



SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Application Submitted: **11/12/2024**

To construct a single family dwelling with a 10' cantilevered deck/porch
on Lot(s) 11, Sea Del, in Sussex County, Delaware

Tax Map # **134-9.00-397.00**

Applicant Information

Name: Mark Bauernhuber

Property Type: Residential: Single Family

Activities:

- New construction
 - New dwellings : Both

Site Work:

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

Yes

Will any sand be removed from the site?

No

Will sand or fill be added to the site?

No

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

How much sand will be added?

What will be the source of the sand/fill?

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

Do you know who will be conducting the work?

Contractor Name

Contractor Phone number

Landscaping:

Will there be any landscaping?

Yes

Will you bring in topsoil or mulch?

Yes

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

Yes

What type of structures being proposed?

Driveway, Irrigation systems, Walkways

Other structure description:

Flood Zone Information:

In which NFIP Flood Zone(s) is the property located?

VE - Area of 100-year flooding where wave action could reach above 3 feet, AO - Area of 100-year standing flooding where depths are between 1 and 3 feet

In which NFIP Flood Zone(s) is the proposed construction taking place?

VE - Area of 100-year flooding where wave action could reach above 3 feet

What is the Base Flood Elevation (NAVD88)?

10

What is the effective/revised date of the FIRM panel used for flood zone determination?

03/16/2015

Will any enclosures, such as entrances, storage areas, elevators, showers, skirting, utilities etc., be constructed below the first living floor?

No

Will any concrete, brick or asphalt be used? This could be for flooring, driveways, sidewalks, patios etc.

Yes

Where will the concrete, brick or asphalt be used?

Landward of the building line

Dune Preservation Information:

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

Sand/silt Fence marking the location of the Building Line, 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)?

Dune Encroachment Information:

Can the proposed structure be located completely landward of the DNREC Building Line by placing the exterior wall of the structure on the setback line established for the landward property boundary?

No

By occupying all of the area available between the side yard setbacks, can the proposed structure be located entirely landward of the DNREC Building Line?

No

The square footage of the footprint of the proposed structure must be no greater than the average square footage (living space only) of the adjacent structures within the smallest subset of lots. Does this step eliminate construction over the DNREC Building Line? Please show square footages of adjacent structures below.

No

Penetration over the DNREC Building Line may not exceed the average encroachment (ft.) of the adjacent structures (living space only) within the smallest subset of lots (above). Please show encroachment distances of adjacent structures below.

Tax parcel id	Lot number	Block	Living Footprint (sq ft)	Encroachment (Feet)
1-34-09-396	12	-	1765	21.0
1-34-09-395	13	-	1411	19.3

1-34-09-394	14	-	2793	31.9
1-34-09-379	29	-	2121	23.5
1-34-09-378	30	-	1490	16.9
1-34-09-377	31	-	2152	22.2

**Topographic survey and design
document**



SITE DATA

- PARCEL ID NO: 1-34-09-397
 - STATE: DELAWARE
 - COUNTY: SUSSEX
 - HUNDRED: BALTIMORE
 - AREA: 14,898 SQ. FT.
 - SCALE: 1"=30'
 - GLASS "B" SURVEY
- RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A SEARCH OF THE CODED360 LIBRARY (www.generalcode.com/libraries/303/). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
- ZONING- MR
 - BUILDING RESTRICTION LINE (B.R.L.)
 - A. -FRONT= 30'
 - B. -SIDE = 10'
 - C. -REAR = 10' / DNREC RESTRICTION LINE
 - D. -HEIGHT RESTRICTIONS- NOT TO EXCEED STORIES OR 42'
 - VERTICAL DATUM- NAVD'88 (1988 NORTH AMERICAN VERTICAL DATUM)
 - HORIZONTAL DATUM- NAD'83 (1983 NORTH AMERICAN DATUM)

