



Applicant Information

Name of Requestor: Molly Wagner		Date of Request: 7/27/26
Mailing Address (City, State, Zip) 12116 Pimlico lane, Berlin MD 21811		
Phone: 4433662713	Email: thestokeyoc@gmail.com	
Dewey Beach Address: 1601 Coastal Highway Unit 3 & 4		
Property Map: 20.18	Parcel: 75.00	Unit: 104
Business Name: The Stoke		Zoning of Property: RB2

Nature of Request

Attach Supporting Documents (Request Description, Reason, etc)		Attach Plot Plan/Sketches:
		



Payment Information

Conditional Use Application Fee: 750

USD

Adobe Acrobat Sign Transaction Number: CBJCHBCAABAABi9cuw5anoDIKRWRRIML0wIFpaEFyaWx

Applicant Signature:

Molly Wagner

[Molly Wagner \(Jul 27, 2026 15:49:13 EDT\)](#)

Date:

Jul 27, 2026

Property Owner Signature:

Date:

Business Owner Signature:

Date:

STAFF USE ONLY

Town Clerk Signature:

Kate Banaszak

[Kate Banaszak \(Jul 27, 2026 15:55:53 EDT\)](#)

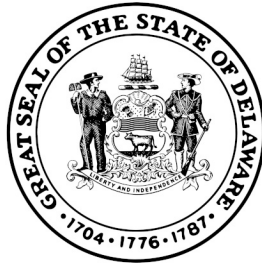
Date Application Received:

Jul 27, 2026

Date of Hearing:

Date of Mailing:

Department of Finance
Division of Revenue
820 N French Street
PO Box 8763
Wilmington, DE 19899-8763



THE STOKE
12116 PIMLICO LN
BERLIN MD 21811-3338



STATE OF DELAWARE

Department of Finance Division of Revenue

ACTIVE BUSINESS LICENSE
2026710908

EFFECTIVE

08/04/2026 - 12/31/2026

ISSUED TO

LENNON ZURI LLC
THE STOKE
12116 PIMLICO LN
BERLIN MD 21811-3338

LOCATION

THE STOKE

1601 COASTAL HWY
DEWEY BEACH, DE 19971-2391

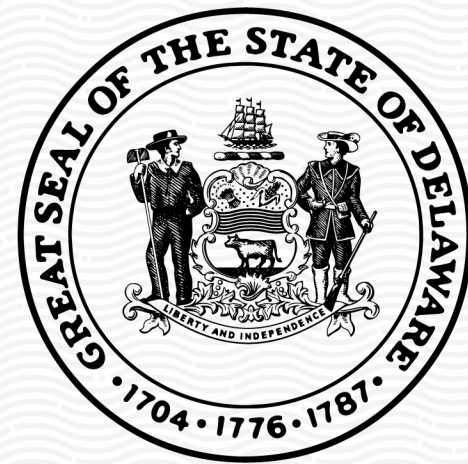
**TRADE, BUSINESS, OR
PROFESSIONAL ACTIVITY**

