



## SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20250443 Date: 12/26/2025  
Application Submitted: **11/25/2025**

**on Lot(s) 172-182, Dewey Beach, in Sussex County, Delaware Tax**

Map # **334-20.18-172.00**

### Applicant Information

Name: Nathan Graulich

Property Type: Residential: Multiple-Family

### Activities:

- New construction
  - Additions within existing footprint : Seaward

### 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**

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)?

**11**

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

**06/20/2018**

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.

**No**

Where will the concrete, brick or asphalt be used?

### 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**

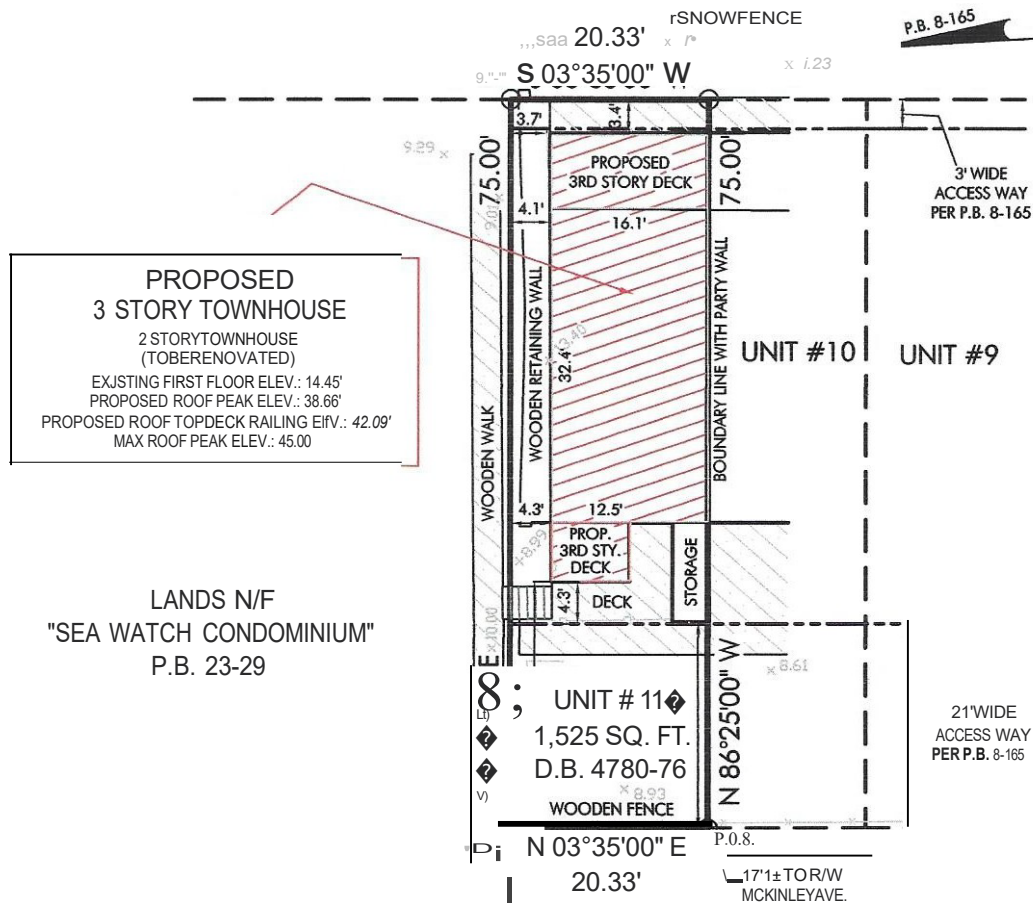
**Septic:**

Is there a septic system on the lot?

**No**

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

## **Structural survey plan document**

**LEGEND:**

- 0 e DISTURBED IRON PIPE (FOUND)  
 0 POINT  
 ELEVATION SPOT SHOT (NAVO 88)

**NOTES:**

•DRAWING REVISED ON 11/18/2025 TO SHOW PROPOSED CONDITIONS.

ALL RESTRICTIONS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT THE TOWN OF DEWEY BEACH.

