE 19934

Ronald T Moore Trustee - 20408 Silver Lake Dr. Rehoboth Beach, DE 19971

Bay Vista Inc. - 21258 Bayview Rd. Rehoboth Beach, DE 19971

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):

Not Applicable

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: February 9, 2023

Type of Permit: General Permit Federal Permit or ID #: NAP-SPGP-18

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: _____

Section 5: Signature Page**19. Agent Authorization:**

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf ☐

I wish to authorize an agent as indicated below ☒

I, Robert Varipapa, hereby designate and authorize Environmental Resource Insights - Attn. Edward Launay
(Name of Applicant) (Name of Agent)
to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Edward M. Launay

Telephone #: 302-236-3871

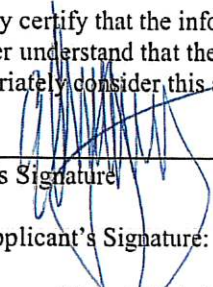
Mailing Address: 1 Park Ave. Milford, DE 19963

Fax #: 302-424-0430

E-mail: elaunay@ericonsultants.com

20. Agent's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

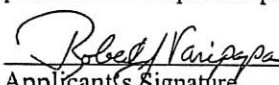
Agent's Signature: 

Date

4/21/2025

21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.

Applicant's Signature: 

04/17/2025

Date

Robert Varipapa

Print Name

22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

Unknown

Contractor's Name

Date

Print Name

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.

1. Briefly describe the project. (Attach additional sheets as necessary.)

See basic application (Section 2, Item 5, Project Description)

2. 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
Dock, Pier, Lift, gangway		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Pier	6	4	10	4	5	New
Dock	20	4	70	4	70	New
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 _____

3. Approximately how wide is the waterway at this project site? +/- 68' ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? +/- 2.6 ft.
5. 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.
 Salt treated timber and galvanized hardware
6. 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? +/- 10 ft.

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

Make/model	<u>C. Skiff</u>	length	<u>24</u>	width	<u>6.0</u>	draft	<u>1.5</u>
Make/model	<u></u>	length	<u></u>	width	<u></u>	draft	<u></u>
Make/model	<u></u>	length	<u></u>	width	<u></u>	draft	<u></u>
Make/model	<u>Bennington P.B.</u>	length	<u>25.5</u>	width	<u>8.5</u>	draft	<u>1.0 (to be purchased)</u>

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

DL 1422AP

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.

N/A

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

12. Do you plan to reach the boat docking facility from your own upland property? X 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? X Yes No.

If yes, written permission of the underwater land owner must be provided with this application.

Bay Vista INC. TMP: 334-19.16-116.00

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? +/- 317 ft.

Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line? Yes X No

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

FILL

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

1. How many linear feet will the fill extend channelward of the:
 - a. Tidal waters: mean high water line? +/- 5.5 ft.
mean low water line? 0 ft.
 - b. Non-tidal waters: ordinary high water line? x ft.
2. What is the area of fill that will be located:
 - a. on subaqueous land (channelward of mean high water) +/- 1709 sq. ft.
 - b. on vegetated wetlands? x sq. ft.
3. What is the source of the fill?
X Hauled in from upland sources: What is the source company/location/parcel number?
 Obtained from dredged material: Complete Dredging Appendix.

Commercial Quarry

4. What is the total volume of fill? +/- 107 cubic yards
 - a. What is the total fill per running foot of shoreline? +/- 0.34 cubic yards

5. What method will be used to place the fill?

Fill of Rip Rap Stone will be placed from uplands using a track mounted excavator/loader operating from uplands.

6. State the type and composition percentage of the fill material (e.g. sand 80%, silt 5%, clay 15%, etc.)

100% Rip Rap Stone

7. How will the fill be retained? Complete appropriate appendix.

Not Applicable

8. What type of vegetation or ground cover will be provided for the filled area(s) to prevent soil erosion and help keep sediment from reaching State waters?

Vegetation cover is not proposed. Rip Rap Stone will be used as the fill material for bank stabilization.

9. Describe the type(s) of structure(s) to be erected on the filled area (if any). Complete appropriate appendix.

None

Rip-Rap Sills and Revetments

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

1. Will the project be:

☒ New Construction (un-stabilized shoreline)
☐ Repair or Replacement of an Existing Rip-Rap Structure or Rubble
☐ Repair or Replacement of an Existing Bulkhead
(If repair or replacement, submit photographs of the entire existing structure).