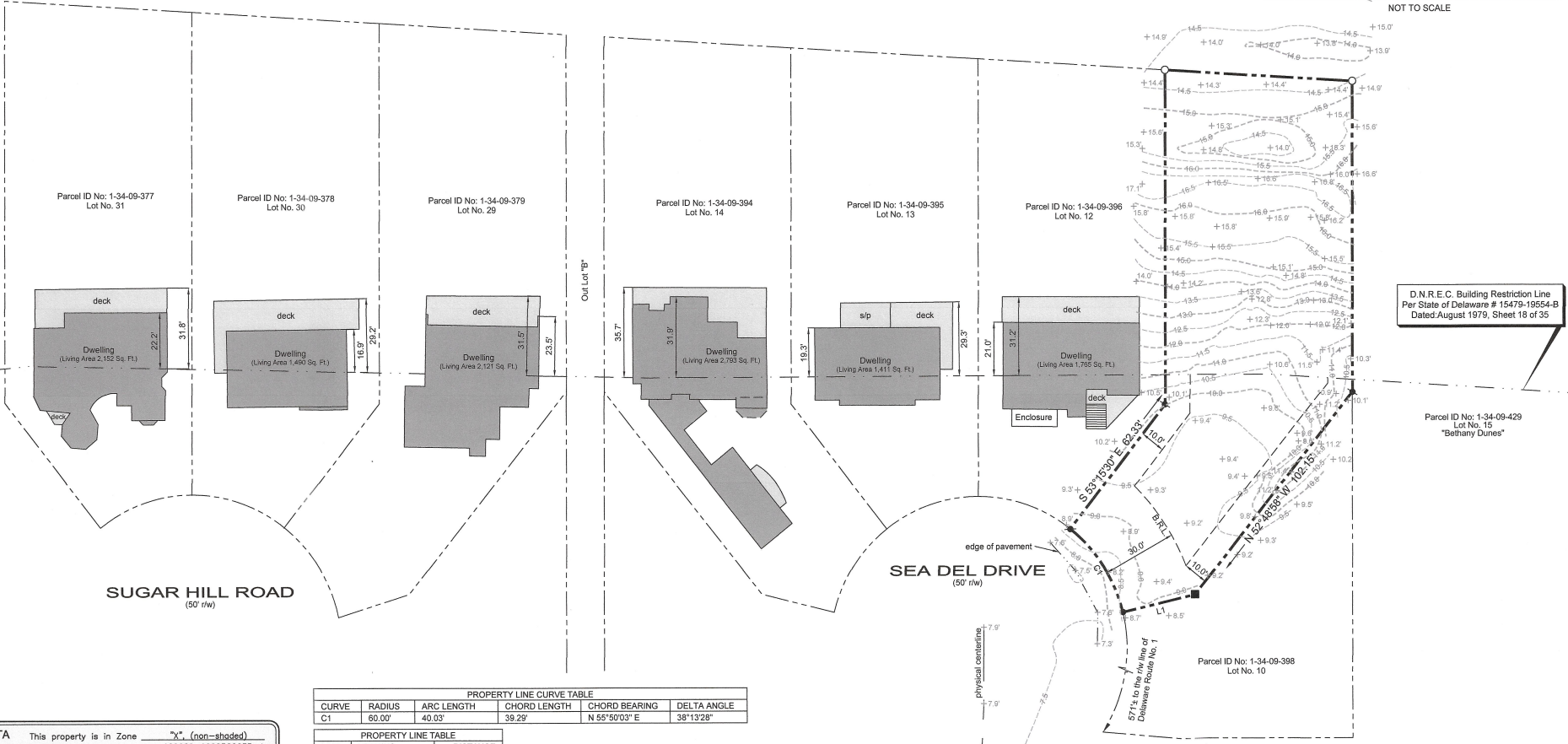
SURVEYOR NOTES

1. This plot and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property, including but not limited to Tax Ditch Easements.
2. No title search provided or stipulated.
3. Deed Book Reference:
 - Db. 5129, Pg. 218 (Lot No. 10)
 - Db. 4508, Pg. 116 (Lot No. 15, Bethany Dunes)
 - Db. 5707, Pg. 278 (Lot No. 11)
 - Db. 4838, Pg. 208 (Lot No. 12)
 - Db. 4042, Pg. 035 (Lot No. 13)
 - Db. 5149, Pg. 285 (Lot No. 14)
 - Db. 4190, Pg. 110 (Lot No. 29)
 - Db. 4134, Pg. 289 (Lot No. 30)
 - Db. 5122, Pg. 303 (Lot No. 31)
4. Plat Book Reference:
 - Pb. 13, Pg. 42



VICINITY MAP
NOT TO SCALE

Lands of
Sea Del Estates Home Owners Association



D.N.R.E.C. Building Restriction Line
Per State of Delaware # 15479-19554-B
Dated: August 1979, Sheet 18 of 35

PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	40.03'	39.29'	N 55° 50' 03" E	38° 13' 28"

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 15° 03' 40" W	30.00'

FLOOD DATA This property is in Zone "X" (non-shaded) of the Flood Insurance Rate Map, Community Panel No. 100029-10005C0635-J which has an effective date of JAN. 5, 2005 and IS/IS NOT in a Special Flood Hazard Area.

