

Marine Permitting & Consulting, LLC
9 Creek Dr.
Millsboro, DE 19966
302-853-5928
marinepermit@outlook.com



Cover Letter

Thomas and Amy Zaconie

Marine Permitting & Consulting, LLC is pleased to submit an application on behalf of Thomas and Amy Zaconie to construct a new pier, dock, and boatlift. The registration for the vessel they are purchasing from a private individual is enclosed.

The application package contains the following:

- Scaled plans depicting the structure in plan and cross-sectional views.
- An addition to the plans showing the width of the waterbody.
- A vicinity map.
- Aerial photograph.
- Site photograph.
- The DNREC WWS Basic Application and Boat Docking Appendix.
- The property deed, survey, and Sussex County parcel layer depicting the subject property.
- Vessel Registration.

Please contact me if you have any questions.

Sincerely,

Kelly Louise Figurski

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: Thomas and Amy Zaconie Telephone #: 973-477-2773
 Mailing Address: 105 Waterview Lane, Dagsboro, DE 19939 Fax #: N/A
 _____ E-mail: _____

2. Consultant's Name: Kelly L. Figurski Company Name: Marine Permitting & Consulting LLC
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Telephone #: 302-853-5928
 _____ Fax #: N/A
 _____ E-mail: marinepermit@outlook.com
3. Contractor's Name: John Merritt Company Name: Merritt Marine Construction
 Mailing Address: 32992 Lighthouse Road, Selbyville, DE 19975 Telephone #: 302-436-2881
 _____ Fax #: N/A
 _____ E-mail: Merrittmarineconstruction@aol.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):

Construct a new pier, dock and boatlift.

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: 105 Waterview Lane County: ☐ N.C. ☐ Kent ☒ Sussex
Dagsboro, DE 19939 Site owner name (if different from applicant): _____
 Address of site owner: _____
8. Driving Directions: From Dover, south on Rt1., south on Rt. 113, left onto Rt. 26, left onto Creekside Drive, left onto Waterview,
third house on right.
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 233-7.00-88.00 Subdivision Name: Point Farm

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 3: Project Location (Continued)

10. Name of waterbody at Project Location: Pepper Creek waterbody is a tributary to: Indian River

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 1,164'

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:

(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):

Stephen and Beth Kern, 107 Waterview Lane, Dagsboro, DE 19939

Mark and Pamela Brown, 103 Waterview Lane, Dagsboro, DE 19939

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: _____

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, Thomas and Amy Zaconie, hereby designate and authorize Kelly L. Figurski
(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: Kelly L. Figurski Telephone #: 302-853-5928
Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Fax #: N/A
E-mail: _____

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.

Kelly L. Figurski
Agent's Signature

July 15, 2026
Date

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.

Thomas & Amy Zaconie (Jul 15, 2026 10:18:45 EDT)
Applicant's Signature

07/15/20
Date

Thomas and Amy Zaconie

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.

John Merritt
Contractor's Name
John Merritt

July 15, 2026
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.)

Construct a new pier, dock, and boatlift.

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	24	4	70	4	66'3"	New
Dock	10	6	30	6	30	New
Boatlift	4	13	13	13	13	New
Freestanding Pilings	Number					
	0					

Mooring Buoy: How many moorings will be installed? 0
 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? 1,164 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 2'4" 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.
 Marine Grade Treated Lumber
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? 415 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>Pathfinder</u>	length <u>26'2"</u>	width <u>8'10"</u>	draft <u>15"</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> </u>	length <u> </u>	width <u> </u>	draft <u> </u>

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above. **Registration for the vessel they are purchasing is attached.**

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. No facility on this vessel.

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

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

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 50.82 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.