2. How many linear feet of shoreline are proposed to be stabilized? +/- 317'

3. Is the project a: ☒ Standard rip-rap revetment ☐ Free-standing sill

4. Describe the existing shoreline:

The existing shoreline consists of an unstabilized shoreline along the Bay View Canal, a manmade lagoon, that has been subject to erosion. The erosion has created undercuts and a steep bank that does not properly withstand storm surges or extreme tides. The proposed rip rap revetment will protect the existing shoreline from future erosion.

5. What is the total number of cubic yards of rip-rap that will be used? +/- 107

6. What is the number of cubic yards of rip-rap per running foot of shoreline? +/- 0.34
(See page 4 for a guide to calculating total cubic yards and cubic yards per running foot).

7. What will be the average weight of the stone used for the:

Armor stone: 20 lbs Core stone: 1 lb

[If material other than stone, such as prefab geo-grid or other similar product is proposed, please describe here and include photographs or a brochure. The Department strongly discourages the use of broken concrete, cinderblocks or other materials that are less dense than stone, more apt to move off site due to currents or wave action, and/or are not aesthetically pleasing or in keeping with the natural environment.]

Describe:

8. For Standard Revetments answer A–F, below: (for Sill projects, skip to Question #9)

A. How many linear feet will the structure extend channelward of:

Mean High Water: +/- 5.5' Mean Low Water: 0'Ordinary High Water: - (for non-tidal waters)

B. How many square feet of the structure will be located:

Channelward of Mean High Water: +/- 1709 Channelward of Mean Low Water: 0Channelward of Ordinary High Water: - (for non-tidal waters)On vegetated wetlands: -C. Will the revetment be backfilled? Yes X No

If yes, complete Appendix H and include it in your application.

D. Will filter cloth be used behind the rip-rap structure? X Yes NoE. What is the average slope of the existing bank? 0 bank is very steep and has experienced undercutting.F. What is the proposed slope of the rip-rap revetment? 0.6

(See page 3 for a guide to calculating slopes).

9. Sill Projects:

A. What is the base width of the proposed structure: B. What is the top width of the proposed structure:

C. How many square feet of the structure will be located:

Channelward of Mean High Water: Channelward of Mean Low Water: Channelward of Ordinary High Water: (for non-tidal waters)On vegetated wetlands: D. What will be the average height of the structure:

E. How much of the structure (in inches) will extend vertically above:

Mean High Water: Ordinary High Water: (for non-tidal waters)F. Are breaks or notches proposed in the sill to allow for greater flushing? Yes NoG. Will fill material be placed behind the sill? Yes No If yes, complete appropriate appendix.H. Will wetland vegetation be planted behind the sill? Yes No

If yes, complete Appendix H and include it in your application.

10. Construction Techniques (Complete for both Revetment and Sill Projects):

A. Will any dredging be required? ☐ Yes ☒ No

If yes, please include appropriate dredging Appendix with your application).

B. Please describe the sequence of construction and any techniques that will be utilized to minimize adverse impacts on the aquatic environment, and to preserve existing vegetation (particularly woody vegetation) along the shoreline:

Equipment will work from uplands and no clearing is proposed. The equipment will operate in a manner that will generally avoid and work between larger caliper trees.

CALCULATIONS

RUN = Base width of the structure (in feet) RISE = Vertical height of the structure (in feet)

I. How to calculate total cubic yards:

$$0.5 * RUN * RISE * \text{Linear feet of shoreline stabilized} / 27 = \text{Total Cubic Yards}$$

II. How to calculate cubic yards per running foot of shoreline:

$$\text{Total \# Cubic Yards} / \text{Linear feet of shoreline} = \text{Cubic yards per running foot}$$

III. How to calculate slope: $\text{Slope} = \text{RUN} / \text{RISE}$

EXAMPLE:

If we propose to stabilize 100 linear feet of shoreline with a rip-rap revetment that has a basewidth of 6 feet and a height of 3 feet:

$$0.5 * 6 * 3 * 100 / 27 = 33.33 \text{ Total Cubic Yards}$$

$$\text{II. } 33.33 / 100 = 0.333 \text{ Cubic Yards per running foot}$$

$$\text{III. } 6 / 3 = \text{Slope of 2}$$

August 19, 2025

ERI Project No. 0004-0542

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

**RE: Permission to Pier Out – Bay Vista Lagoon
Shoreline Revetment Repair & Docking Facility
Subaqueous Lands Permit – Robert Varipapa
Tax Map Parcel: 334-19.16-118.00
Lewes Rehoboth Hundred, Sussex County, Delaware**

Dear Mr. Jones,

I am writing to you as President of Bay Vista, Inc. regarding the matter of an application for 148 linear feet of riprap shoreline stabilization placed landward of mean low water and the construction of a docking facility which will be over the lands of an unnamed lagoon (Tax Map Parcel 334-19.16-116.00) owned by Bay Vista, Inc. being proposed by Mr. Robert Varipapa.