VERTICAL DATUM: NAVO (1988)

THIS PARCEL RESIDES IN FLOOD ZONE: VE (11' 8.F.E.)  
 F.I.R.M.: 10005C0354K, JUNE 20, 2018

DEWEY BEACH FREEBOARD ELEV.: 13.1' (NAVO 88)

MAXIMUM BUILDING HEIGHT ELEV.: 45.1' (NAVO 88)  
 ONE ADDITIONAL FOOT PERMITTED FOR VE ZONE

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.

NOT TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY QA.55: SUBURBAN

**PROPOSED CONDITIONS SITE PLAN FOR**

# **GARY WOOTTEN & MARGARET WOOTTEN**

1 MCKINLEY AVENUE

UNIT #11 OF "SURFSIDE PLAZA"

TOWN OF DEWEY BEACH

LEWES & REHOBOTH HUNDRED SUSSEX COUNTY

STATE OF DELAWARE

JUNE 27, 2023\* SCALE: 1" = 20'

Prepared by:

**FORESIGHT** Services

Surveying & Precision Measurement

302 226 2229 phone

302 226 2239 fax

7103A Coodal Highway

Dewey Beach, DE 19971

**Deed/Lease/Sales contract**



37588

BK: 4780 PG: 76

3-34 20.18 172.00  
PREPARED BY & RETURN TO:  
Sergovic Carmean Weidman  
McCartney & Owens, P.A.  
406 S. Bedford St, Suite 1  
P.O. Box 751  
Georgetown, DE 19947-0751  
File No. RE-8802

THIS DEED, made this 3<sup>rd</sup> day of October, 2017,

- BETWEEN -

KAREN F. SHAUD, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT  
OF KAREN F. SHAUD DATED 6/28/04, of 300 Salisbury Street, Rehoboth Beach, DE 19971,  
party of the first part,

- AND -

GARY R. WOOTTEN and MARGARET J. WOOTTEN, of 14 William Howard  
Drive, Glenn Mills, PA 19342, husband and wife, as tenants by the entirety, parties of the second  
part.

**WITNESSETH:** That the said party 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:

**TRACT NO. 1**

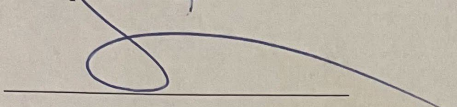
**ALL** that certain lot, piece or parcel of land, situate, lying and being in Dewey Beach,  
Lewes and Rehoboth Hundred, Sussex County, Delaware, and designated as Unit Number  
Eleven (11) Surfside Plaza, as shown on the Plot of Surfside Plaza, a plot which is recorded in  
the Office of the Recorder of Deeds, Georgetown, Delaware, in Plot Book 8, Page 165 and being  
more particularly described as follows, to wit:

**BEGINNING** at a point marking the southwest corner of this Unit Number Eleven (11)  
and the northwest corner of Unit Number Ten (10), said point being the following two courses  
and distances from the intersection of the easterly right of way line of Delaware State Highway  
Route Number 1 and the northerly right of way line of McKinley Avenue: (1) South 86 degrees  
25 minutes East for a distance of 600 feet and (2) North 03 degrees 35 minutes East for a  
distance of 167.17 feet; thence from said point of beginning South 86 degrees 25 minutes East  
along and with the common line between Unit Number Ten (10) and Unit Number Eleven (11)  
for a distance of 75 feet to a point, said point being the southeast corner for Unit Number Ten



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

Signed, Sealed and Delivered  
in the presence of:

  
\_\_\_\_\_  
*Karen F. Shaud, Trustee* (SEAL)  
Karen F. Shaud, Trustee Under Revocable Trust  
Agreement of Karen F. Shaud Dated 6/28/04

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on October 3, 2017, personally came before me, the subscriber, Karen F. Shaud, Trustee Under Revocable Trust Agreement of Karen F. Shaud Dated 6/28/04, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

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

THE TOWN OF DEWEY  
REALTY TRANSFER TAX  
SERIAL NO. 25562  
AMOUNT OF TOWN TAX 9,000.00  
DATE RECORDED 10.4.17  
RECEIVED BY Amoms

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Shannon Carmean Burton**  
**Attorney**