RETAILER, RESTAURANT

ISSUED: 07/07/2026

FEE PAID: \$31.50

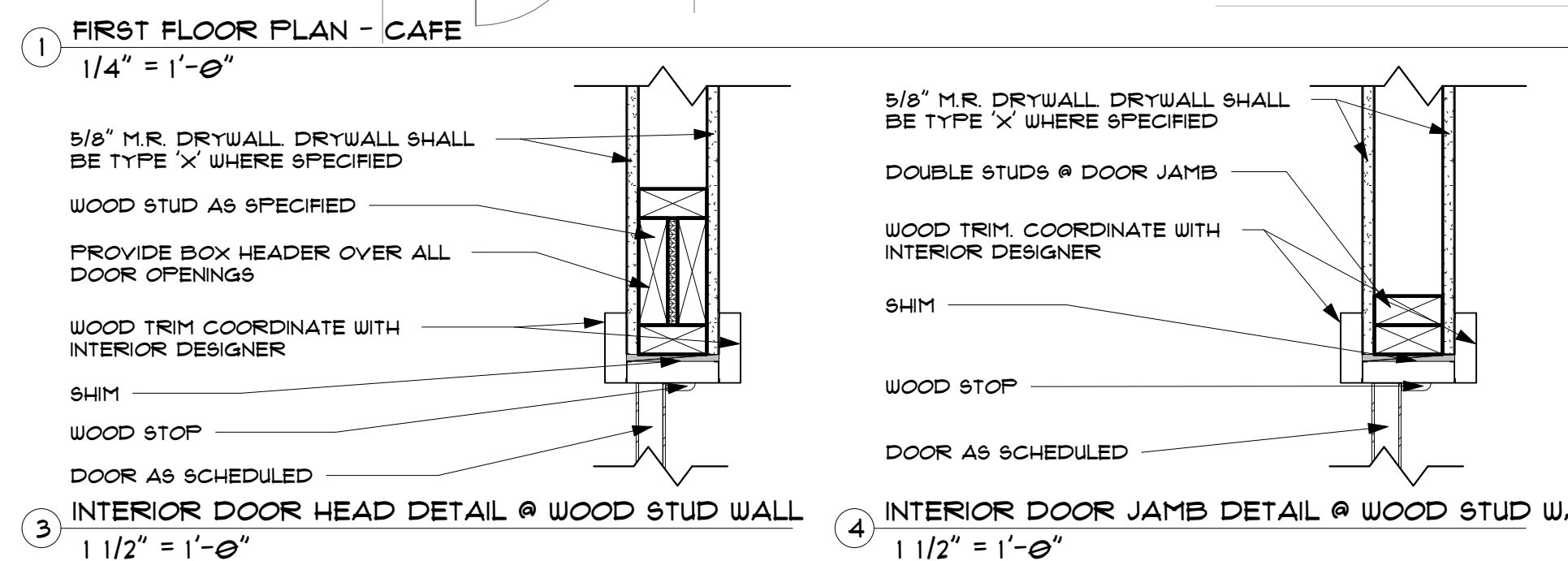
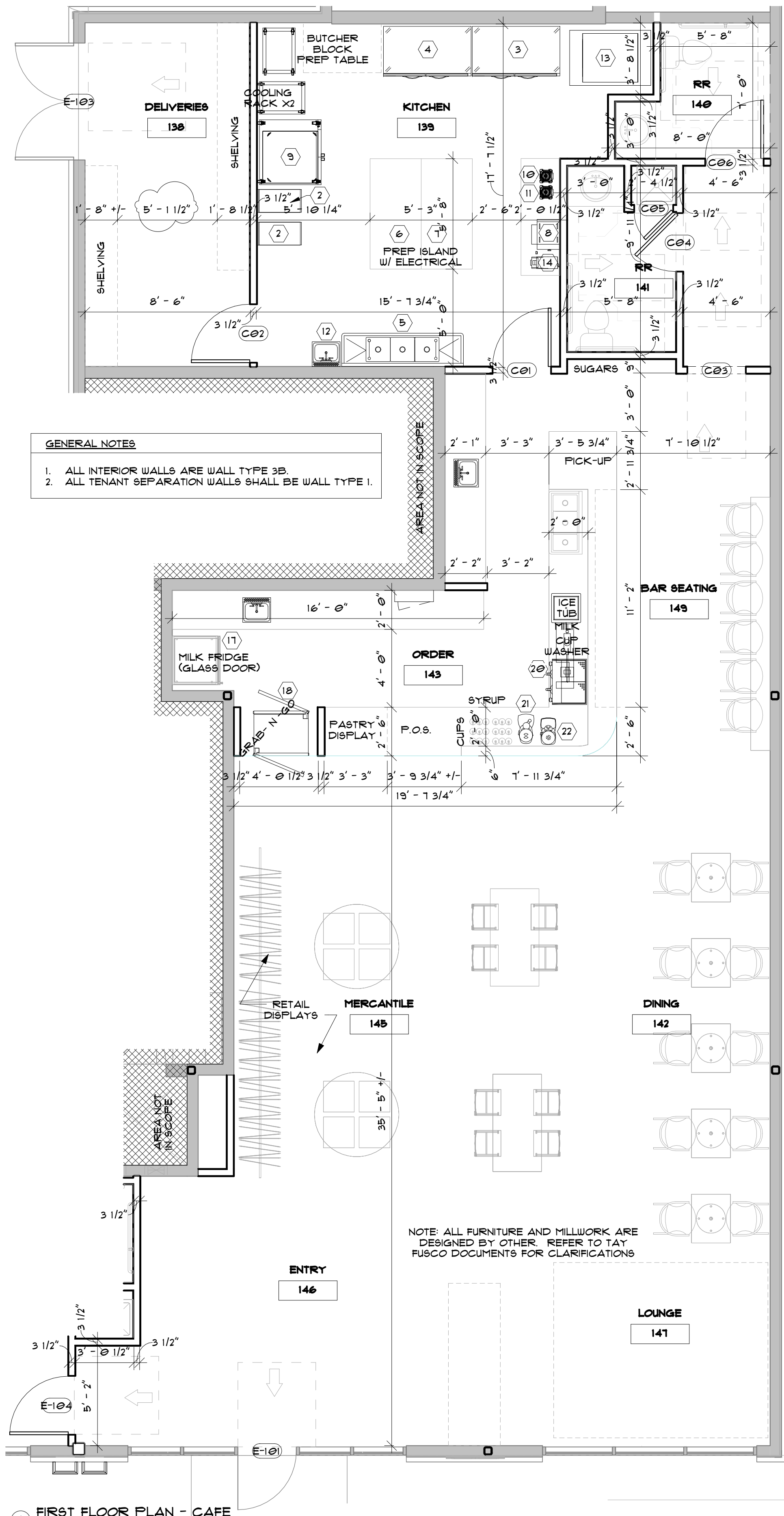
Is hereby licensed to practice, conduct, or engage in the
occupation or business activity indicated above in
accordance with the license application duly filed
pursuant to Title 30, Delaware Code.



