

Board of Adjustment
229 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach
Telephone 302-227-6181
www.rehobothbeachde.gov

BOARD OF ADJUSTMENT
Regular Meeting
City Hall Commissioners Room, 2nd Floor
Monday, April 27, 2026; 1:30 p.m.

AGENDA

	Page
1. Call to Order	
2. Roll Call	
3. Verification of Meeting & Public Notice - A. Womack	
4. Correspondence	
Email received April 20, 2026 from Rob Blanc, Delaware Avenue re in opposition to granting the zoning exception	3
5. Approval of Minutes	
Regular Meeting held on March 23, 2026	
6. Approval of Notice of Decision	
7. Old Business	
8. New Business	
A. Case No. 0326-02. REQUEST FOR VARIANCE to City Code §270, Article II - Use Regulations, to permit the operation of an indoor escape room and entertainment venue. The property is located in the C-3 Secondary Commercial District and more specifically identified as Sussex County Tax Map Parcel No. 334-14.17-500.00. The address of the property is 50 Wilmington Avenue, Units A/B. The Variance is being requested by Shaun Bauer and Sharusan Uthayakumar of Captive Industries Inc., applicant and lessee of the property.	4 - 31
Public Notice	
Building Inspector Report - 17 Apr 2026	
Application - 27 Mar 2026	
Supplemental Document to Application - 27 Mar 2026	
Office of State Fire Marshal Report - 02 Jun 2025	
Photographs	
Drawing	
9. Other Business	
10. Adjournment	

AGENDA ITEMS MAY BE CONSIDERED OUT OF SEQUENCE

[Time may not allow for the consideration of all agenda items.]

*For additional information or special accommodations, please call (302) 227-6181 (TDD Accessible) 24-hours prior to the meeting.

The public will be provided the opportunity to make comments regarding Public Hearings, Old Business, New Business and Other Business. Comments are limited to three minutes or at the discretion of the chair, one time per topic. Speakers are to state their name and address or relationship to the city.

Comments on non-agenda topics will be heard under "Citizen Comment" with the same speaker requirements and time limits.

amw: 04/20/26; posted 04/20/26

Ann Womack

From: Rob B <blanc.bob@gmail.com>
Sent: Monday, April 20, 2026 2:25 PM
To: Ann Womack
Subject: Public Hearing on April 27 regarding zoning acception for 50 Wilmington Ave.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Womack,

I live on Delaware Avenue and am strongly opposed to granting a zoning exception for the proposed entertainment venue. It will create significant traffic, noise and parking problems that we do not need. How can I state my opposition being unable to attend the meeting in person on April 27th?

Thanks for your help.

Rob Blanc

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PUBLIC NOTICE

The Board of Adjustment for the City of Rehoboth Beach will hold a public hearing on Monday, April 27, 2026 at 1:30 p.m. in the Commissioners Room on the second floor of City Hall, 229 Rehoboth Avenue, Rehoboth Beach, DE upon the matter of:

REQUEST FOR VARIANCE to City Code §270, Article II - Use Regulations, to permit the operation of an indoor escape room and entertainment venue. The property is located in the C-3 Secondary Commercial District and more specifically identified as Sussex County Tax Map Parcel No. 334-14.17-500.00. The address of the property is 50 Wilmington Avenue, Units A/B. The Variance is being requested by Shaun Bauer and Sharusan Uthayakumar of Captive Industries Inc., applicant and lessee of the property.

All persons are hereby notified to be present to attend the determination of such hearing by said Board.

Such hearing may be adjourned from time to time by said Board without further notice.

For additional information or special accommodations, please call (302) 227-6181 (TDD Accessible) ten (10) days prior to the meeting.

Issued this 1st day of April 2026 pursuant to the rules heretofore adopted by the Board of Adjustment of the City of Rehoboth Beach.

Barry Brandt
Chair, Board of Adjustment

amw: 04/01/26; posted 04/01/26

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**Building Inspector's Report
April 17, 2026**

Case No.: 0326-02

Location: 50 Wilmington Avenue, Units A/B

Applicant: Sharusan Uthayakumar & Shaun Bauer on behalf of Captive Industries Inc.
112 Parkside Cricle
Ocean Pines, Maryland 21811

Owner: Wilmington Avenue Associates LP
1601 Connecticut Avenue NW S
Washington DC, 20009

Subject: Application seeks relief from **§270-15, Article II, Use Regulations**, to permit the operation of an indoor escape room and entertainment venue in the C-3 Secondary Commercial District at 50 Wilmington Avenue, Units A/B.

