



## SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20240256 Date: 07/14/2024  
Application Submitted: **07/08/2024**  
To bring in sand to fill eroded and low spots  
**The Town of South Bethany, in Sussex County, Delaware**

Tax Map # **134-17.20-169.01**

### Applicant Information

Name: Rich McCracken

Property Type: Residential: Single Family

### Activities:

- Earth work
  - Hauling sand/fill/gravel : Both

### Site Work:

Will there be any lot clearing or excavation at the site?

**No**

Will any sand be removed from the site?

Will sand or fill be added to the site?

**Yes**

What will be the reason for placement of sand or fill?

**Replacement of sand in eroded areas and filling of low spots**

How much sand will be added?

**60 Tons**

What will be the source of the sand/fill?

**Concrete Sand**

What method will be used to deposit the sand/fill?

**Mini Skid Steer**

Do you know who will be conducting the work?

**Yes**

Contractor Name

**Coastal Edge Landscape**

Contractor Phone number

**4438806270**

### Landscaping:

Will there be any landscaping?

**No**

Will you bring in topsoil or mulch?

Are there any structures including irrigation systems proposed in your landscape design?

**No**

What type of structures being proposed?

**Other structure description:**

**Dune Preservation Information:**

What mitigating measures will be taken to prevent disturbance and damage to the dune during construction?

**Keeping all equipment personnel and supplies off the dune**

Other measure(s) description:

**Wetlands:**

Will any work be occurring on regulated wetlands located on this lot?

**No**

**Septic:**

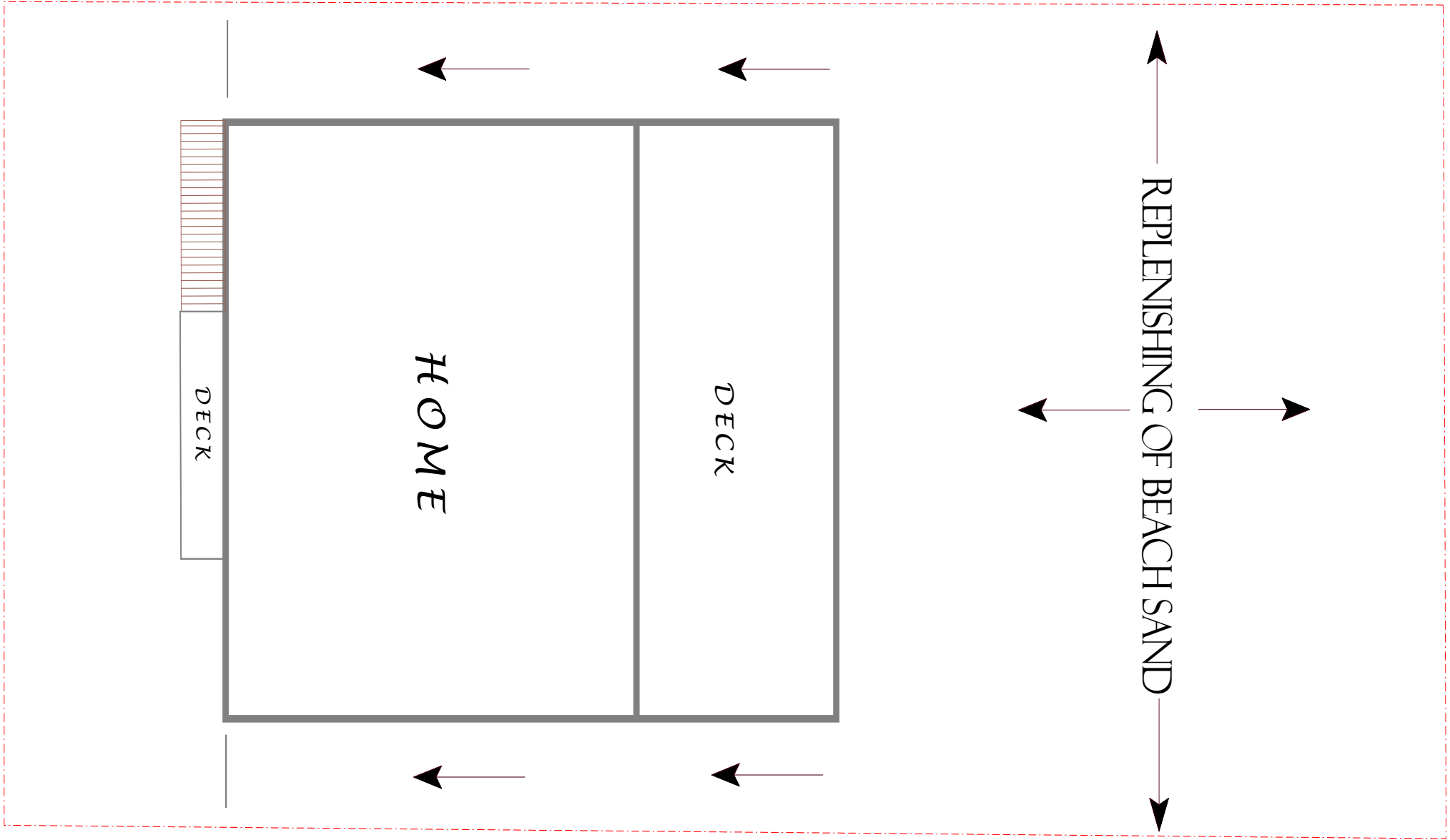
Is there a septic system on the lot?