2026

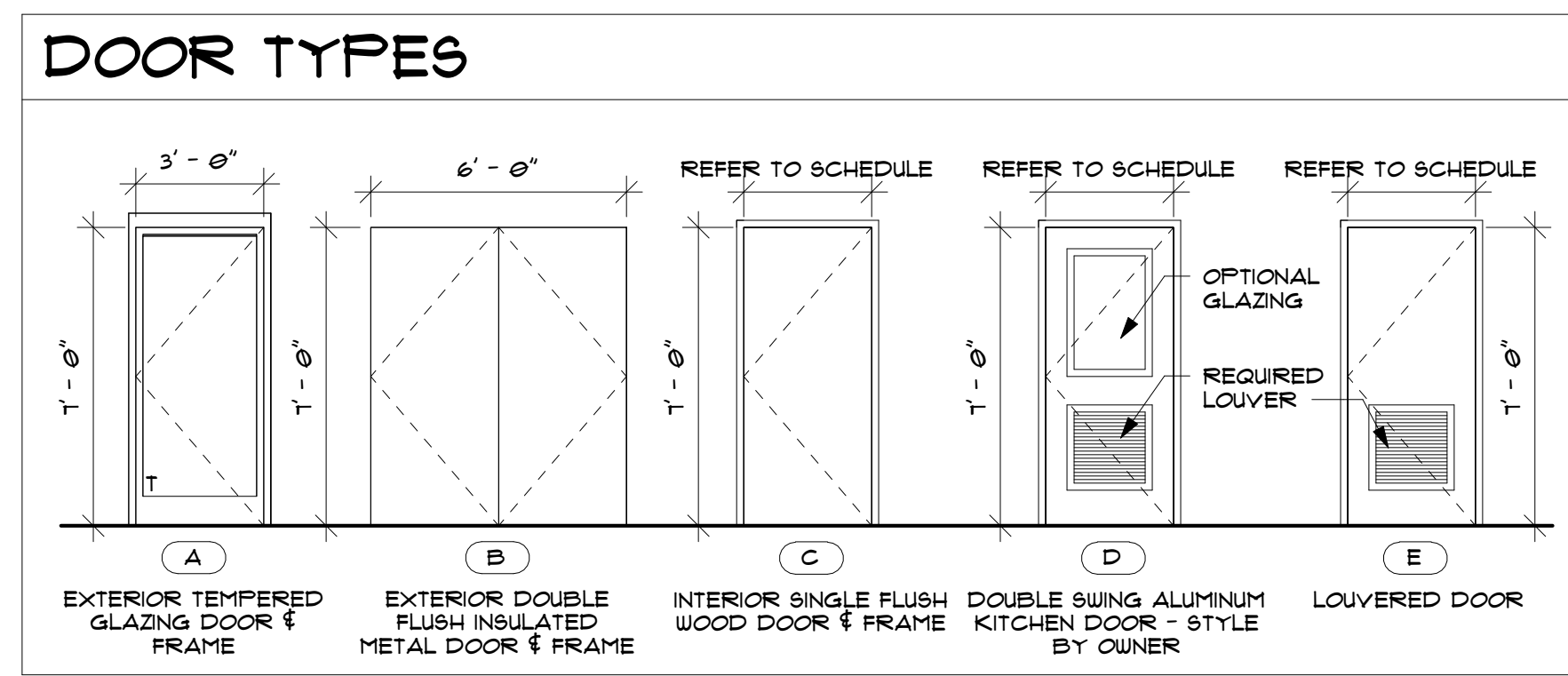
POST CONSPICUOUSLY - NOT