Signed Submission Record

Board of Adjustment Application
Submitted: 08/18/2026 2:50 PM
Submission ID: 299627
Submitted From IP: 73.128.141.176

Requestor Full Name	Christopher J Avsec
Date of Request	08/03/2026
Mailing Address (City, State, Zip)	107 St. Louis Street, Dewey Beach DE. 19971
Phone	302-841-3138
Email	[redacted]
Dewey Beach Address	107 St. Louis Street, Dewey Beach DE. 19971
Property Map-Parcel-Unit	3-34-20.14-92.00
Zoning District of Property	NR
Requestor's Interest in Property	Owner
Type of Request	
Municipal Code Reference	Variance
Provide Details of Your Request	To request a variance for a non conforming lot with a with a unique size and shape. We are requesting a 12' front setback for a side yard abutting a street which would resemble an existing corner lot setback in the same district. Also requesting a 10' side setback to to the north, resembles unique lots of the same difficulties in this same district. This is a modification to the application accepted by Kate Banaszak on 8/11/2026.
Attach Plot Plan	AVSEC St. Louis Street corner site plan.08.10.26.pdf
Attach Supporting Document 1	107 St Louis St corner lot with driveway.pdf
Attach Supporting Document 2	No File Uploaded

Signature

I hereby affirm that the information provided in this application, and in all supporting documents submitted with it, is true, complete, and correct to the best of my knowledge. I further affirm that I have included all required application materials and understand that incomplete applications may delay the review process and the scheduling of a public hearing. I understand that acceptance of this application for processing does not constitute approval of the requested relief or any determination by the Board of Adjustment regarding the merits of this application. I further acknowledge that, if deemed complete, a public hearing will be scheduled no sooner than thirty (30) days after the Town's receipt of this application.