SURVEYOR CERTIFICATION

I, GREGORY M. HOOK, registered as a Professional Land Surveyor in the State of Delaware, hereby certify that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to this property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new revision of this plan.

Gregory M. Hook
GREGORY M. HOOK, REG. LAND SURVEYOR
Date: 12/02/2022

STANDARD LEGEND

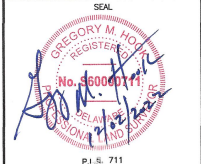
- These standard symbols will be found in the drawing
- 1/2" PIPE (FD)
 - POINT
 - CONC. MON. (FD)
 - ⊕ 5/8" REBAR (FD)

DATE OF ORIGINAL: DECEMBER 02, 2022

REVISION:	DATE:	2022
REVISION:	DATE:	2022
REVISION:	DATE:	2022
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Drawn by: MICHAEL LOVELAND Checked by: GREGORY M. HOOK

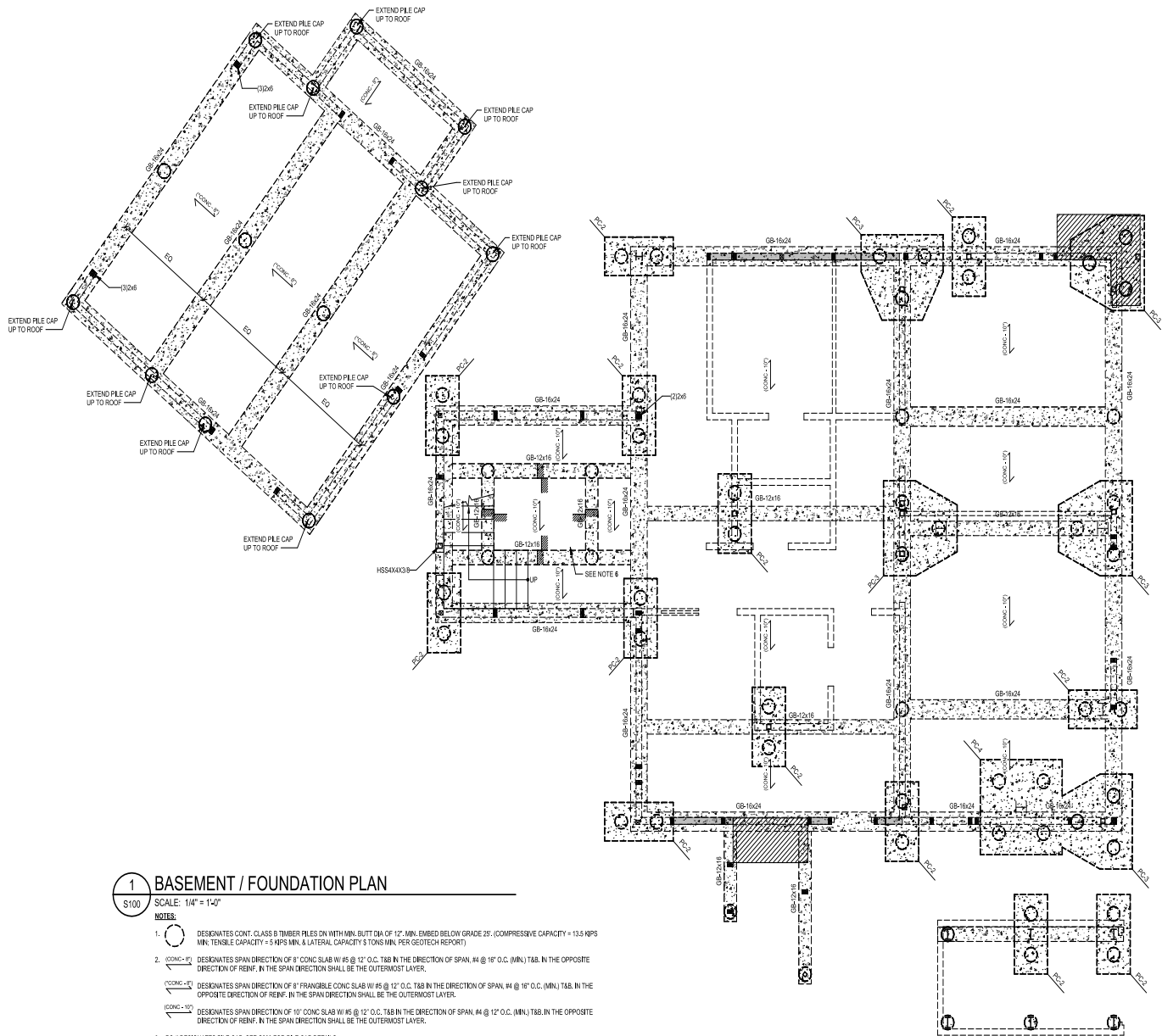
Lands of JTM REALTY, INC. Being known as LOT NO. 11, SEA DEL ESTATES. Ref: Plat Book 13, Page 42.