TRANSFERABLE



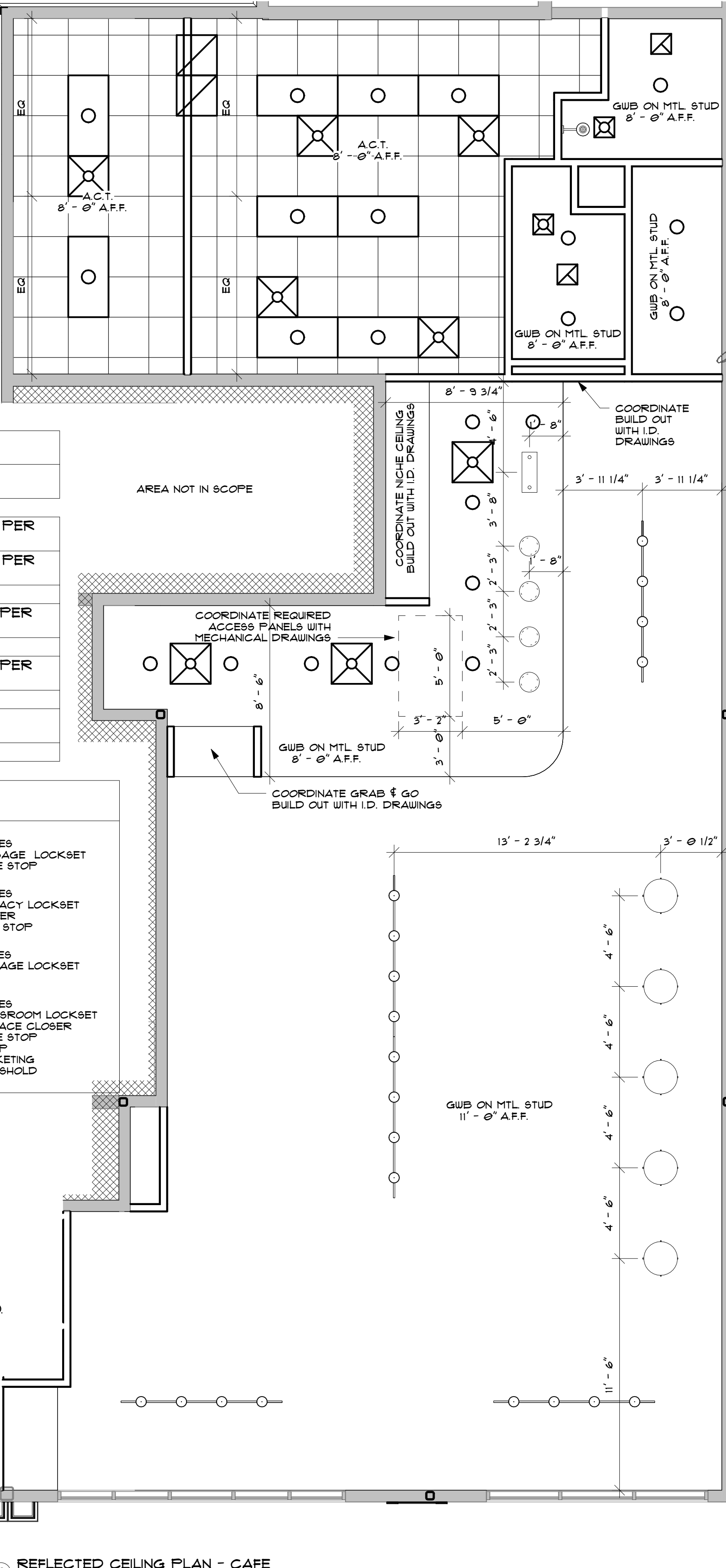