Signed by: Christopher J Avsec

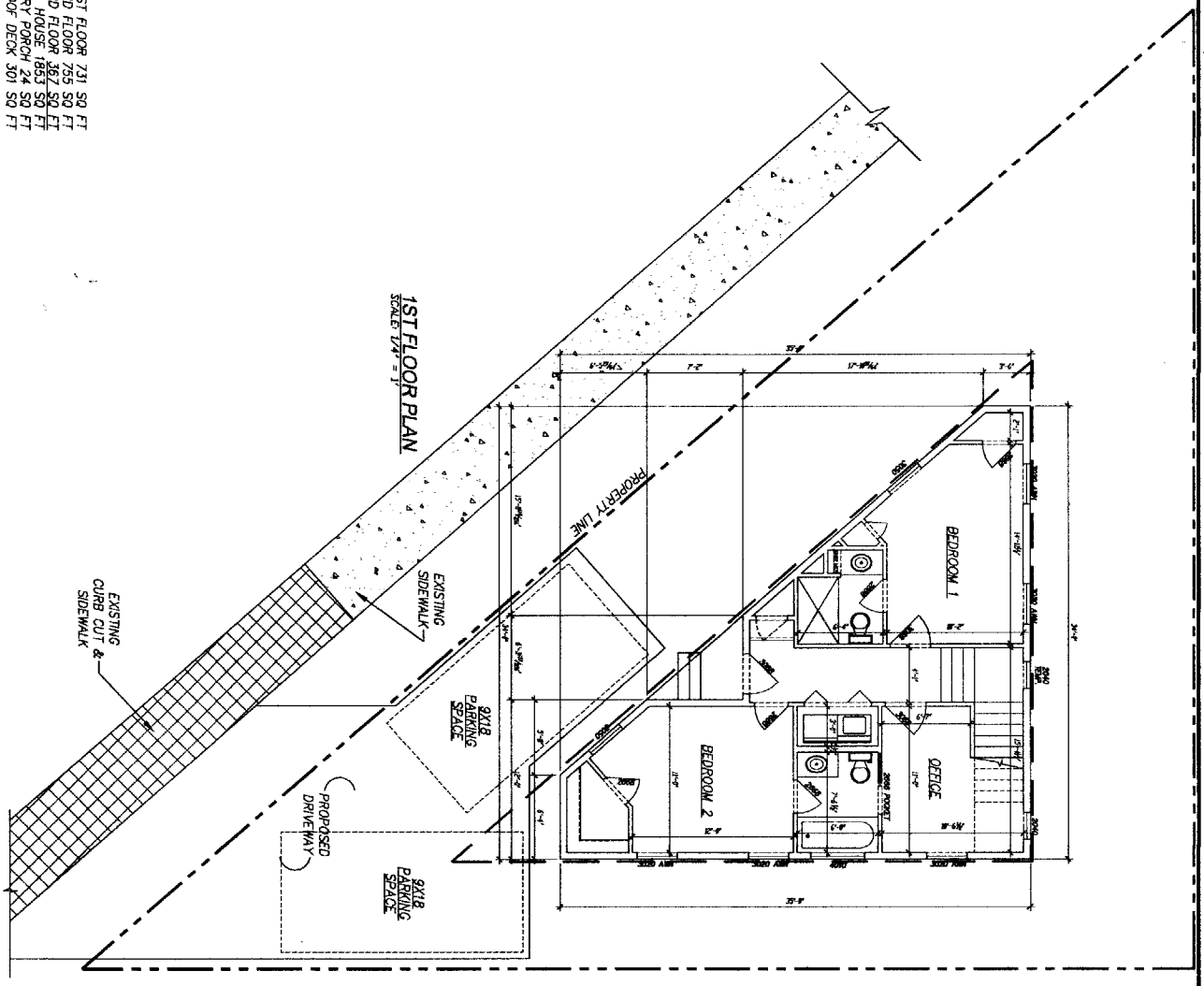


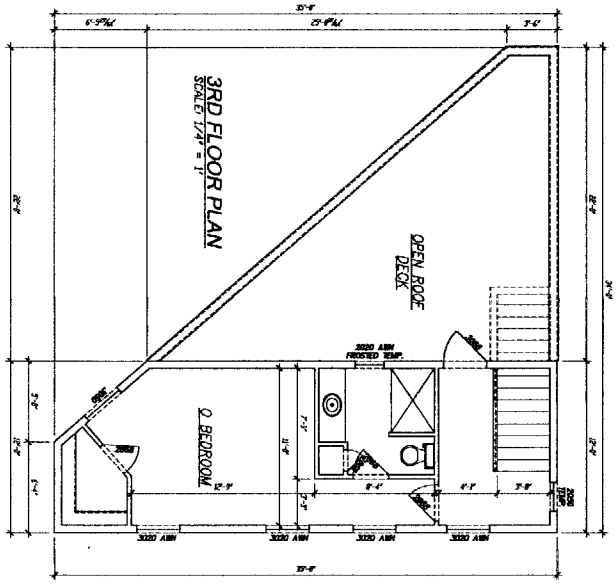
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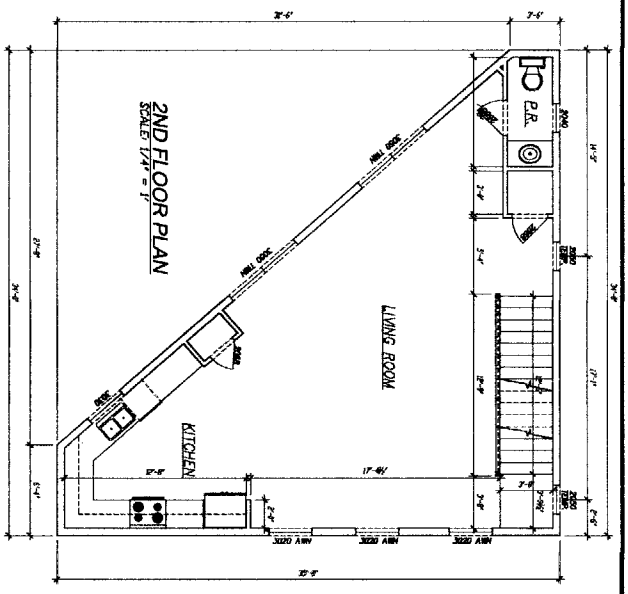
	0.0	
Total Due Today	0.00	*Paid $1,000 fee 08-11-2026 via AdobeSign form, KLB*