SIMPLER SURVEYING & ASSOCIATE, INC.

32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawareurveyor.com
PHONE: (302) 539-7873 FAX: (302) 539-4336

Foundation Pile/Layout Plan



1 BASEMENT / FOUNDATION PLAN

S100 SCALE: 1/4" = 1'-0"

NOTES:

- DESIGNATES CONT. CLASS 9 TIMBER PILES ON 14" MIN. BUTT DM. OF 12" MIN. EMBED BELOW GRADE 25'. (COMPRESSIVE CAPACITY = 13.5 MPS MIN. TENSILE CAPACITY = 5 MPS MIN. & LATERAL CAPACITY 5 TONS MIN. PER GEOTECH REPORT)
- DESIGNATES SPAN DIRECTION OF 8" CONC. SLAB W/ #5 @ 12" O.C. TAB IN THE DIRECTION OF SPAN. #4 @ 16" O.C. (MIN.) TAB IN THE OPPOSITE DIRECTION OF REINF. IN THE SPAN DIRECTION SHALL BE THE OUTERMOST LAYER.
- DESIGNATES SPAN DIRECTION OF 8" FRANGIBLE CONC. SLAB W/ #5 @ 12" O.C. TAB IN THE DIRECTION OF SPAN. #4 @ 16" O.C. (MIN.) TAB IN THE OPPOSITE DIRECTION OF REINF. IN THE SPAN DIRECTION SHALL BE THE OUTERMOST LAYER.
- DESIGNATES SPAN DIRECTION OF 10" CONC. SLAB W/ #5 @ 12" O.C. TAB IN THE DIRECTION OF SPAN. #4 @ 12" O.C. (MIN.) TAB IN THE OPPOSITE DIRECTION OF REINF. IN THE SPAN DIRECTION SHALL BE THE OUTERMOST LAYER.
- PC# DESIGNATES PILE CAP. SEE S200 FOR PILE CAP DETAILS.
- GB-#X#X# DESIGNATES GRADE BEAM (WIDTH X DEPTH).
- SEE S200 FOR TYP. CONCRETE BEAM DETAILS.
- GC TO COORDINATE STEP DOWN @ ELEVATOR SHAFT WITH ELEVATOR MANUFACTURER.
- ALL REBAR SHALL BE EPOXY COATED.



The professional services of the Architect are undertaken for and performed in the interest of Rob and Terri Sarsky. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.



ISSUE DATE:	11/07/24
REVISIONS:	
NO. DATE	REVISION
11/07/24	DINREC SUBMISSION

SHEET TITLE:
GROUND FLOOR & PILE LOT

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

CHECKED BY: DL

DRAWN BY: JF

ISSUE:
Enter Project Status

SHEET:
S100

SEA JOB: Owner

Deed/Lease/Sales contract

PARID: 134-9.00-397.00
SARISKY ROBERT TTEE

39686 SEA DEL DR

Property Information

Property Location: 39686 SEA DEL DR
 Unit:
 City: BETHANY BEACH
 State: DE
 Zip: 19930

Class: RES-Residential
 Use Code (LUC): RS-RESIDENTIAL SINGLE FAMILY
 Town: 00-None
 Tax District: 134 – BALTIMORE
 School District: 1 - INDIAN RIVER
 Fire District: 70-Bethany Beach
 Deeded Acres: .0000
 Frontage: 40
 Depth: 62.000
 Irr Lot:
 Plot Book Page: /PB

100% Land Value: \$59,000
 100% Improvement Value: \$66,700
 100% Total Value: \$125,700

Legal

Legal Description: SEA DEL ESTATES
LOT 11

Owners

Owner	Co-owner	Address	City	State	Zip
SARISKY ROBERT TTEE	TERESA V SARISKY TTEE	39686 SEA DEL DR	BETHANY BEACH	DE	19930

Structure profile view document



REGISTRATION EXPIRATION: 01/31/2026

THE OLD FASHIONED

LOT #11
39686 SEA DEL DRIVE,
BETHANY BEACH, DE 19930

NEW CONSTRUCTION



The professional services of the Architect are undertaken for and performed in the interest of Rob and Terri Sarisky. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.



