



## SHORELINE AND WATERWAY MANAGEMENT SECTION Coastal Construction Application

Public Notice No. WSS20260200 Date: 05/27/2026

Application Submitted: **05/18/2026**

To bring in sand to level lot and to install temporary wood tiles (other) under the existing dwelling  
**on Lot(s) 3, York Beach, Inc, in Sussex County, Delaware**

Tax Map # **134-20.08-232.00**

### Applicant Information

Name: Timothy Tice

Property Type: Residential: Single Family

### Activities:

- Accessory structures
  - Walkways : Seaward
- Earth work
  - Hauling sand/fill/gravel : Seaward

### 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?

**There is some uneven areas of the site.**

How much sand will be added?

**900 Cubic yards**

What will be the source of the sand/fill?

**31911 Surf Road**

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

**Small Skidsteer to evenly distribute.**

Do you know who will be conducting the work?

**Yes**

Contractor Name

**Hitchens Enterprises**

Contractor Phone number

**3022583543**

### 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:

**Temporary Structures:**

List each temporary structure being proposed. You may add up to 50 structures.

Temporary structure name	Structure quantity	Structure installation date	Structure removal date
Other	231	05/26/2026	09/30/2026

**Other temporary structure description: Interlocking Deck Tiles**

How will the structure(s) be moved?