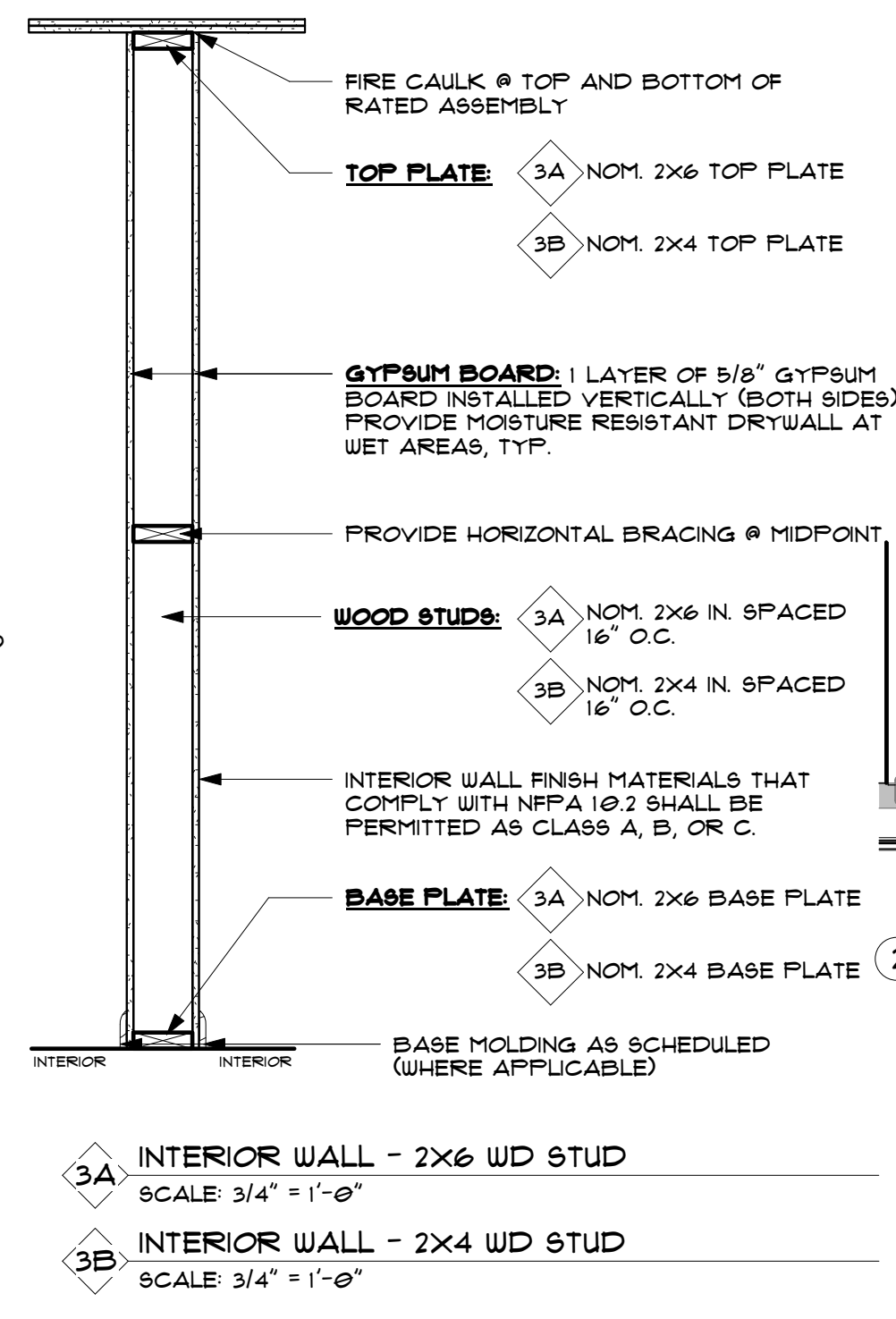
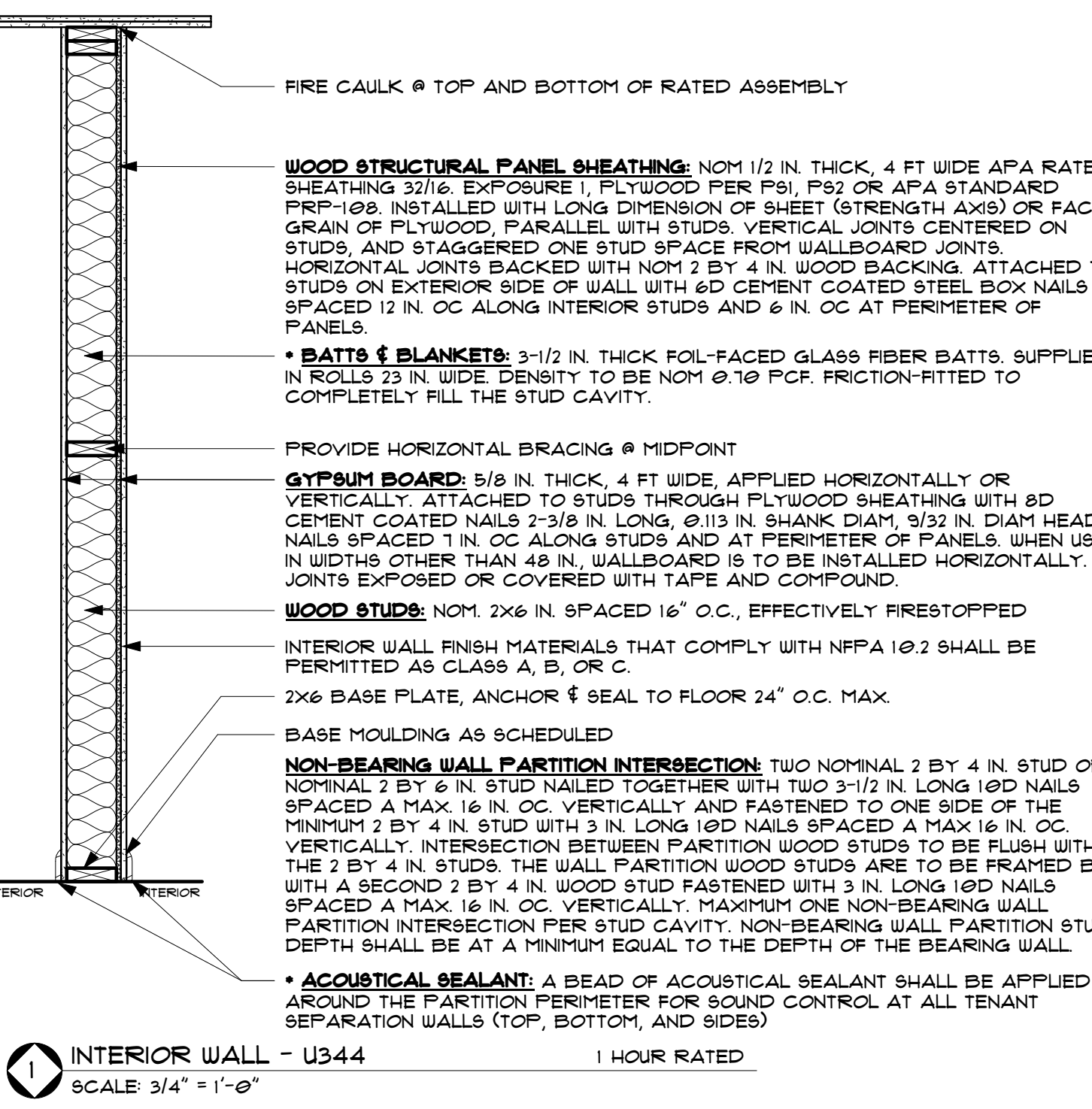