Mr. Varipapa owns Tax Map Parcel 334-19.16-118.00 which borders along the east side of this lagoon. The docking structure as proposed consists of a 4 foot wide by 10 foot long pier accessing a 70 foot long by 4 foot wide dock.

Bay Vista, Inc. is the original developer of what can be considered the Bay Vista subdivision and that includes Robin Road and the associated six residential lots the road accesses, which includes the Varipapa property. Our intention was to allow residential properties to pier out into the lagoon with parallel dock similar to what Mr. Varipapa is proposing, consistent with DNREC regulations. There are a number of existing similar structures already along this lagoon.

I am writing to your office to provide permission for Mr. Varipapa to file an application with the Wetlands and Waterways Section and if approved by your office, construct and use the docking facility as described herein. Should you or your staff have any questions regarding this matter, I am available at your convenience.

Sincerely,



Robert Tunnell, Jr., President
Bay Vista, Inc.
c/o Tunnell Companies LLC
34026 Long Neck Road
Long Neck, Delaware 19966

Document # 2024000026076 BK: 6143 PG: 226
On 7/29/2024 at 11:25:05 AM
RECORDER OF DEEDS Alexandra Reed Baker
Sussex County, DE
Consideration: \$1,000,000.00 County/Town: \$15,000.00
State: \$25,000.00 Total: \$40,000.00 Doc Surcharge Paid

TAX MAP #: 3-34 19.16 118.00
PREPARED BY & RETURN TO:
Tunnell & Raysor, P.A.
323 Rehoboth Avenue
Suite E
Rehoboth Beach, DE 19971
File No. AS13312/HED

THIS DEED, made this July 26, 2024,

- BETWEEN -

JOSEPH M. CLARK and **JUDITH J. CLARK**, his wife, of 16 E High Street,
Lebanon, PA 17042, parties of the first part.

- AND -

ROBERT J. VARIPAPA, SR., of 2325 Farm Lane, Camden, DE 19934, as sole
owner, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of
the sum of **ONE DOLLAR (\$1.00)**, lawful money of the United States of America, the
receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the
second part, and his heirs and assigns, in fee simple, the following described lands, situate,
lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece and parcel of land situate in the subdivision of Rehoboth
Beach Yacht and Country Club, Lewes and Rehoboth Hundred, Sussex County and State
of Delaware, being LOT NUMBER EIGHTY-TWO (82), SECTION B-B, BAY VISTA,
as shown on the 2nd Revised Subdivision Plan, Bay Vista, Part of Section "B-B", prepared
by Coast Survey, Inc., December 17, 1992 and filed for record in the Office of the
Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, on January 7,
1993 in Plot Book 49, Page 250, as amended in Plot Book 58, Page 80, referenced being
thereunto will more fully and at large appear.

BEING the same lands conveyed to Joseph M. Clark and Judith J. Clark, his wife from Ronald T. Moore, Trustee of The Ronald T. Moore Business Trust Dated August 6, 1992, by Deed dated June 24, 1998, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on July 24, 1998, in Deed Book 2306, Page 159.

Subject to a Declaration of Restrictions of record in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 2080, page 198.

Subject to J.A. Moore & Sons, Inc., having the right to bid on any and all proposed structures and improvements placed upon the subject premises. If the owner shall receive a bonafide offer to construct structures and improvements upon the premises, J.A. Moore & Sons, Inc. shall have the right to construct the structures or improvements on the terms of the proposed offer.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Michele L. Han
Witness

Joseph M. Clark (SEAL)
Joseph M. Clark

Michele L. Han
Witness

Judith J. Clark (SEAL)
Judith J. Clark

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on July 26, 2024, personally came before me, the subscriber, Joseph M. Clark and Judith J. Clark, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

HAROLD E. DUKES, JR.
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 24 DEL. C SEC. 4323(a)(1)

Harold E. Dukes, Jr.
Notary Public

My Commission Expires: _____

REPORT BOATING ACCIDENTS

in a boating accident. You are required to report all accidents to the
: (1) a person dies; (2) a person is injured and requires medical treat
than \$500; or (4) a person disappears from the vessel under circumst

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
CSYOA106K819	DL1422AP	CAROLINA SKIFF	2019
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
24' 0"	Fiberglass	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Open Motorboat	Gasoline	Outboard	2027
OWNER	BOAT NAME		

ROBERT JAMES VARIPAPA Jr.