Admitted to the Delaware Bar 12-15-03

Bar ID #004386

Uniform Law on Notarial Acts

Pursuant to 29 Del C Sec. 4323(a)(3)

Consideration: 600,000.00

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County .00  
State 9,000.00  
Town Total 9,000.00  
Received: Kara S Oct 06, 2017

RECEIVED  
Oct 06, 2017  
ASSESSMENT DIVISION  
OF SUSSEX COUNTY

Recorder of Deeds  
Scott Dailey  
Oct 06, 2017 01:45P  
Sussex County  
Doc. Surcharge Paid



(10); thence North 3 degrees 35 minutes East for a distance of 20.33 feet to a point, said point being the northeast corner of Unit Number Eleven (11) and being situate on the Southerly property line of lands now or formerly of Charlotte M. O'Toole; thence, by and with the Common line of the lands now or formerly of Charlotte M. O'Toole North 86 degrees 25 minutes West for a distance of 75 feet to a point being the Northwest corner for Unit Number Eleven (11); thence, South 3 degrees 35 minutes West for a distance of 20.33 feet to the point and place of beginning; be the contents thereof what it may, and being known and designated as UNIT NUMBER ELEVEN (11), SURFSIDE PLAZA, as shown on the plot of Surfside Plaza prepared by Wingate and Eschenbach, Engineers and Surveyors, dated July 13, 1975, which said plot of Surfside Plaza is filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 8, Page 165.

**TRACT NO. 2:**

One-eleventh (1/11) interest in and to all that certain lot, piece and parcel of land, situate, lying and being in Lewes and Rehoboth Hundred, Sussex County, State of Delaware, known as the Northernmost one-half (1/2) of LOT NUMBER THREE (3) of the block lying between McKinley Avenue and Dagsworthy Street, as shown on the Plot of "Indian Beach" made by Morgan T. Gum, Registered Surveyor, in September 1914, which said plot is filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 2, Page 2, the said Northernmost one-half (1/2) of Lot Number Three (3), as referred to in the aforesaid plot is a parcel of ground 62- 1/2 feet by 7 feet in size. This parcel of ground is also shown on the Plot of "SURFSIDE PLAZA" as recorded in Plot Book 8, Page 165.

**TOGETHER** with the right in common with all present and future owners to use the "access ways" and "parking area", and subject to the obligations that each unit owner will pay his or her proportionate share of the expense of maintenance of the same and of the water and septic system as well.

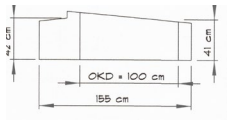
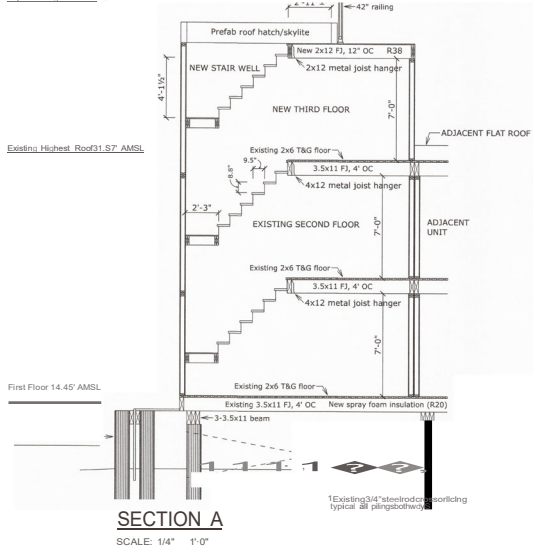
**BEING** the same lands conveyed to Karen F. Shaud, Trustee Under Revocable Trust Agreement of Karen F. Shaud dated 6/28/04 by a Deed of Karen F. Shaud, Trustee Under Revocable Trust Agreement of Karen F. Shaud Dated 1/6/94 by a Deed dated June 28, 2004 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware, in Deed Book 3007, page 206.