KITCHEN EQUIPMENT SCHEDULE			
TAG	ITEM	TAG	ITEM
2	ECO ST RAPID COOK OVEN	14	COFFEE GRINDER
3	REACH-IN FREEZER	15	COFFEE BREWER
4	REACH-IN REFRIGERATOR	16	GLASS DOOR MERCHANDISER REFRIGERATOR
5	THREE COMPARTMENT COMMERCIAL SINK	17	MILK - GLASS DOOR REFRIGERATOR
6	REFRIGERATED PREP TABLE	18	GRAB N GO - GLASS DOOR MERCHANDISER REFRIGERATOR
7	REFRIGERATED PREP TABLE	20	ESPRESSO MACHINE
8	COMMERCIAL WIDE CONVEYOR TOASTER	21	ROBUR S REGULAR ESPRESSO GRINDER
9	ELECTRIC CONVECTION OVEN	22	SUPER JOLLY V PRO COFFEE GRINDER
10	BLENDER	23	FUGAPRESS QI
11	BLENDER	24	REMINERALIZATION
12	WALL MOUNTED HAND SINK	25	FLOODSTOP KIT
13	ICE MACHINE		

DOOR SCHEDULE - CAFE											
MARK	TYPE MARK	WIDTH	HEIGHT	THICK NESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	HW SET
C01	D	3' - 0"	7' - 0"	1 3/4"	ALUMINUM	ANO	ALUMINUM	ANO	3/A101.2	4/A101.2	3
C02	E	3' - 0"	7' - 0"	1 3/4"	WOOD	PAINT	WOOD	PAINT	3/A101.2	4/A101.2	4
C03	---	3' - 0"	7' - 0"	1 3/4"	WOOD	PAINT	WOOD	PAINT	3/A101.2	4/A101.2	5
C04	C	3' - 0"	7' - 0"	1 3/4"	WOOD	PAINT	WOOD	PAINT	3/A101.2	4/A101.2	5
C05	C	2' - 0"	7' - 0"	1 3/4"	WOOD	PAINT	WOOD	PAINT	3/A101.2	4/A101.2	6
C06	C	3' - 0"	7' - 0"	1 3/4"	WOOD	PAINT	WOOD	PAINT	3/A101.2	4/A101.2	5
E-101	A	3' - 0"	7' - 0"	1 3/4"	ALUMINUM	ANO	ALUMINUM	ANO	EXISTING	EXISTING	1
E-103	B	6' - 0"	7' - 0"	1 3/4"	INSULATED METAL	PAINT	METAL	PAINT	EXISTING	EXISTING	2
E-104	C	3' - 0"	7' - 0"	1 3/4"	WOOD	PAINT	WOOD	PAINT	EXISTING	EXISTING	7



- ### HARDWARE
- 1 3 HINGES
1 ENTRANCE LOCKSET
1 SURFACE CLOSER
1 HINGE STOP
1 SWEEP
1 GASKETING
1 THRESHOLD
1 DOOR GUARD
1 WEATHERSTRIP
 - 2 3 HINGES
1 STOREFRONT LOCK
2 SURFACE CLOSER W/ COORDINATING DEVICE
2 SWEEP
2 GASKETING
1 THRESHOLD
1 WEATHERSTRIP
1 WALL STOP
 - 3 PIVOT HINGE PER MNFR
 - 4 3 HINGES
1 PASSAGE LOCKSET
1 HINGE STOP
 - 5 3 HINGES
1 PRIVACY LOCKSET
1 CLOSER
1 WALL STOP
 - 6 3 HINGES
1 STORAGE LOCKSET
 - 7 3 HINGES
1 CLASSROOM LOCKSET
1 SURFACE CLOSER
1 HINGE STOP
1 SWEEP
1 GASKETING
1 THRESHOLD



FISHER
ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

SEAL:

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A PROFESSIONAL ARCHITECT UNDER THE LAW.