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1ST FLOOR 731 SQ FT
2ND FLOOR 755 SQ FT
3RD FLOOR 367 SQ FT
TOTAL HOUSE 1853 SQ FT
ENTRY PORCH 24 SQ FT
ROOF DECK 301 SQ FT







A1	SHEET NO.
12-8-15	DATE

AVSEC RESIDENCE

DEWEY BEACH DELAWARE

FLOOR PLANS

Design Delmarva
architecture
1304 SAVANNAH RD
LEWES, DE 19958
p.302.644.8884
info@designdelmarva.com
4252 MANOR DR
MARSHAL, VA 20115
p.540.364.8399
sewels@aol.com

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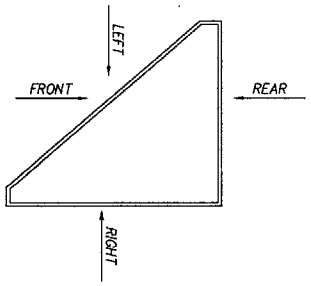
ISSUED FOR REVIEW
8-18-26

DATE	REVISIONS REMARKS
-	-

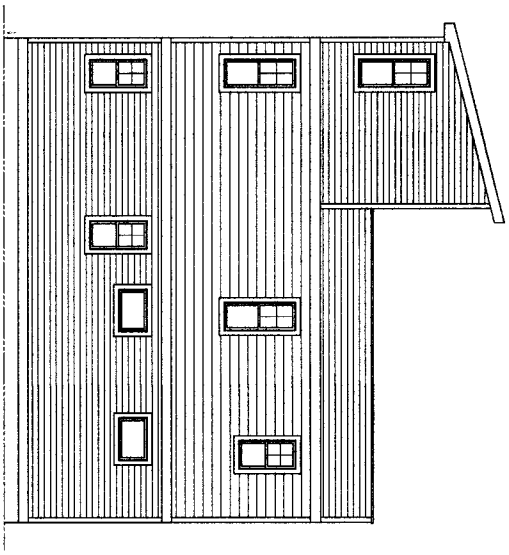
SEAL

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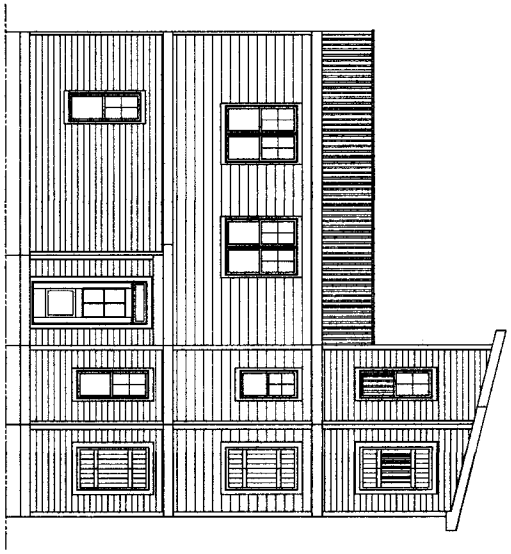
ELEVATION KEY