Tax Parcel No. 2-33-7.00-88.00
Prepared by & Return to:
Dean A. Campbell, Esquire
Law Office of Dean A. Campbell, P.A.
703 Chestnut St.
Milton, DE 19968
No Title Search Conducted or Requested

DEED

THIS DEED, Made this 12 day of June, A.D. 2023,

-BETWEEN-

Thomas Zaconie and Amy Zaconie of 105 Waterview Lane, Dagsboro, Delaware 19939,
parties of the first part,

-AND-

Thomas Zaconie and Amy Zaconie, Co-Trustees of The Amy and Thomas Zaconie
Revocable Family Trust dated June 12, 2023 of 105 Waterview Lane, Dagsboro, Delaware
19939, parties 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 grants and conveys unto the parties of the second part, and their
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 or parcel of land situate, lying and being in Dagsboro
Hundred, Sussex County, and State of Delaware, and being known and designated as LOT
NUMBER Nineteen (19), Section (1), in the subdivision Point Farm as shown and designated
upon a plot prepared by Land Tech, Inc., Registered Land Surveyors, dated August, 1987, a
copy of which is filed for the record in the Office of the Recorder of Deeds, in and for Sussex
County, at Georgetown, Delaware, in Plot Book 38, Page 123, reference thereto being had will
more fully and at large appear.

BEING the same lands and premises, which were conveyed unto Thomas Zaconie and
Amy Zaconie, by deed of Joan M. Jones and recorded in the Office of the Recorder of Deeds in
and for Sussex County, Delaware, on February 1, 2018, in Book 4835, Page 130.

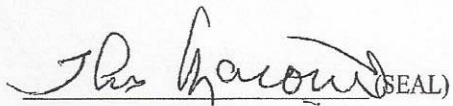
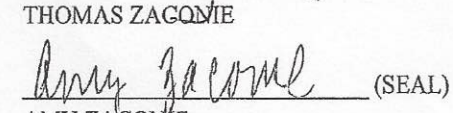
SUBJECT to any and all restrictions as they may appear of record.

IN WITNESS WHEREOF the said party of the first part have hereunto set her hand and seal.

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF:


Witness

Witness


THOMAS ZACONIE (SEAL)

AMY ZACONIE (SEAL)

STATE OF DELAWARE)
) S.S.
COUNTY OF SUSSEX)

BE IT REMEMBERED, that on this 12 day of June, 2023, came before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Thomas Zaconie, and Amy Zaconie party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