**No**

What is the Septic Permit # of the system (optional)?

## **Structural survey plan document**

# MAKARECHI RESIDENCE 100 NORTH OCEAN DR.



**Deed/Lease/Sales contract**

01445

502354 2247

TAX MAP #1-34 17.20 169.01  
Prepared By: Tunnell & Raysor  
P.O. Box 151  
Georgetown, DE 19947  
HD9535\lae

THIS DEED, made this 8<sup>th</sup> day of January year of our Lord one thousand nine hundred and ninety-nine between SHAHDAD MAKARECHI AND MAUREEN ANN MAKARECHI, his wife, of 15645 Haddonfield Way, Darnestown, MD 20878, parties of the first part,

AND

SHAHDAD MAKARECHI AND MAUREEN ANN MAKARECHI, his wife, as tenants by the entireties, as to a 50% interest and SHARIAR ZAIMI AND LAURA H. ZAIMI, his wife, as tenants by the entireties, as to a 50% interest, all as tenants in common, of 15645 Haddonfield Way, Darnestown, MD 20878, 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) current lawful money of the United States of America and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said parties of the second part their heirs or assigns:

ALL that certain lot, piece or parcel of land, lying and being situate in Bethany Beach, Baltimore Hundred, Sussex County and State of Delaware, known and designated as all of Lot No. 3 and the Northerly twelve and one half feet of Lot No. 4 in the North Addition of Block No. 1 as laid out on the plot of lands of the South Bethany Corporation surveyed and laid out by Isaac L. Bennett and drawn by Edward L. Simpson, Surveyor, recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Plot Book No. 1, page 55, and being more particularly described as follows, to wit:

BEGINNING at a re-bar located on the Easterly right of way line of South Ocean Drive, said re-bar being a corner for this lot and Lot 2 and being 110 feet  $\pm$  to the centerline of N. 2nd Street; thence turning and running along the line of Lot 2, North 82 degrees 00 minutes 00 seconds West 130.00 feet to a point, said point being a corner for this lot and Lot 2 and being located on the Westerly side of the Atlantic Ocean Beach; thence by and with the Atlantic Ocean Beach, North 08 degrees 00 minutes 00 seconds East 62.50 feet to a point, said point being a corner for this lot and the Southerly one-half of Lot 4; thence turning and running through Lot 4, South 82 degrees 00 minutes 00 seconds East 130.00 feet to a re-bar, said re-bar being a corner for this land and being located on the Easterly right of way line of South Ocean Drive; thence



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turning and running along South Ocean Drive, North 08 degrees 00 minutes 00 seconds West 62.50 feet to a re-bar, being a corner for this land and Lot 2 and being the point and place of beginning. Said to contain 8,125 square feet, together with the improvements located thereon, as surveyed by Simpler Surveying & Associate dated January 5, 1999.