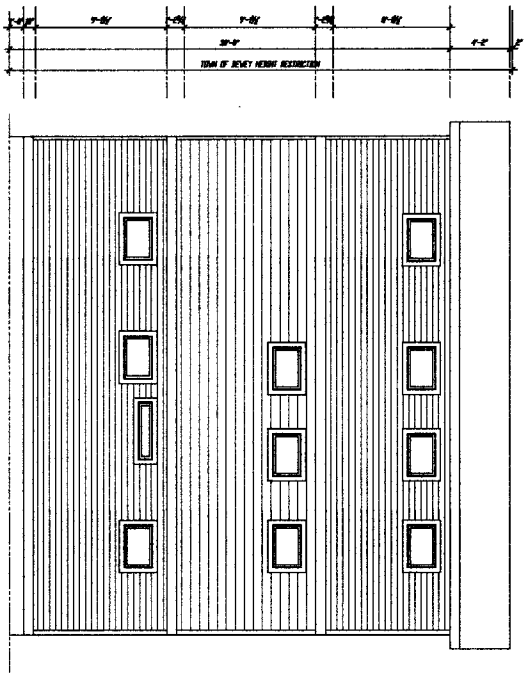
REAR ELEVATION
SCALE: 1/4" = 1'



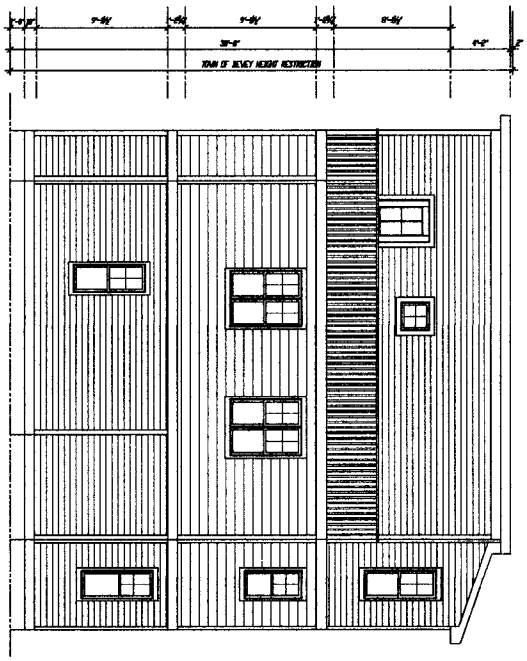
FRONT ELEVATION
SCALE: 1/4" = 1'