Nature of Request:

The applicant seeks variance relief to permit the operation of an indoor escape room and entertainment venue within Units A/B at 50 Wilmington Avenue, Rehoboth Beach, Delaware. The subject property is identified in the public notice as Sussex County Tax Map Parcel Nos. 334-14.17-500.00-A and 334-14.17-500.00-B and is located in the C-3 Secondary Commercial District. The property is owned by Wilmington Avenue Associates LP.

The application materials describe the proposed use as a family-oriented, reservation-based indoor escape room business with operating hours from 10:00 a.m. to 10:00 p.m., seven days per week, with bookings primarily made online and customers arriving at predetermined times. The applicant states that the proposed use will not involve loud or obtrusive mechanical devices. The applicant further requests that any relief granted be tied to the particular lease and business operation of Captive Industries Inc. rather than to the property itself.

Application Background Information:

The current application concerns 50 Wilmington Avenue, Units A/B. The historical property file reviewed contains records for Wilmington Avenue tenant spaces within the same building, including records identified as 50-A Wilmington Avenue and related storefront records.

- **1991–1992** – Property file reflects food service and restaurant uses at this location. A 1992 Building Inspector's Report confirms the C-3 Secondary Commercial District zoning classification and

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documents restaurant use as the operative use category at that time. Building Permit No. 00542 documents a subsequent tenant fit-out for Subway Rehoboth 2, a food service use, at 50-A Wilmington Avenue.

- **2007–2008** – Building Permit No. 7987 documents installation of a sign for Gallery 50 / Gallery Fifty, an art gallery, replacing Subway at 50 Wilmington Avenue. Use zone is recorded as C-3.

Based on the permit records reviewed, the most recent documented tenant use in the City’s file is Gallery 50, an art gallery operating as a permitted retail use under §270-15D(3)(a). The file reviewed does not contain any prior approval for an indoor amusement, entertainment, or escape room use for the subject units.

Fisher Architecture LLC submitted building permit application drawings for the subject premises dated February 5, 2026. During staff review of the permit application materials, the proposed use was identified as requiring variance relief prior to permit issuance. The present variance application was filed on March 27, 2026.

Variance Requested

The applicant requests a variance from Article II, Use Regulations, of Chapter 270 (Zoning) of the Code of the City of Rehoboth Beach to permit the operation of an indoor escape room and entertainment venue at 50 Wilmington Avenue, Units A/B, in the C-3 Secondary Commercial District.

Governing Code – §270-15, C-3 District

Section §270-15 governs use of land and structures in the C-3 Secondary Commercial District. Section 270-15B provides: “In the C-3 District no structure or land shall be used or occupied and no structure or part thereof shall be erected, moved or altered, except as herein specified or as provided in Article VI.”

The uses permitted as a matter of right in the C-3 District are set forth in §270-15C and §270-15D. Section 270-15C permits, among other uses, any use permitted in the R-2 District; mid-rise apartments; tourist, rooming house or boardinghouse; hotels, motels or inns; fire stations; and public or private automobile parking lots. Section 270-15D permits, where the structure is limited to 10,000 square feet of gross floor area: retail stores including gift, art and antique shops; restaurants or caterers or dinner theaters; telephone central office; electric/gas utility buildings; laboratories; printing establishments; hand laundry and dry cleaning; professional offices and studios; offices, banks and other financial institutions; private clubs or lodges; food establishments where alcoholic beverages are not served; and self-service laundries.

The uses permitted by special exception in the C-3 District under §270-15E are: (1) public or private school; and (2) church or other place of worship, parish house, or Sunday school building.

The proposed use, an indoor escape room and entertainment venue, does not appear in the matter-of-right use lists at §270-15C or §270-15D, and it is not among the uses identified for special exception review under §270-15E. The present application has therefore been filed as a request for variance relief.

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Comparative District Framework

The City's three commercial zoning districts treat entertainment and amusement uses differently. The Board may find the following comparison useful context in evaluating the application.