**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.



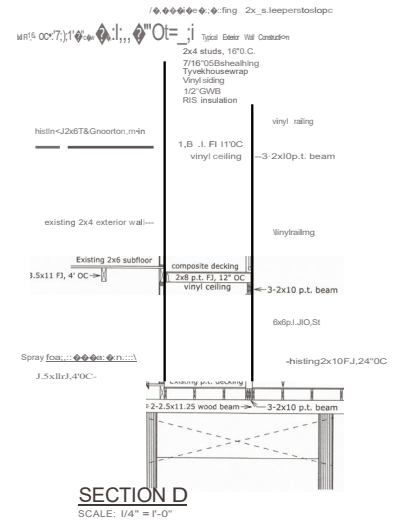
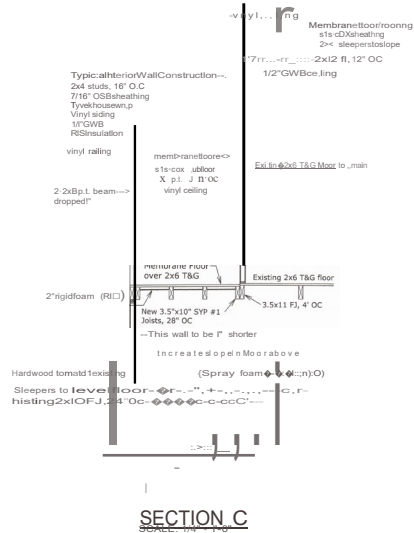
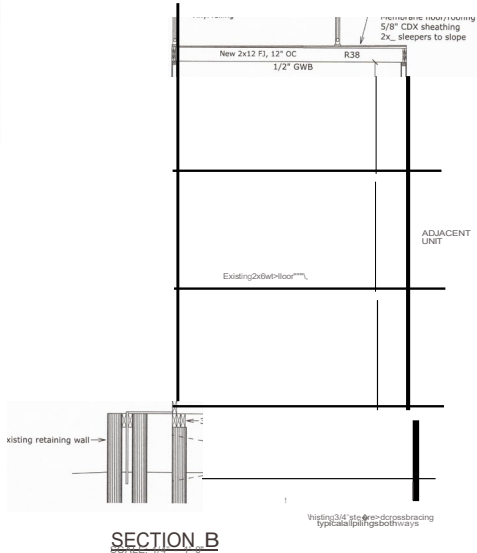
## **Structure profile view document**

Maximum height doesn't allow  
for a full height stair well  
Top of railing 42' AMSL 4'-



Manufacturer Provided Hatch Drawings

ROOF HATCH  
SCALE: 1/2" = 1'-0"



**DREAM DESIGN LLC.**  
RESIDENTIAL DRAFTING & CONSULTATION

210 S 1st Street  
Greenwood, DE 19950 302-430-2885  
Jordan@YourDreamDesign.org

**Disclaimers**  
Owner/Contractor assumes responsibility of building to applicable codes  
Designer is not a licensed architect  
No warranty is expressed or implied

**Contractor**

**Wootten Addition**

**Cross Sections / Hatch Detail**

1/8/2025

Approved

Drawn by Jordan Warfel

Drawing Number 04

## **Adjacent property owners document**



## Surfside Plaza Owners – March 2025

1 McKinley Avenue, Dewey Beach, DE 19971

Unit	Name	Address
1	William & Kerry Mogavero	2 Lotus Lane Westbury, NY 11590
2	Paul & Kelli Wagenhoffer	20621 Belwood Court Sterling, VA 20165
3	Bert Braland  Steve Braland	376 Stonehouse Drive Severna Park, MD 21146
4	Ann Kekic	3909 Solstice Lane Dumfries, Va 22025
5	Sachin Khanna	332 Sterling Ln Downintown, PA 19335
6	Steve & Kay Sylvester	9519 Blackburn Dr Burke, VA 22015-1712
7	Steve Miller	1105 NE 239 <sup>th</sup> Place Troutdale, OR 97060
8	Dan & Stephany Spahr  Pete & Deby Foster	404 Pershing Drive Silver Spring MD 20910  1768 Albert Drive Bowie, MD 20721
9	Jim & Susan Brooks	14118 Rock Canyon Drive, Centreville, VA 20121
10	Timarie Thompson	6 Wellington Place Rehoboth Beach DE 19971
11	Gary & Maisy Wootten	14 William Howard Dr Glen Mills, PA 19342