LICENSE NO.: 85-0007610
EXPIRATION NO.: 01.31.2028

THE DOCUMENTS PREPARED BY FISHER
ARCHITECTURE, LLC ARE SOLELY FOR
THE PURPOSES OF THE SPECIFIED
PROJECT. THEY ARE NOT INTENDED OR
AUTHORIZED FOR USE ON ANY OTHER
PROJECT. FISHER ARCHITECTURE, LLC
MAKES NO REPRESENTATION AS TO
THEIR SUITABILITY FOR ANY OTHER USE.
ALL DOCUMENTS PREPARED BY FISHER
ARCHITECTURE, LLC ARE INSTRUMENTS
OF PROFESSIONAL SERVICE. IN WITNESS
OF THE FACT, THESE DOCUMENTS
ARE, AND SHALL REMAIN, THE PROPERTY
OF FISHER ARCHITECTURE, LLC.

THE STOKE - CAFE
1601 COASTAL HIGHWAY, SUITE 104
DEWEY BEACH, DELAWARE 19971

SHEET INFO:
FIRST FLOOR PLAN - CAFE

2	2026.03.25	PM Response
1	2026.02.04	Permit Submission
REV	REV DATE	DESCRIPTION
DATE:	2025.12.14	
PROJECT NO.	2025147	
SCALE:	As indicated	
PREP MOD:	HL MORRISON	
DRAWN BY:	Author	
SHEET NUMBER:		

A-101.2

Conditional Use Application

Final Audit Report

2026-07-27

Created:	2026-07-27
By:	Town Hall (townhall@townofdeweybeach.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABi9cuw5anoDIKRWRRIML0wIFpaEFyaWx

"Conditional Use Application" History

-  Web Form created by Town Hall (townhall@townofdeweybeach.com)
2023-02-07 - 4:47:22 AM GMT
-  Molly Wagner (thestokeyoc@gmail.com) uploaded the following supporting documents:
 -  File Attachment 1
 -  File Attachment 22026-07-27 - 7:49:14 PM GMT
-  Web Form filled in by Molly Wagner (thestokeyoc@gmail.com)
2026-07-27 - 7:49:14 PM GMT
-  Document paid by Molly Wagner (thestokeyoc@gmail.com) at 7/27/26, 7:49 PM UTC, transactionId: m6wvmc1a
2026-07-27 - 7:49:21 PM GMT
-  Email verification link emailed to Molly Wagner (thestokeyoc@gmail.com)
2026-07-27 - 7:49:22 PM GMT
-  Email viewed by Molly Wagner (thestokeyoc@gmail.com)
2026-07-27 - 7:49:42 PM GMT
-  E-signature verified by Molly Wagner (thestokeyoc@gmail.com)
2026-07-27 - 7:49:47 PM GMT
-  Document emailed to townclerk@townofdeweybeach.com for signature
2026-07-27 - 7:49:49 PM GMT
-  Email viewed by townclerk@townofdeweybeach.com
2026-07-27 - 7:50:07 PM GMT
-  Signer townclerk@townofdeweybeach.com entered name at signing as Kate Banaszak
2026-07-27 - 7:55:51 PM GMT



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Acrobat Sign



Document e-signed by Kate Banaszak (townclerk@townofdeweybeach.com)

Signature Date: 2026-07-27 - 7:55:53 PM GMT - Time Source: server - Signature Appearance Selected: TYPE



Agreement completed.

2026-07-27 - 7:55:53 PM GMT



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