Section 270-13C(3), governing the C-1 Central Commercial District, permits as a matter of right, among other uses: "Theaters and halls for the entertainment of guests"; "Billiard, pool or bowling establishments and miniature golf courses"; "Commercial tennis courts"; and "Gymnasium or health club." The C-1 District is not restricted as to floor space size.

Section 270-14, governing the C-2 Commercial-Amusement District, is expressly designed, per §270-14A, to include "those commercial areas on or adjacent to the Boardwalk wherein enclosed places of amusement are one of the uses permitted." Section 270-14C(3)(p) lists "Enclosed places of amusement" as a permitted use as a matter of right.

The C-3 District use list does not include the entertainment and amusement-type categories identified in §270-13 and §270-14. Based on the application materials, the proposed escape room use appears most analogous to the entertainment and amusement-related use categories expressly recognized elsewhere in Chapter 270. Whether the proposed use falls within the category of "enclosed places of amusement" as that term is used in the code, or within another amusement or entertainment category, and the significance of that classification to the variance analysis, are matters within the Board's determination.

Applicant's Submission

The applicant states, in the application letter submitted by Shaun Bauer, COO/Founder of Captive Industries Inc. and received by the Office of the City Secretary on March 27, 2026, that the applicant seeks to open a family-friendly escape room experience in the boardwalk area of Rehoboth Beach; that the applicant has been operating escape room venues in Ocean City, Myrtle Beach, and Fenwick Island; that the proposed use does not contain loud or obtrusive mechanical devices; and that the business model is well-suited to complement existing restaurant and entertainment uses in the area. The application also states that the applicant has building approval and fire marshal approval already.

Regarding the referenced building and fire marshal approvals, the application package includes a State Fire Marshal Fire Protection Plan Review approval document (Plan Review No. 2025-04-220721-REN-03, dated June 2, 2025), reflecting approval for a Captive Escape Rooms tenant renovation at 1500 Coastal Highway, Sunshine Plaza Building, Fenwick Island, Delaware. That document pertains to the applicant's Fenwick Island location and does not constitute plan review approval for the Rehoboth Beach premises at 50 Wilmington Avenue.

Lease-Tied Relief – Structural Issue for the Board

The applicant expressly requests that any relief be tied to the particular lease and business operation of Captive Industries Inc. rather than to the property itself. The application letter states: "We are requesting that

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the variance be tied to the particular lease and business of a Captive escape room venue and not long term to the property itself.”

The Board has previously addressed the intersection of lease arrangements and variance conditions in connection with the Celebration Mall property at 20 Baltimore Avenue. In Case No. 0513-05 (July 22, 2013), the Board granted a parking-related variance subject to documented legal instruments preserving the required parking arrangement between separate but related ownership entities, with those instruments subject to review by the City Solicitor and Board counsel. In Case No. 0215-01 (March 23, 2015), the applicant’s representative testified that the required parking spaces would run with the lease. The Board did not accept lease-running standing alone as sufficient. The variance was granted subject to the condition that the parking lot owner and the principal use remain under common ownership.

Both prior Board actions involved parking-related variances rather than a use variance, and the ownership structures in those matters differ from the request presented here. They are noted as prior Board actions in which this intersection was raised and addressed. Whether relief may be granted in this matter on a lease-specific or business-specific basis, and if so under what conditions, remains a structural question for the Board’s consideration and may warrant guidance from Board counsel and, if appropriate, from the City Solicitor.

Comprehensive Development Plan

The 2020 Rehoboth Beach Comprehensive Development Plan (CDP) carries the force of law. Pursuant to 22 Del. C. §702(c) and (d), the CDP “shall be the basis for the development of zoning regulations” and “no development shall be permitted except as consistent with the plan.” The Board should therefore consider whether the requested relief may be granted consistently with the Plan’s applicable visions, goals, and action items.

Relevant CDP provisions include the Plan’s vision for the downtown business district as a balanced mix of year-round and seasonal businesses with a residential scale, distinctive architectural design, and pedestrian-oriented character. The Plan also identifies continuation of the City’s favorable local business climate as a key area, and includes economic development goals supporting creative redevelopment and a variety of commercial and service establishments within the City’s commercial districts. Chapter 4, Goal 3 directs the City to identify opportunities for appropriate redevelopment and repurposing of commercial structures and land uses to achieve consistency with the City’s existing scale, architectural design, pedestrian-oriented character, and compatibility with nearby residential neighborhoods.