12201 Street
ALEXANDRIA, VA 22307





Date:	APRIL, 2025
Scale:	1" = 1000'
Dwn.By:	KWW
Proj.No.:	0004-0542
REHOBOTH BEACH QUAD.	
Dwg.No.:	1

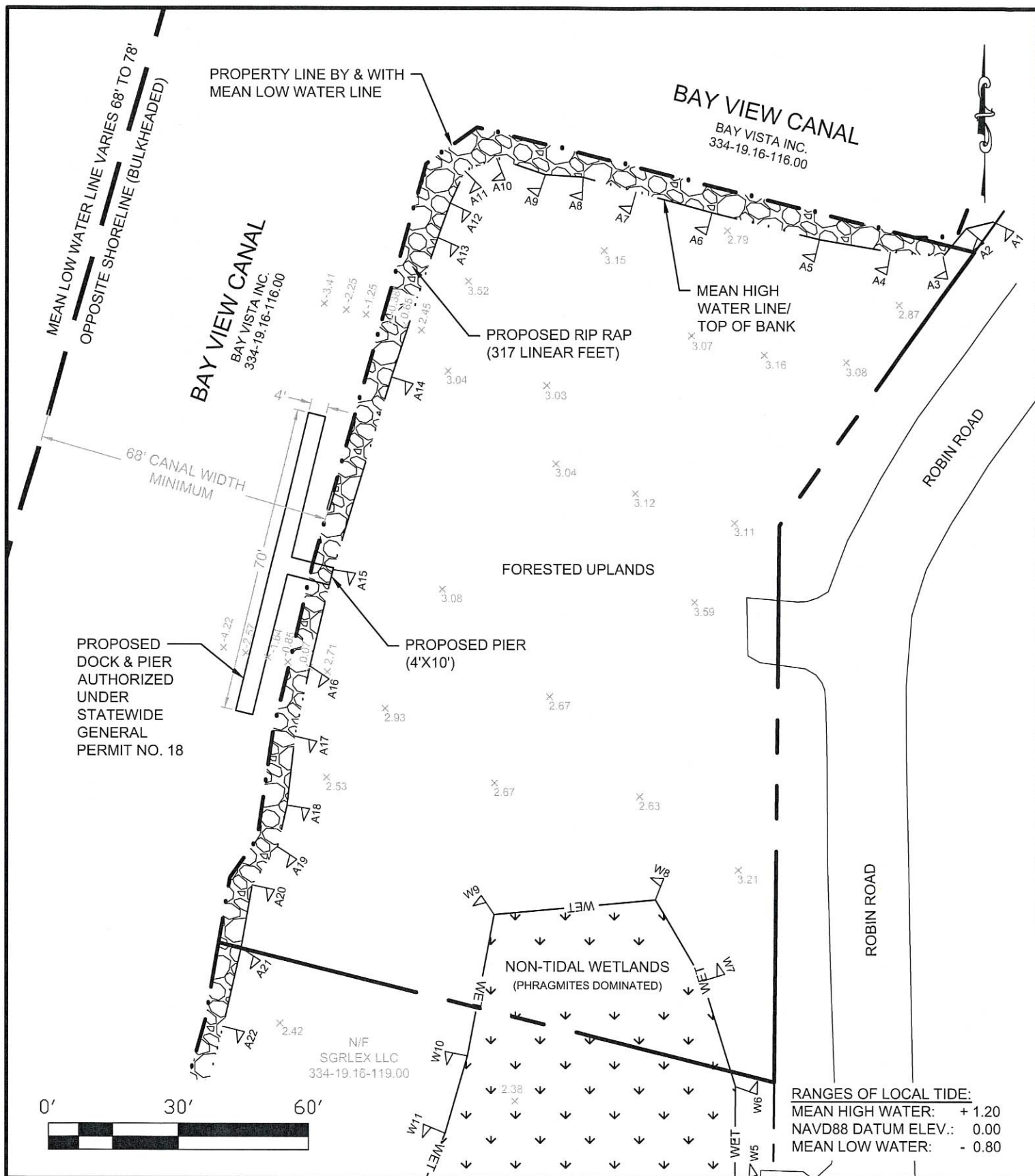
ROBIN ROAD - LOT 82

USGS TOPO MAP

TMP: 334-19.16-118.00
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



Date: NOV, 2025

Scale: 1" = 30'