**By hand.**

**Wetlands:**

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

**No**

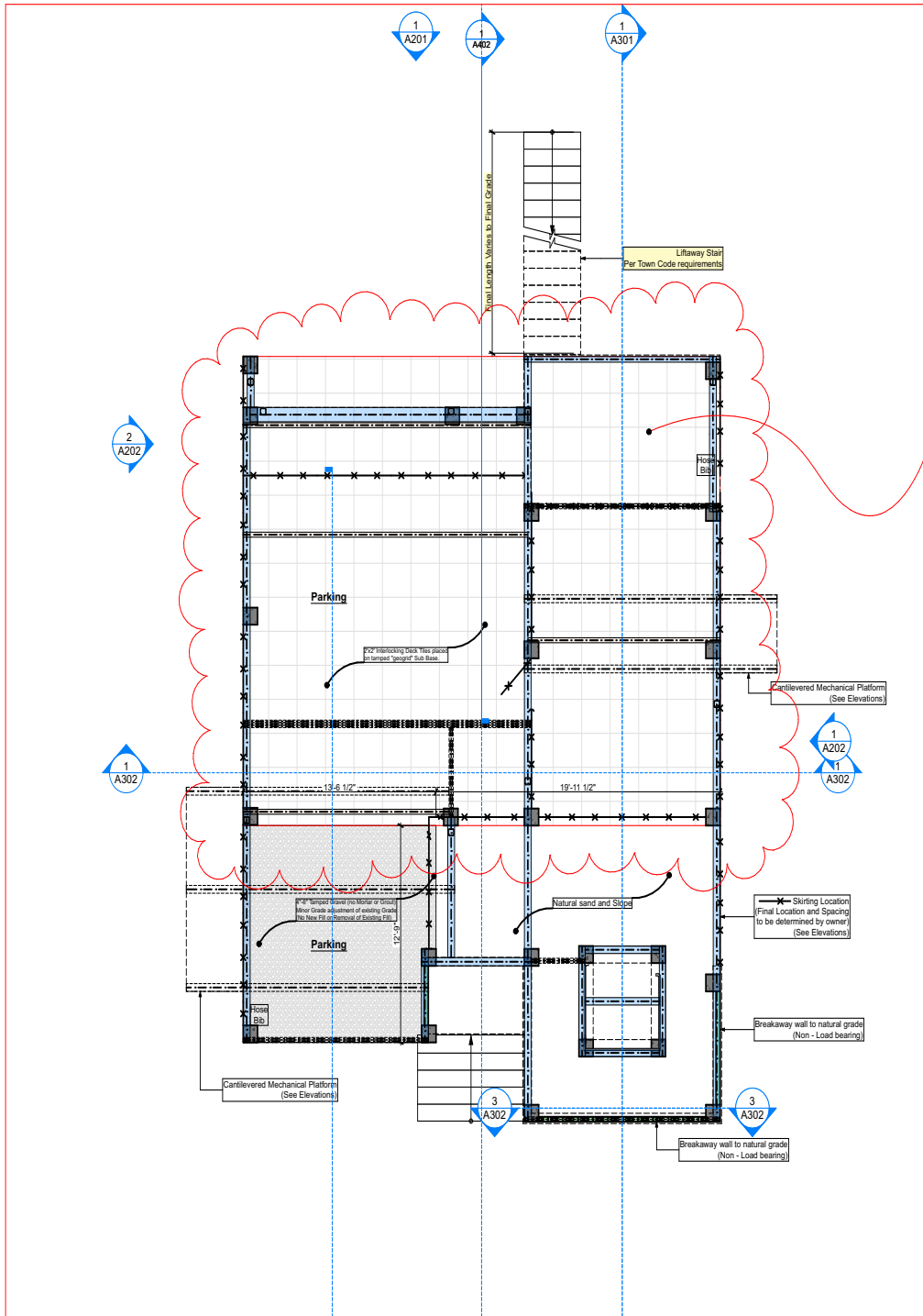
**Septic:**

Is there a septic system on the lot?

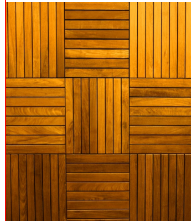
**No**

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

## **Structural survey plan document**



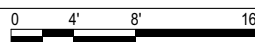
2x2 IPE DECK TILES



1  
X11

### Deck Tile Location

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



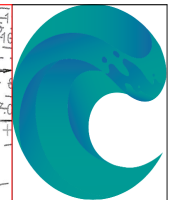
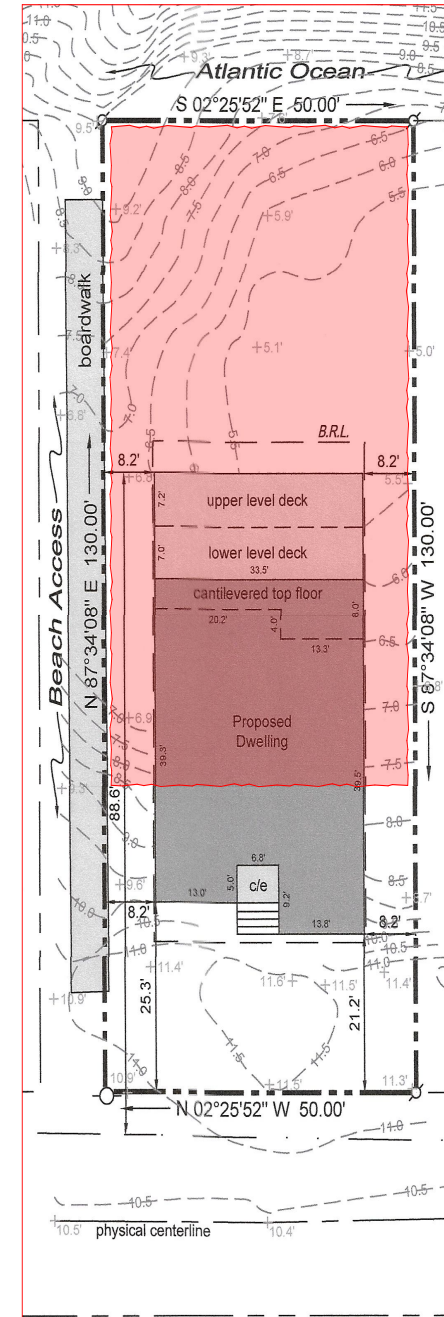
Key

**Quantity:** 8-10 Dump truck Loads of sand.  
**Contractor:** Hitchens Enterprises.  
**Sand Origination location:** 31911 Surf Road

2  
X11

### Deck Tile Location

SCALE: 1" = 1'-0"



**GREENROOM CONSULTANTS**

31619 Charley Run Bethany Beach DE 19930  
 302.228.2331

**Ivener Beach House**

1-34-20.08-232  
 1000 S Ocean Drive  
 South Bethany, DE 19930

Project Number: Project Number

Drawings and Specifications as instruments of service are and shall remain the property of the Building Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Building Designer.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Building Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© Greenroom Consultants



**PILOTOWN ENGINEERING**

ISSUED:

XXX/XX/2023 - Issue Description


Interlocking Tiles

**X11**

Printed: 5/20/26

**Deed/Lease/Sales contract**

TAX MAP # 1-34-20.08-232.00

PREPARED BY & RETURN TO:  
Parsons & Robinson, P.A.  
P.O. Box 480  
118 Atlantic Ave, Ste 401  
Ocean View, DE 19970  
File No. 38840/KNT

THIS DEED, is made effective as of the 31<sup>st</sup> day of August, 2022,

- BETWEEN -

MEMBERS TRUST COMPANY FSB, SUCCESSOR TRUSTEE OF THE ELIZABETH DIANE CONKLIN REVOCABLE DECLARATION OF TRUST DATED JULY 5, 2001, AS AMENDED AND RESTATED, of 14055 Riveredge Drive, Suite 525, Tampa, FL 33637, party of the first part,

- AND -

ANTHONY S. IVENER and DAWN D. IVENER, husband and wife, as tenants by the entirety, of 10606 Samaga Drive, Oakton, VA 22124, parties of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of ONE DOLLAR and 00/100 (\$1.00) and other valuable consideration, 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:

**ALL** that certain lot, piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, and State of Delaware, in a development known as **YORK BEACH, INC.**, located in the Town of South Bethany, and being known and designated as **Lot No. 3** as shown on a plot of lots known as **YORK BEACH, INC.**, as surveyed and laid out by Isaac L. Bennett, Surveyor, of record in the Office of the Recorder of Deeds in and for Sussex County, Georgetown, Delaware in Plot Book 2, Page 64, revised in 1957 by Isaac L. Bennett, Surveyor, of record in Plot Book 2, Page 100, and as shown on the Revised and Reassembled Plat of York Beach dated February, 1970, by C. Kenneth Carter & Associates, P.L.S. of record in Plot Book 8, Page 175, and being more particularly described according to a survey prepared Simpler Surveying & Associate, Inc., dated August 10, 2022, a copy of which is attached hereto as Exhibit "A", as follows, to wit:

**BEGINNING** at a 5/8" re-bar w/cap situate on the easterly right of way of South Ocean Drive (50' r/w), said re-bar being 125' northerly of the extension of the centerline of Jamaica Street and being a corner for these lands and Lot No. 4; thence, by and with the with easterly right of way of South Ocean Drive, North 02 degrees 25 minutes 52 seconds West, 50.00' to a utility pole situate on the southerly side of a Beach Access way; thence, by and with the southerly side of the Beach Access way, North 87 degrees 34 minutes 08 seconds East, 130.00' to a 5/8" re-bar w/cap set along the edge of the Atlantic Ocean; thence, by and with the edge of the Atlantic Ocean, South 02 degrees 25 minutes 52 seconds East, 50.00' to a re-bar w/cap, said re-bar being a corner for these lands and Lot No. 4; thence, by and with Lot No. 4, South 87 degrees 34 minutes 08 seconds West, 130.00' to the point and place of beginning, being and containing 6,500 square feet of land, more or less.

**BEING** the same lands conveyed to Members Trust Company FSB, Trustee of the Elizabeth Diane Conklin Revocable Declaration of Trust Dated July 5, 2001, as amended and restated, by Deed of Members Trust Company FSB, Trustee of the Elizabeth Diane Conklin Revocable Declaration of Trust Dated July 5, 2001, as amended and restated, by Deed dated December 23, 2021 and recorded in the Office of the Recorder of Deeds, Georgetown, Sussex County, Delaware. in Deed Book 5625, Page 155.

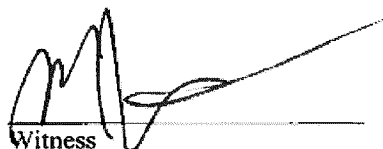
This lot is subject to the restrictions of record in a deed from Howard Hudson, et ux., to York Beach, Inc. being of record in the Office, aforesaid, in Deed Book 434, Page 278.


**FURTHER 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, State of Delaware.

[INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the party of the first part has caused its name to be hereunto set, duly attested, the day and year first above written.