The Plan also emphasizes that future development and redevelopment should remain compatible with the City’s existing commercial districts and residential neighborhoods, particularly with respect to small-town character, scale, and pedestrian orientation. Chapter 4, Action Item (e) directs that the City’s land use plan and Zoning Code be drawn to avoid adverse impacts of commercial development upon residential neighborhoods. Chapter 4, Goal 1 directs the City to ensure consistency between the zoning map, future land uses, and the overall land use planning goals of the CDP.

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This report does not make an independent determination on Comprehensive Development Plan consistency. The significance of these CDP provisions, and whether the requested variance relief may be granted consistently with the Plan, are matters for the Board's determination.

Conclusion:

The subject property is located at 50 Wilmington Avenue, Units A/B, in the C-3 Secondary Commercial District. The most recent documented tenant use in the City's permit file is Gallery 50, an art gallery operating as a permitted retail use. The file does not reflect prior approval for an amusement, entertainment, or escape room use at the subject units.

The application has been filed as a request for variance relief under §270-74(C). The proposed use does not appear in the matter-of-right use lists at §270-15C or §270-15D and is not among the uses identified for special exception review under §270-15E. Based on the application materials, the proposed use appears most analogous to entertainment and amusement-related use categories expressly recognized in the C-1 and C-2 Districts, but not included in the C-3 District use structure.

The application materials describe the proposed business concept, operating characteristics, and the applicant's stated basis for request. The record reviewed does not include additional materials independently documenting any exceptional physical condition, unusual site circumstance, or other property-specific condition beyond the applicant's submission. The application package also references fire marshal and building approvals at the applicant's Fenwick Island location; those approvals pertain to a separate property and do not constitute approvals for 50 Wilmington Avenue.

The applicant further requests that any relief be tied to the particular lease and business operation rather than to the property itself. The Board has previously addressed lease- and ownership-related variance conditions in the Celebration Mall matters, although those cases involved parking variances, not a use variance. Whether relief may be granted in this matter on a lease-specific or business-specific basis, and if so under what conditions, remains a structural question for the Board's consideration and may warrant guidance from Board counsel and, if appropriate, the City Solicitor.

The Board must determine whether the application establishes the basis for a use variance under §270-74(C), whether the proposed use classification affects the scope of relief, whether the requested relief is the minimum necessary, and whether any relief may lawfully be conditioned on a lease-specific or business-specific basis.

**THE BOARD OF ADJUSTMENT OF
THE CITY OF REHOBOTH BEACH
Application for Variance/Special Exception or
Appeal of a Decision of the Building Inspector**

The undersigned hereby gives notice of:

- Request for a Variance
- Appeal of a Decision of the Building Inspector
- Request for a Special Exception

R E C E I V E D
MAR 27 2023

The following is an application made to Board of Adjustment of the City of Rehoboth Beach on the 27 day of March, 2023.

Location of affected property: 50 Wilmington Ave. Unit A/B

Applicant's Name: Captive Industries (Shawn Bauer)

Mailing Address: 112 Parkside Circle Ocean Pines
Maryland 21811

Telephone Numbers: 813-481-0635 (Home) _____ (Office) 667-227-9451 (Cell)

Representative's Name: Sharusan Uthayakumar

Mailing Address: 112 Parkside Circle Ocean Pines
MD. 21811

Telephone Numbers: _____ (Home) _____ (Office) 647-785-7710 (Cell)

Further information describing the affected property: We are hoping to open Rehoboth Beach's first family friendly escape room in the boardwalk area and are requesting a zoning variance to do so.

If this is a Request for Variance or Special Exception please provide details and attach documentation:

We are seeking a temporary variance tied to the business of an escape room for the length of the lease. We have building and fire approval already.

If this is an Appeal of the Decision of the Building Inspector please summarize the decision or determination and attach documentation:

If a **previous** Application for a Variance or Special Exception or an Appeal of the Decision of the Building Inspector on these premises has been made to the Board of Adjustment, please provide details:

Rehoboth
Beach DE

It is required that you state the grounds for hardship upon which the **Appeal of a Decision of the Building Inspector** or request for a **Special Exception** is being made. If you are requesting a **Variance**, please state the hardship. See (3)(a) below for reasons for granting a **Variance** or a **favorable Decision of Appeal of a finding of the Building Inspector**.