Dwn.By: KWW

Proj.No.: 0004-0542

OVERVIEW DETAIL

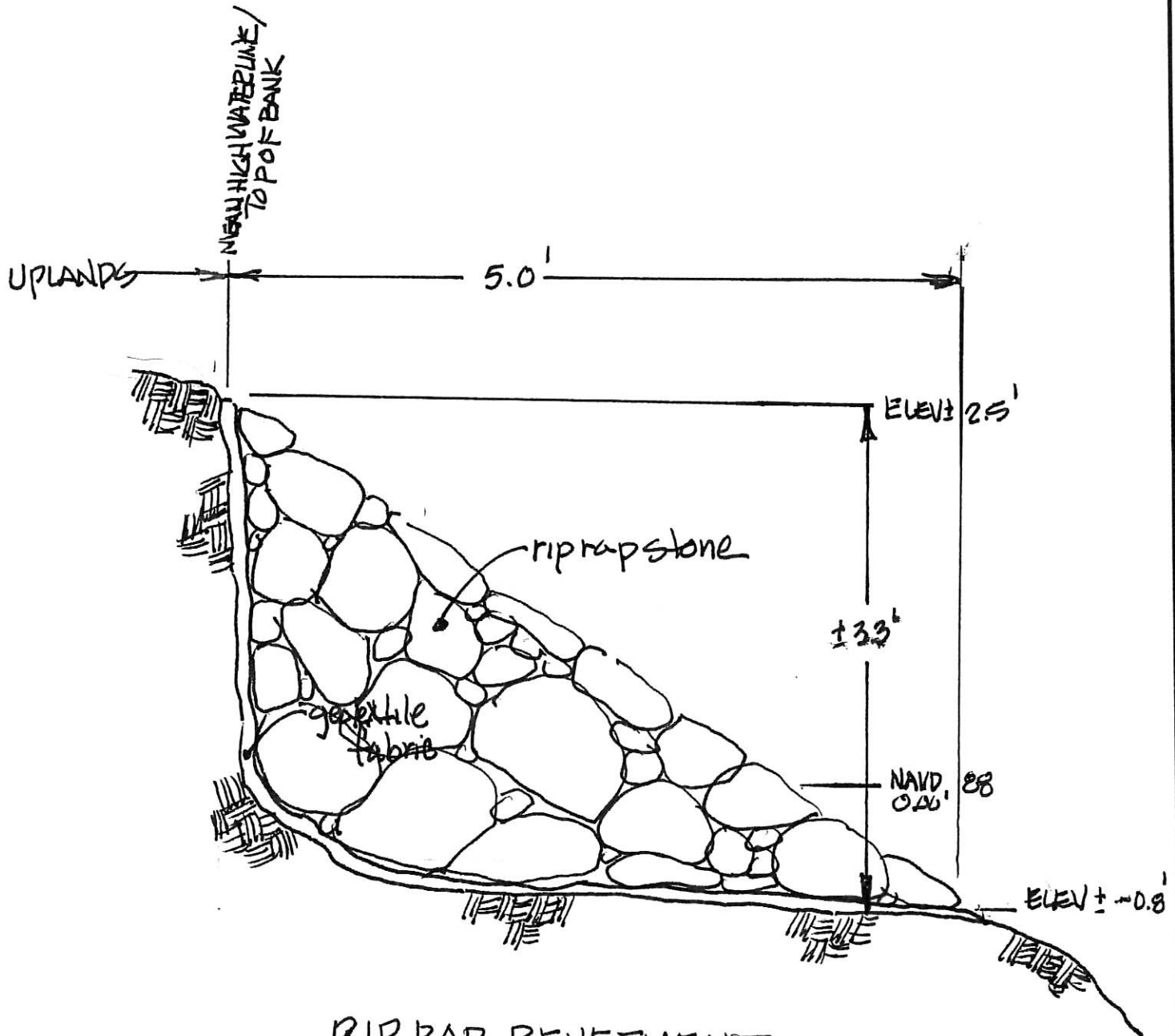
Dwg.No.: 2

ROBIN RD - LOT 82 BANK STABILIZATION

TMP: 334-19.16-118.00
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



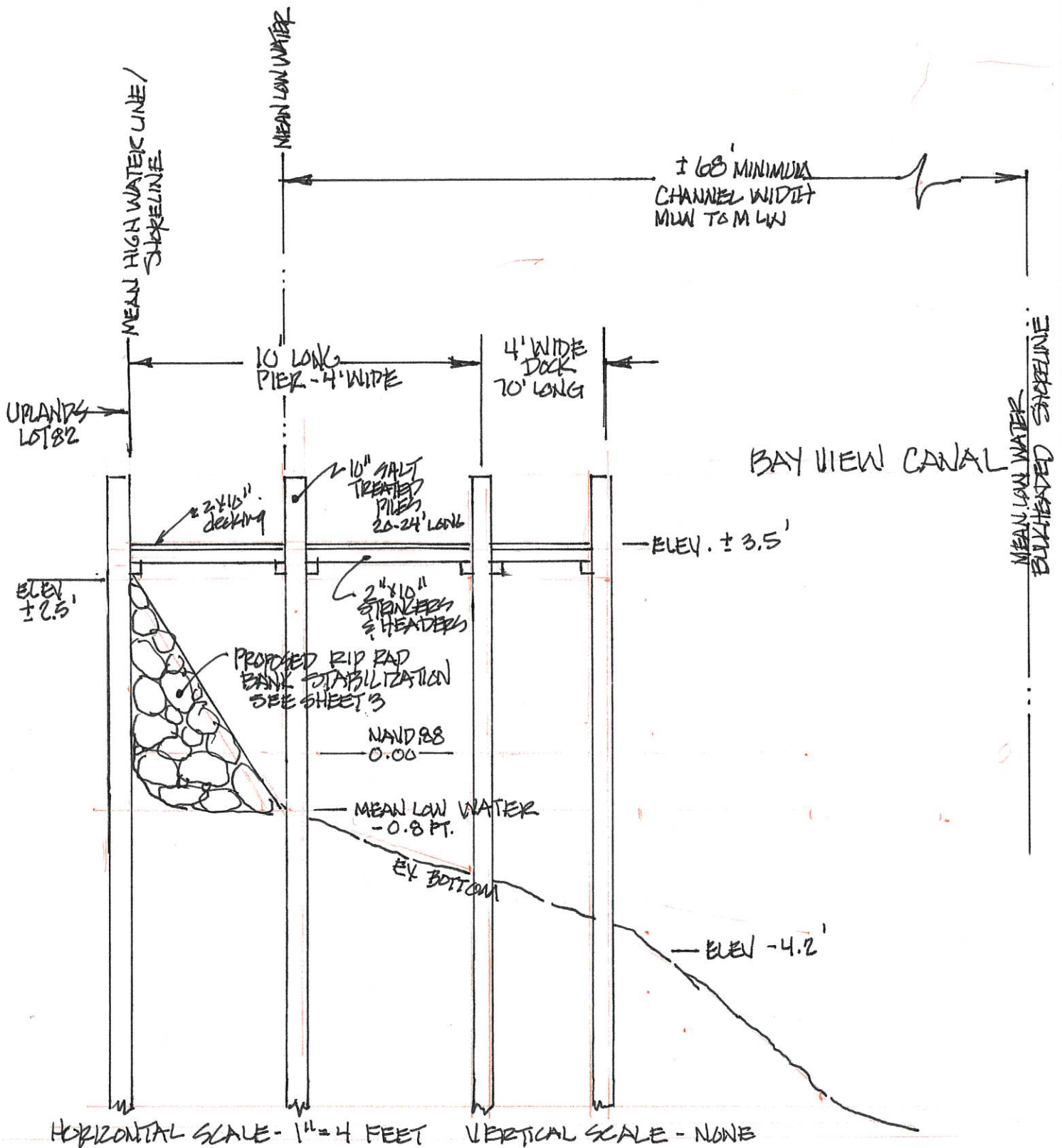
RIP RAP REVETMENT
CROSS SECTION

Date:	APRIL, 2025
Scale:	
Dwn.By:	EML
Proj.No.:	0004-0542
CROSS SECTION	
Dwg.No.:	2

ROBIN RD - LOT 82 BANK STABILIZATION

TMP: 334-19.16-118.00
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



Date: APRIL, 2025

Scale:

Dwn. By: EML

Proj. No.: 0004-0542

CROSS SECTION

Dwg. No.: 4

ROBIN RD - LOT 82 BOAT DOCKING FACILITY

TMP: 334-19.16-118.00
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.