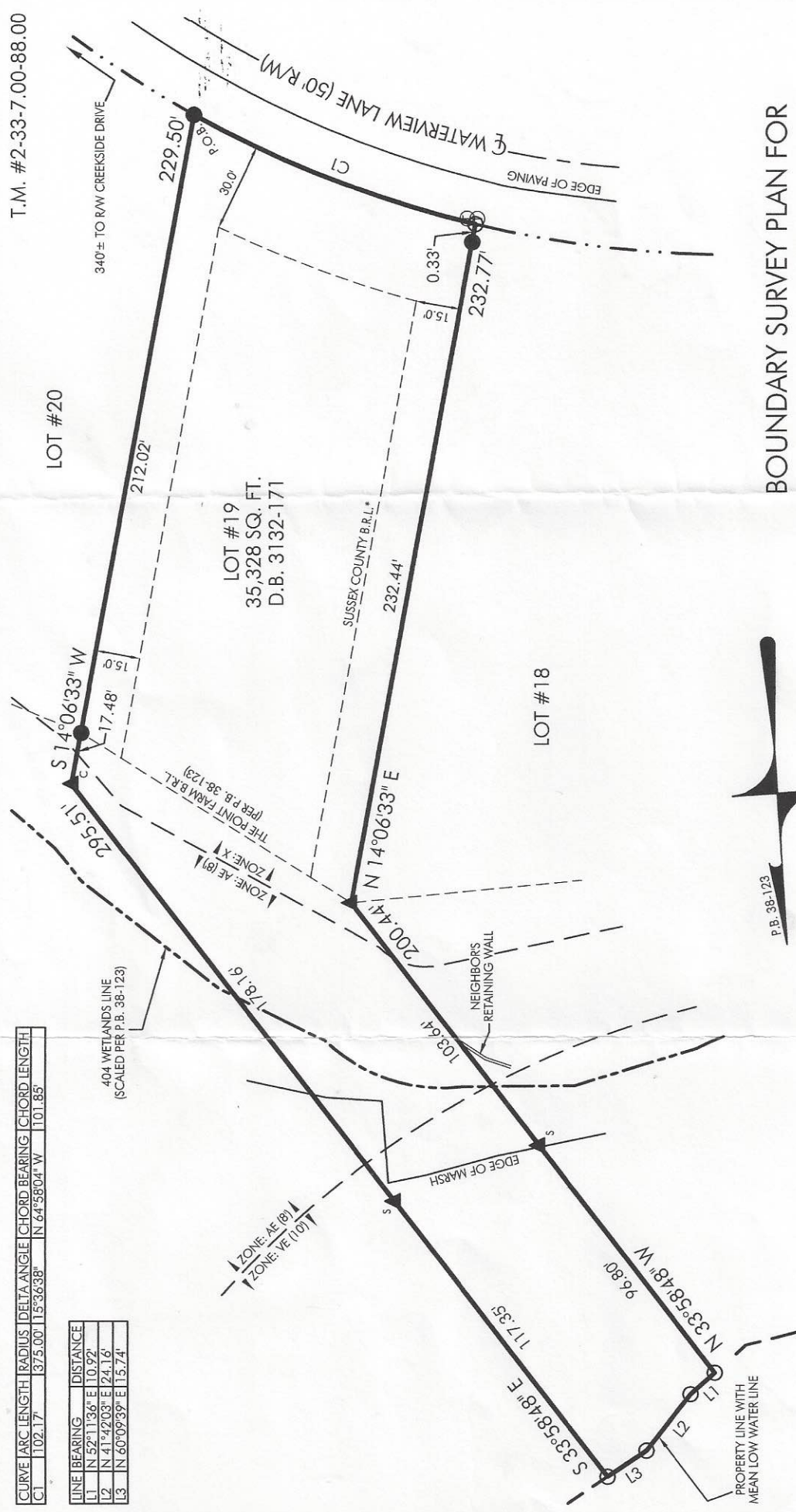
GIVEN under my Hand and Seal of office, the day and year aforesaid.


Notary Public (SEAL)

DEAN A. CAMPBELL
ATTORNEY-NOTARY PUBLIC
Unif. Notarial Act 29 Del, C, 4323(a) (3)
Non Expiring Commission

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1102.17'	375.00'	115°36'38"	N 64°58'04" W	101.85'

LINE	BEARING	DISTANCE
L1	N 52°11'36" E	10.92'
L2	N 41°42'03" E	24.16'
L3	N 60°09'39" E	15.74'



PEPPER CREEK

LEGEND:

- IRON PIPE (FOUND)
- ▲ IRON ROD (FOUND)
- ▲ IRON ROD W/ CAP (FOUND)
- ▲ IRON ROD W/ CAP (SET)
- POINT
- ⊕ TELECOM BOX

NOTES:
 THIS PROPERTY IS IN FLOOD ZONES: X, AE (8) & VE (10)
 F.I.R.M. 10005C0487K, MARCH 16, 2015
 *ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CALL SUSSEX CO. (802-855-7878) AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).
 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



BOUNDARY SURVEY PLAN FOR **THOMAS ZACONIE**

LOT #19 OF "THE POINT FARM" SUBDIVISION
 DAGSBORO HUNDRED SUSSEX COUNTY
 STATE OF DELAWARE
 JANUARY 19, 2018 SCALE: 1" = 50'

Prepared by:

FORESIGHT Services

Surveying & Precision Measurement

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

Plan View
Scale 1/4" = 5'