MEMBERS TRUST COMPANY FSB,  
SUCCESSOR TRUSTEE OF THE  
ELIZABETH DIANE CONKLIN REVOCABLE  
DECLARATION OF TRUST DATED JULY 5,  
2001, AS AMENDED AND RESTATED

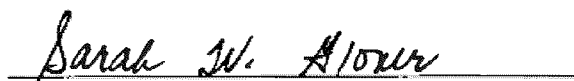
  
Witness

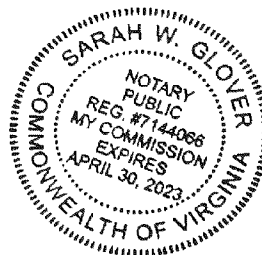
By:  (SEAL)  
Kathleen Miller, VP, Senior Trust Officer,  
Appointed Trust Officer

STATE OF Virginia , Fairfax COUNTY, to-wit:

BE IT REMEMBERED, that on this 26<sup>th</sup> day of August, A.D. 2022, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, Kathleen Miller, VP, Senior Trust Officer, Appointed Trust Officer of Members Trust Company FSB, Successor Trustee of the Elizabeth Diane Conklin Revocable Declaration of Trust Dated July 5, 2001, as amended and restated, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed and the act and deed of said corporation; that the signature of the VP, Senior Trust Officer, Appointed Trust Officer, is in her own proper handwriting; and that her act of signing, sealing, acknowledging and delivering said Indenture was first duly authorized by said trust company.

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

  
Notary Public  
Printed Name: Sarah W. Glover  
My Commission Expires: 04/30/2023



**NOTES:**

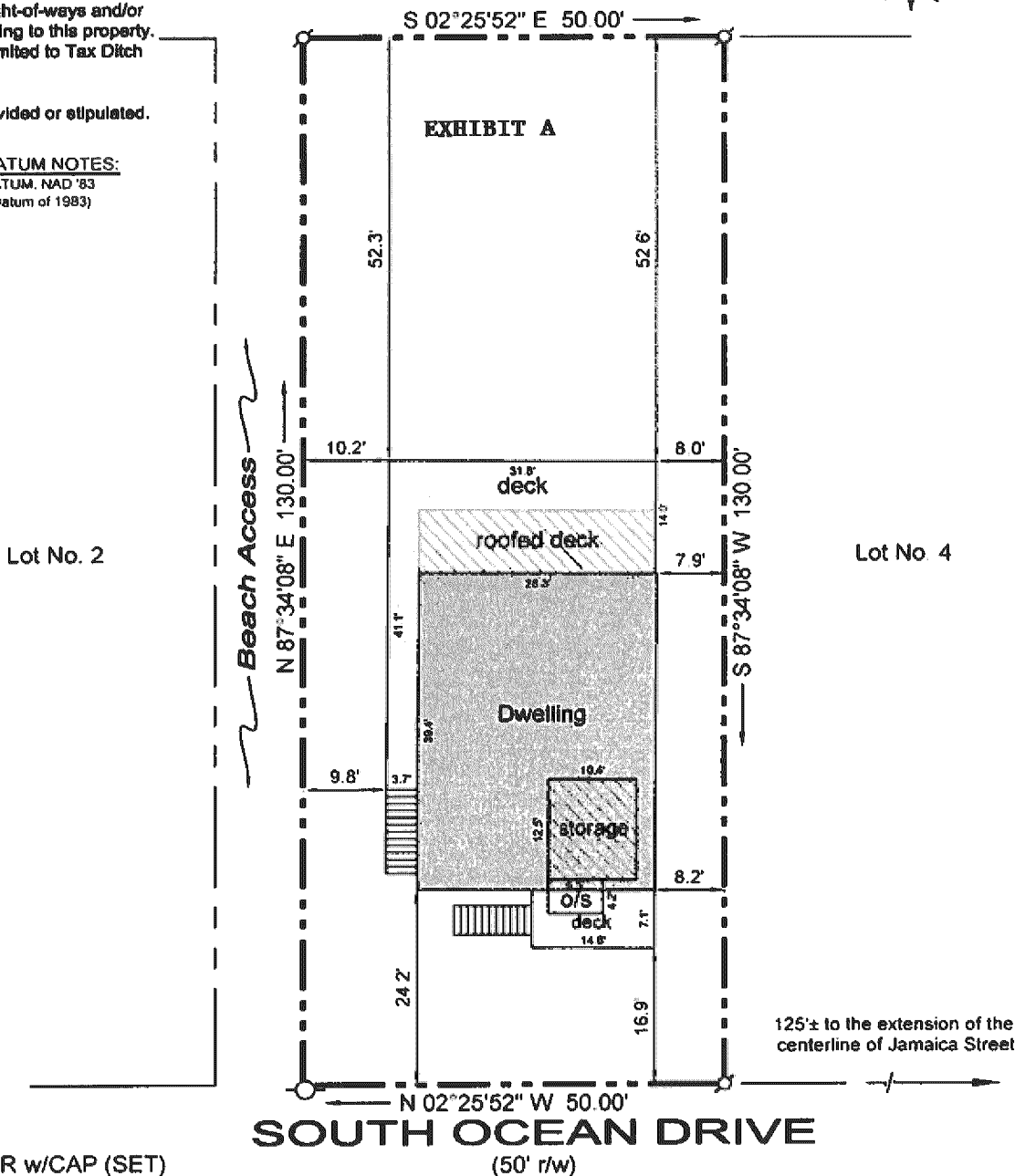
• Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.