R. SIDE ELEVATION
SCALE: 1/4" = 1'



L. SIDE ELEVATION
SCALE: 1/4" = 1'



A2	SHEET NO.
12-8-15	DATE

AVSEC RESIDENCE

DEWEY BEACH DELAWARE

ELEVATIONS

Design Delmarva
architecture
1304 SAVANNAH RD
LEWES, DE 19958
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info@designdelmarva.com
4252 MANOR DR
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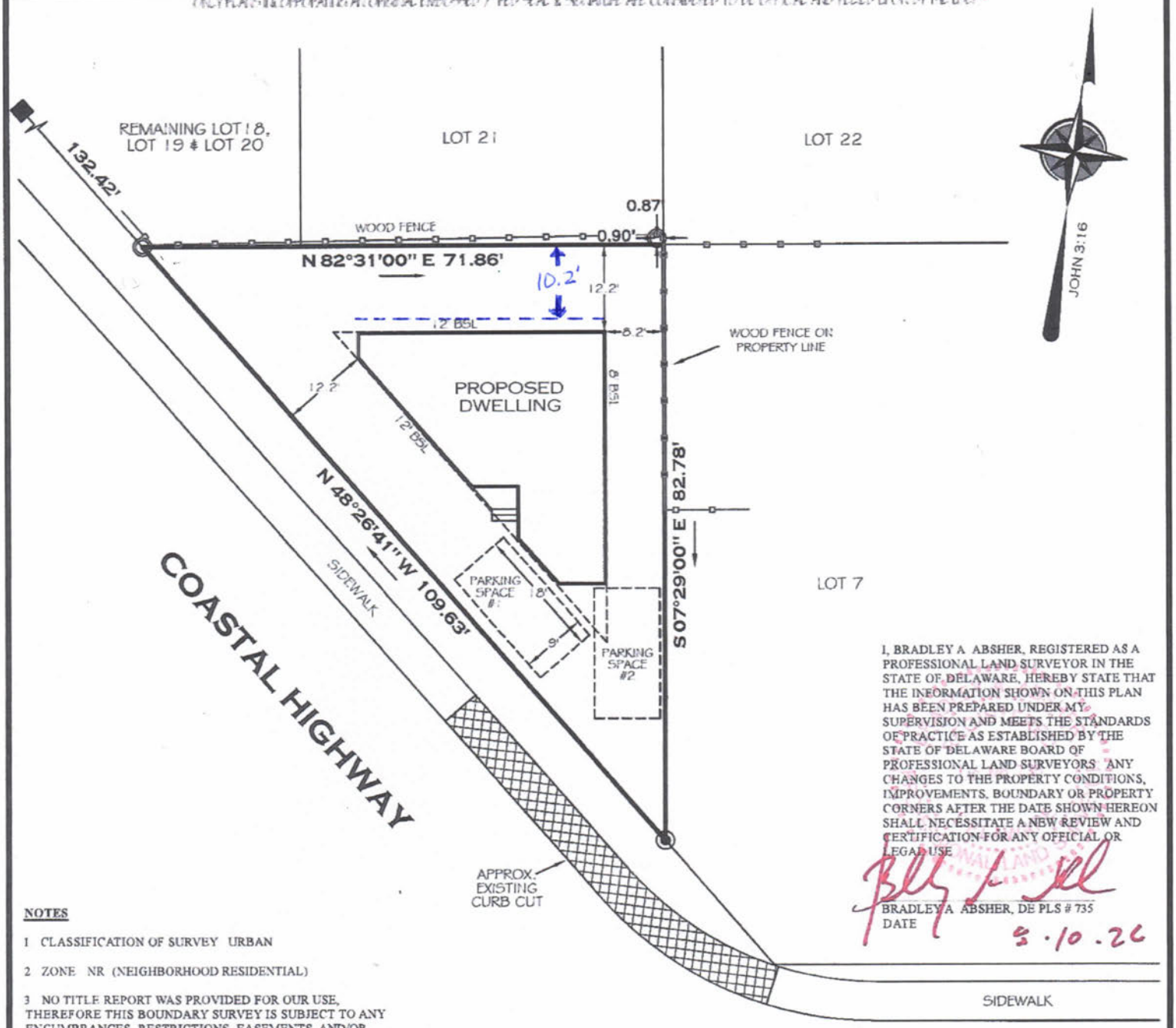
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ISSUED FOR REVIEW
8-18-26

DATE	REVISIONS REMARKS

SEAL

ONLY PLANS INCORPORATING AN OFFICIAL EMBOSSED / RED SEAL & SIGNATURE ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER



I, BRADLEY A ABSHER, 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.

BRADLEY A ABSHER, DE PLS # 735
DATE 8.10.26

NOTES

1 CLASSIFICATION OF SURVEY URBAN

2 ZONE NR (NEIGHBORHOOD RESIDENTIAL)

3 NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH

LEGEND
IRON PIPE FOUND
IRON ROD W/ CAP SET
CONCRETE MONUMENT FOUND

ST. LOUIS STREET

TAX MAP	3-34 - 20.14 - 92.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	LEWES & REHOBOTH
TOWN	DEWEY BEACH
AREA	2,975 ± SQ. FT.
DEED REF.	5897 / 240
PLAT REF.	260 / 600
DRAWN BY	CJP / MCS
DATE	08 / 10 / 2026
SCALE	1" = 20'
SURVEY #	DE - 07027

CONCEPT PLAN

REMAINING PORTION OF LOTS 8 & 9
REHOBOTH BY THE SEA REALTY COMPANY

FOR
CHRISTOPHER J. & KATHLEEN M. AVSEC

COASTAL HIGHWAY, DEWEY BEACH, DE 19971

TRUE NORTH
LAND SURVEYING
35322 BAYARD ROAD
FRANKFORD, DE 19945
302-539-2488