VIEW FROM SEA DEL DRIVE



VIEW FROM BEACH CROSSOVER

SARISKY RESIDENCE

SINGLE FAMILY - NEW CONSTRUCTION
TAX MAP NO. 1-34-09-397

DNREC COASTAL CONSTRUCTION SUBMISSION
39686 SEA DEL DRIVE
SEA DEL, LOT 11
FLOOD ZONE: VE 10' AND AO DEPTH 2'
REVISION DATE: 11/07/2024

ISSUE DATE:	07.26.2024	
REVISIONS:		
NO.	DATE	REVISION
1	11.07.2024	DNREC REVISION

SHEET TITLE:
COVER SHEET

SCALE:
CHECKED BY: MB
DRAWN BY: KSA

ISSUE:
DNREC COASTAL CONSTRUCTION SUBMISSION

SHEET:
1.1

SEA JOB: SARISKY



REGISTRATION EXPIRATION: 01/31/2026

THE OLD FASHIONED

LOT #11
39686 SEA DEL DRIVE,
BETHANY BEACH, DE 19930

NEW CONSTRUCTION



The professional services of the Architect are undertaken for and performed in the interest of Rob and Terri Sarisky. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.

ISSUE DATE: 07.26.2024

REVISIONS:

NO.	DATE	REVISION
1	11.07.2024	DNREC REVISION

1 11.07.2024 DNREC REVISION

SHEET TITLE:

SITE PLAN

SCALE: As indicated

CHECKED BY: MB

DRAWN BY: KSA

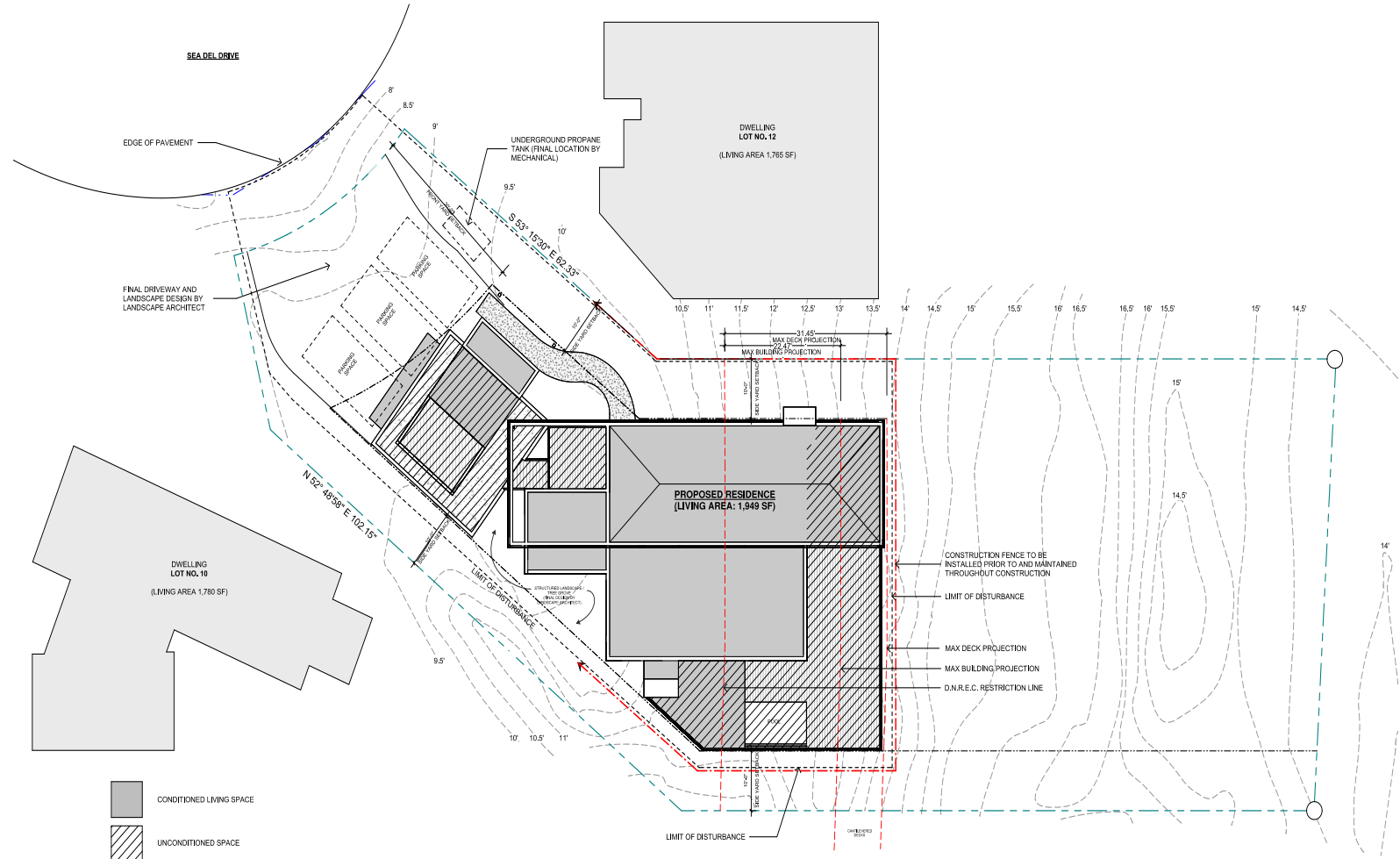
ISSUE:
DNREC COASTAL
CONSTRUCTION
SUBMISSION

SHEET:

1.3

SEA JOB: SARISKY

- SITE PLAN NOTES:**
1. PROVIDE POSITIVE DRAINAGE (MIN. 5%) FROM ALL POINTS AT THE FINISHED GRADE AROUND THE HOUSE MIN. 10' OFF FOUNDATION. REVIEW CONFLICTS W/ ARCHITECT PRIOR TO CONSTRUCTION.
 2. COORDINATE SETBACKS, SITE PLAN, & BUILDING HEIGHT WITH SURVEYOR AND REVIEW ANY CONFLICTS WITH ARCHITECT PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO ERECT SILT FENCING TO PROTECT NEIGHBORING PROPERTIES. KEEP ALL MATERIALS, EQUIPMENT, AND CONSTRUCTION ACTIVITIES OFF NEIGHBORING LOTS AND R.O.W.



CONDITIONED LIVING SPACE
UNCONDITIONED SPACE

DNREC 4-STEP WORKSHEET CALCULATIONS:
MAXIMUM ALLOWABLE LIVING SPACE: 1,955 SF (ACTUAL: 1,949 SF)
MAXIMUM BUILDING PROJECTION: 22.47'
MAXIMUM DECK PROJECTION: 31.45'

DNREC COASTAL CONSTRUCTION SUBMISSION
39686 SEA DEL DRIVE
SEA DEL LOT 11
FLOOD ZONE: VE 10' AND AO DEPTH 2'
ISSUE DATE: 11/07/2024

SITE PLAN
1" = 10'-0"

"BETHANY DUNES"
DWELLING
LOT NO. 15
PARCEL ID NO. 1-34-03-429

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REGISTRATION EXPIRATION: 01/31/2026