• No title search provided or stipulated.

**REFERENCE DATUM NOTES:**

1 HORIZONTAL DATUM: NAD '83  
 (North American Datum of 1983)

Atlantic Ocean



⌀ 5/8" RE-BAR w/CAP (SET)

○ UTILITY POLE

SCALE 1"=20'

AREA 6,500 SQ. FT.

TAX MAP NO. 1-34-20 08-232

Lands of MEMBERS TRUST COMPANY FSB, TRUSTEE OF THE ELIZABETH DIANE CONKLIN REVOCABLE DECLARATION OF TRUST DATED JULY 5, 2001 AS AMENDED AND RESTATED, to be conveyed to ANTHONY IVENER and DAWN IVENER. Being known as LOT NO. 3, YORK BEACH, INC. Situated in the TOWN OF SOUTH BETHANY. Ref. Plat Book 2, Page 64.

**FIRM INFORMATION:**

100051 - 0518 - K  
 MARCH 16, 2015  
 ZONE: "VE", B.F.E. = 12'  
 CLASS "A" SURVEY

HUNDRED: BALTIMORE

COUNTY: SUSSEX

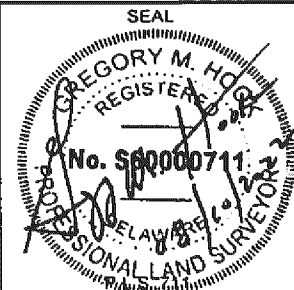
STATE OF DELAWARE

DATE OF ORIGINAL 08/10/2022

DRAWN BY: ALEX KANSAK

**SIMPLER SURVEYING & ASSOCIATE, INC.**

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



I, Gregory M. Hook, registered as a Professional Land Surveyor in the State of Delaware, hereby state 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 the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

## **Adjacent property owners document**

Ivener Adjacent Property Owners

Full Name	Second Owner Name	Lot Number	Tax ID	Mailing Address
DALEY PAUL S JR TRUSTEE OF THE	DALEY FAMILY REVOCABLE TS	2	1-34-20.08-222	908 S OCEAN DR
IVENER ANTHONY S	IVENER DAWN D	3	134-20.08-232.00	10606 SAMAGA DRIVE
WALFORD NANCY B TRUSTEE		4	1-34-20.08-233	14418 MAPLE RIDGE CT
BEUTEL RICHARD A	CAROLE W BEUTEL	5	1-34-20.08-234	751 THORNTON WAY APT N-134
ACHUFF STEPHEN C	CARY L ACHUFF	6	1-34-20.08-235	20 OAKRIDGE CT
YALAMANCHILI KENNEDY	SHANNA YALAMANCHILI	7	1-34-20.08-244	312 PENTLAND DR

City	State	Zip Code
BETHANY BEACH	DE	19930
OAKTON	VA	22124
BALDWIN	MD	21013
ALEXANDRIA	VA	22314
LUTHERVILLE TIMONIUM	MD	21093
WILMINGTON	DE	19807