Thomas & Amy Zaconie
105 Waterview Ln.
Dagsboro, DE 19939

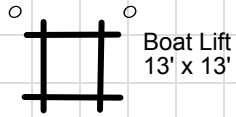
North



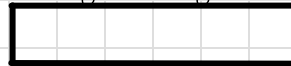
← Flow Ebb →

89' Channel ward
Extent

MHW Depth=4'2"
MLW Depth=2'4"



Boat Lift
13' x 13'



Dock 6' x 30'

Pier 4' x 70'

7' 9"

MLW

10.92

24.16

15.75

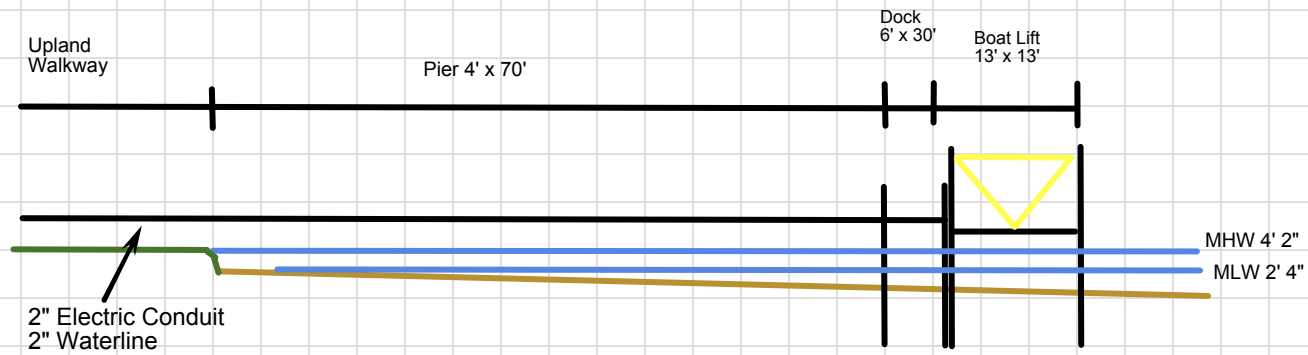
MHW

Property Line

Property Line

Cross Sectional View
Scale 1/4" = 5'

Thomas & Amy Zaconie
105 Waterview Dr.
Dagsboro, DE 19939



An aerial photograph of a large, dark waterbody, likely a lake or reservoir. A yellow line is drawn diagonally across the water, representing a measurement of its width. The text "Waterbody Width=1,164 Feet" is overlaid in yellow. Along the bottom edge of the waterbody, there is a shoreline with several small, rectangular structures, possibly docks or piers. To the right of the waterbody, there is a large, green, grassy area, possibly a golf course. In the bottom right corner, there is a small, circular inset showing a different view of the same area, labeled "River View".

Waterbody Width=1,164 Feet



Kildee Point

Zacorie

Swartz's Fabrication & Repair

Creekside Dr

Rd 336

Vines Creek Rd

Tenn

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
MVIAC057E424	DL8093AP	PATHFINDER	2024
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
26' 2"	Fiberglass	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Open Motorboat	Gasoline	Outboard	2027
OWNER	BOAT NAME		
WILLIAM SCHRIDER			