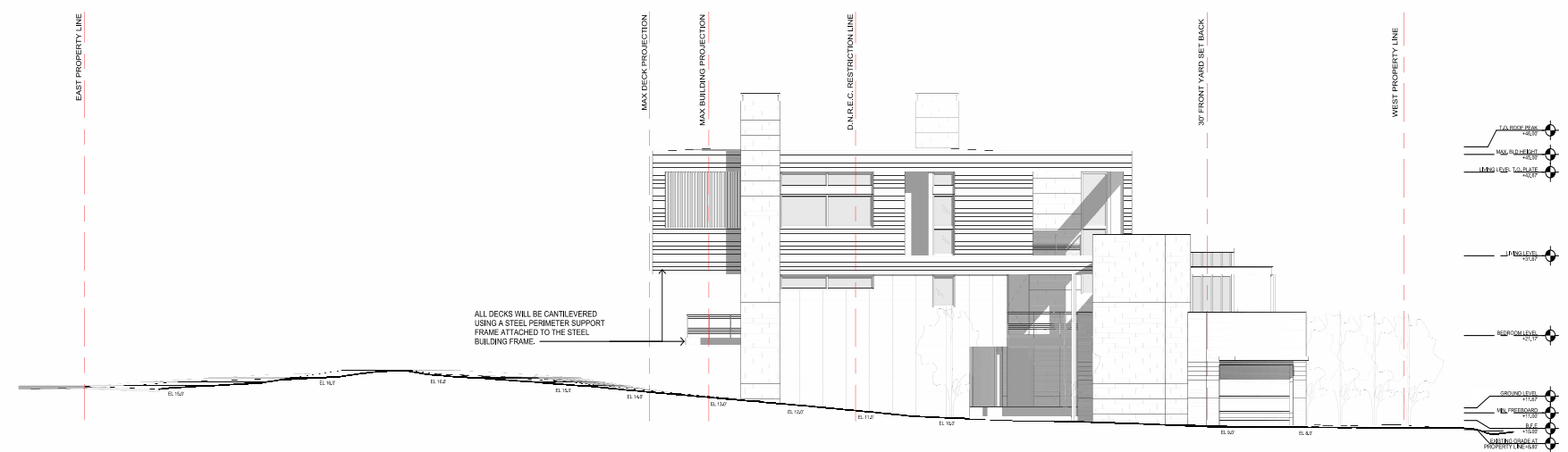
THE OLD FASHIONED

LOT #11
39686 SEA DEL DRIVE,
BETHANY BEACH, DE 19930

NEW CONSTRUCTION



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① NORTH ELEVATION SETBACKS
1/8" = 1'-0"

ISSUE DATE: 07.26.2024

REVISIONS:

NO.	DATE	REVISION
1	11.07.2024	DNREC REVISION

SHEET TITLE:
SIDE PROFILE

SCALE: 1/8" = 1'-0"

CHECKED BY: MB

DRAWN BY: KSA

ISSUE:
DNREC COASTAL
CONSTRUCTION
SUBMISSION

SHEET:

1.4

SEA JOB: SARISKY

COURTESY: JACOBS ENGINEERING GROUP, LLC

Adjacent property owners document

PARID: 134-9.00-396.00 **ADJACENT NEIGHBOR TO NORTH**
TRENT DARRELL M TTEE

39688 SEA DEL DR

Property Information

Property Location: 39688 SEA DEL DR
 Unit:
 City: BETHANY BEACH
 State: DE
 Zip: 19930

Class: RES-Residential
 Use Code (LUC): RS-RESIDENTIAL SINGLE FAMILY
 Town: 00-None
 Tax District: 134 – BALTIMORE
 School District: 1 - INDIAN RIVER
 Fire District: 70-Bethany Beach
 Deeded Acres: .1781
 Frontage: 40
 Depth: 194.000
 Irr Lot:
 Plot Book Page: /PB

100% Land Value: \$59,000
 100% Improvement Value: \$66,900
 100% Total Value: \$125,900

Legal

Legal Description: SEA DEL ESTATES
 LOT 12

Owners

Owner	Co-owner	Address	City	State	Zip
TRENT DARRELL M TTEE	CLARENCE TRENT 2017 FAMILY TR	107 W 11TH ST	PITTSBURG	KS	66762

PARID: 134-9.00-398.00 **ADJACENT NEIGHBOR TO SOUTHWEST**
 MICHELENA VICTOR R **(NO DIRECT OCEANFRONT NEIGHBOR TO SOUTH)** 39684 SEA DEL DR

Property Information

Property Location: 39684 SEA DEL DR
 Unit:
 City: BETHANY BEACH
 State: DE
 Zip: 19930

Class: RES-Residential
 Use Code (LUC): RS-RESIDENTIAL SINGLE FAMILY
 Town: 00-None
 Tax District: 134 – BALTIMORE
 School District: 1 - INDIAN RIVER
 Fire District: 70-Bethany Beach
 Deeded Acres: .1485
 Frontage: 49
 Depth: 132.000
 Irr Lot:
 Plot Book Page: /PB

100% Land Value: \$40,000
 100% Improvement Value: \$44,100
 100% Total Value: \$84,100

Legal

Legal Description: SEA DEL ESTATES
 LOT 10

Owners

Owner	Co-owner	Address	City	State	Zip
MICHELENA VICTOR R	JULIE A MICHELENA	13321 BEALL CREEK CT	POTOMAC	MD	20854