BEING the same land conveyed unto Shahdad Makarechi and Maureen Ann Makarechi, his wife, by a Deed of Beverly L. Milkman, Trustee of the Beverly L. Milkman Declaration of Trust dated January 8, 1999 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Georgetown, Delaware in Deed Book 3753, page 117.

IN WITNESS WHEREOF, the party of the first part has hereunto set her Hand and Seal, the day and year first above written.

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

[Signature]  
Witness  
[Signature]  
Witness

[Signature] (SEAL)  
Shahdad Makarechi  
[Signature] (SEAL)  
Maureen Ann Makarechi

Consideration : \$ 0.00 Exempt Code: A

County	State	Total
0.00	333.75	333.75
counter	Date: 01/15/1999	Received

JAN 19 1999

STATE OF DELAWARE :  
:ss.  
COUNTY OF SUSSEX :

ASSESSMENT DIVISION

BE IT REMEMBERED, that on this 15 day of JANUARY OF SUSSEX CTY in the year of our Lord, one thousand nine hundred and ninety nine personally came before me, The Subscriber, a Notary Public for the State and County aforesaid, SHAHDAD MAKARECHI AND MAUREEN ANN MAKARECHI, parties to this Indenture known to me personally to be such, and they acknowledged this Indenture to be their deed.

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

[Signature]  
Notary Public

Tax Map #1-34 17.20 169.01  
Prepared By and Return To:  
Cochran & Owen, LLC  
8000 Towers Crescent Dr., Suite 160  
Vienna, VA 22182

NO MONETARY CONSIDERATION  
NO TITLE EXAMINATION

THIS DEED OF GIFT, made this 23<sup>rd</sup> day of February, 2005, by and between SHAHDAD MAKARECHI and MAUREEN ANN MAKARECHI, husband and wife, and SHARIAR ZAIMI and LAURA H. ZAIMI, husband and wife, parties of the first part, ("Grantors") and MAZA PROPERTY, LLC, a Maryland limited liability company, ("Grantee").

WHEREAS, the MAZA Property, LLC is a Maryland limited liability company pursuant to Articles of Organization dated January 27, 2005, and filed with the Maryland State Department of Assessments and Taxation on January 28, 2005, of which the Grantors herein are all members.

WITNESSETH, that for no cash consideration but for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantors hereby grant and convey to Grantee, its successors and assigns, in fee simple, all that property situate in Sussex County, Delaware, and more particularly described on Exhibit A attached hereto and made a part hereof

BEING all that same property conveyed to the Grantors herein pursuant to a Deed dated January 8, 1999, from Shahdad Makarechi and Maureen Ann Makarechi, husband and wife, and recorded among the aforesaid Land Records in Deed Book 02354, at page 247.

TOGETHER WITH the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

SUBJECT TO all covenants, restrictions and easements of record.

Consideration:	90.00	Exempt Code: A
County	State	Total
0.00	0.00	0.00
counter	Date: 02/17/2005	

*lib*



TO HAVE AND TO HOLD the same described lot of ground and premises to the said MAZA Property, LLC, a Maryland limited liability company, its successors and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the Grantors herein.

WITNESS

Three sets of handwritten signatures on horizontal lines, representing the grantors.

SHAHADAD MAKARECHI (SEAL)  
MAUREEN ANN MAKARECHI (SEAL)  
SHARIF ZAIMI (SEAL)  
LAURA H. ZAIMI (SEAL)

Commonwealth of Virginia )  
County of Fairfax )

ss:

I HEREBY CERTIFY, that on this 15<sup>th</sup> day of February, 2005, before me, a Notary Public in and for the State aforesaid, personally appeared SHAHADAD MAKARECHI and MAUREEN ANN MAKARECHI, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

My Commission Expires:

10/31/05

Kathryn G. Ferguson  
Notary Public  
Kathryn G. Ferguson

## **Adjacent property owners document**

## Adjacent Property Owners

### Neighbor to the South

-Ray and Debbie Kurz

6 North Ocean Dr.

Lot #4

Tax Map ID: 134-17.20-169.01

### Neighbor to the North

Currently an empty lot and our clients do not know who currently owns it. Last recorded name we have is Peter Cokinos

Lot #2