36452 OLD MILL BRIDGE RD
FRANKFORD, DE 19945

Layers

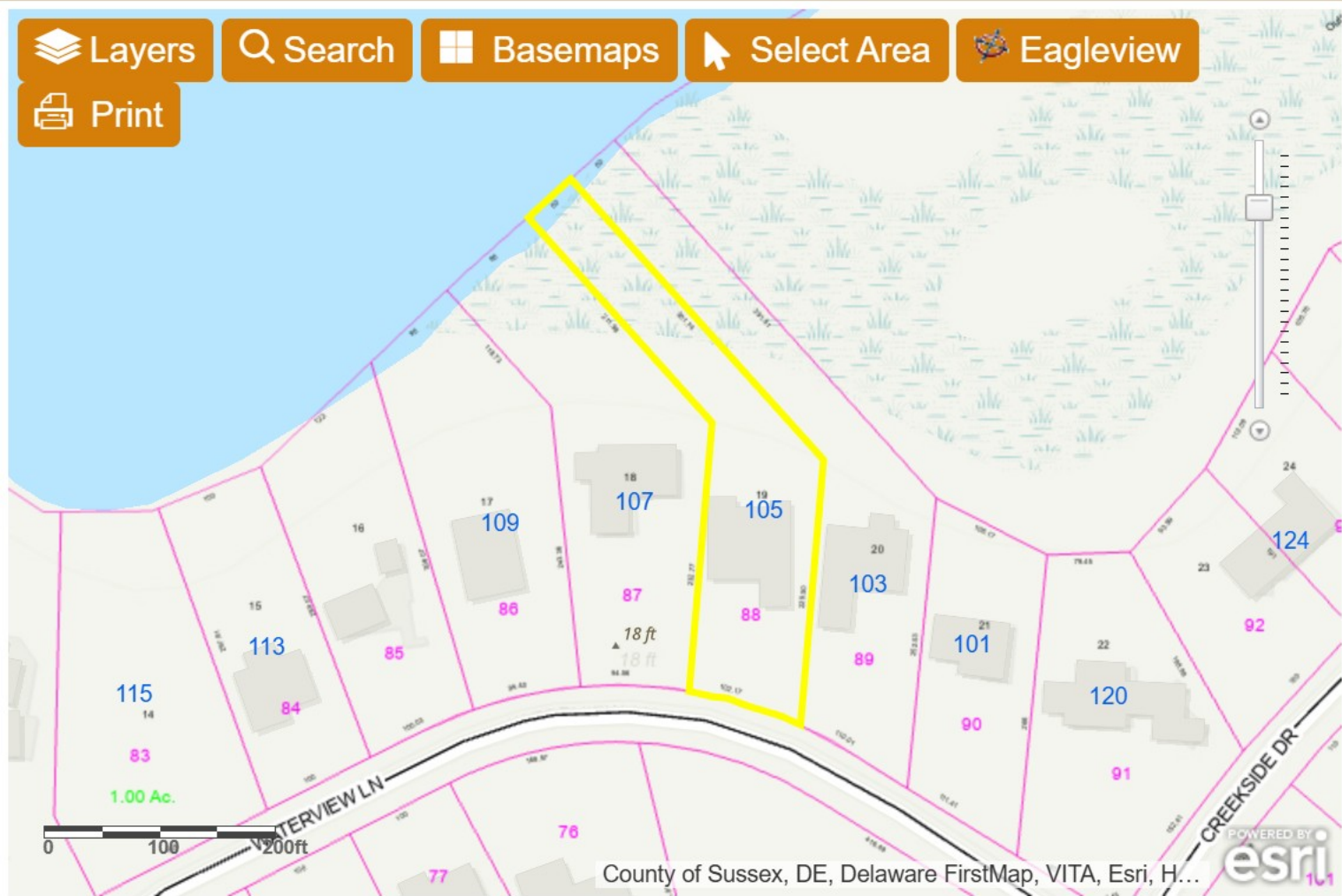
Search

Basemaps

Select Area

Eagleview

Print



Selected Features: Parcels (1)

1) 233-7.00-88.00 Zoom

BOOK	5922
PAGE	226
FULLNAME	ZACONIE THOMAS TTEE REV TR
Second_Owner_Name	AMY ZACONIE TTEE REV TR
MAILINGADDRESS	105 WATERVIEW LN
CITY	DAGSBORO
STATE	DE
DESCRIPTION	THE POINT FARM
DESCRIPTION2	LOT 19
DESCRIPTION3	SEC 1
LUC	101

Navigation icons: Previous, First, Home, Next, Last

Selected Features (1)

Clear Selected





Zaconie