PAID

ck 1003 \$1,000.00 ~~AMOUNT~~ 3/27/26
Date: 3/27/26
Fee Paid: \$1,000.00
Shawn Bawer
Appellant/Applicant

SWORN AND SUBSCRIBED before me this 27TH day of MARCH, A.D. 20 2026



Ann M. Womack
Notary Public

INSTRUCTIONS

(1) Should a ~~Variance/Special Exception~~ be granted, see the following:

Section 270-77. Expiration of special exceptions and variances. Unless otherwise specified by the Board of Adjustment, a special exception or variance shall expire if the applicant fails to obtain a building permit or fails to change the use, as the case may be, within six months from the date of authorization thereof. The Board of Adjustment may grant one extension of this time period for up to three months based on good cause.

- (2) This form and all supportive documentation must be prepared and delivered to the Office of the Building Inspector, along with a \$1,000 fee, on or before thirty (30) days prior to the date of the public hearing. (This form and \$1,000 fee should be submitted within thirty (30) days from the date of the Building Inspectors action in the case of an appeal from that decision.)
- (3) The following are provided as guidelines when filing an Application for Variance/Special Exception or an Appeal of a Decision of the Building Inspector:
 - (a) State the grounds upon which the appeal is being made. Pursuant to **Section 270-74(C)** of the Code of the City of Rehoboth Beach, "To authorize, in specific cases, such variance from any zoning ordinance, code or regulation that will not be contrary to the public interest, where, owing to special conditions or exceptional situations, a literal interpretation of any zoning ordinances, code or regulation will result in unnecessary hardship or exceptional practical difficulties to the owner of property so that the spirit of the ordinance, code or regulation shall be observed and substantial justice done, provided that such relief may be granted without substantially impairing the intent and purpose of any zoning ordinance, code, regulation or map.
 - (b) Provide a clear and accurate description of the proposed work or use.
 - (c) The application for variance or appeal **MUST** be accompanied by a dimensional drawing of the property prepared by a licensed surveyor with all proposed changes, stating the distance from all adjacent properties, the city block on which the lot or property faces, the distance of all buildings on the property from all adjacent properties, the dimension of such lot or property and location of proposed construction, alteration or building with reference to the boundary lines. **The Applicant must send our office ten copies for distribution.**
 - (d) Applicants are urged to submit with their variance and/or special exception applications color photographs of at least 3" x 5" in size (6 copies each) depicting the following
 - (i) The subject areas and existing structures where the relief or special exception from the zoning code is sought; and
 - (ii) A view of the subject parcel taken from across the street that also depicts the immediately adjoining parcels or relevant portions thereof.

Adopted: 25 Sept. 2006, Amended: 17 Oct 2022



43 Elm Street - Suite 200
Toronto - M5G 1H1
[647] 345-4263
info@captiverooms.com

To Whom It May Concern,

RECEIVED
MAR 27 2026

Office of City Secretary

We are seeking a zoning variance at 50 Wilmington Ave. Units(Units A/B),Rehoboth Beach. We are hoping to bring a family friendly escape room experience to the boardwalk area of Rehoboth Beach. We are requesting that the variance be tied to the particular lease and business of a Captive escape room venue and not long term to the property itself.

Captive Escape Rooms are an incredibly fun and safe experience for people of all ages but they are custom made for families to enjoy together. We have been operating venues in Ocean City and Myrtle Beach for almost a decade and recently opened a location in Fenwick Island. We are incredibly excited at the prospect of being able to bring our unique experience to Rehoboth Beach.

We feel as if we would be an incredible addition to the multitude of entertainment and restaurant options in the boardwalk area. There are very few experiences in today's day and age where families and friends can put their phones away and just "Play" for an hour. Especially on rainy or cloudy days. We feel as if our concept fits in extremely well with the sophisticated yet fun vibe of Rehoboth Beach and our mission as it is in every city where we are fortunate enough to operate,would be to bring as much value to the community as possible. The model works in perfect cohesion with restaurants and the many food options in the area.

The Captive experience does not contain any loud or obtrusive mechanical devices of any kind. 90% of our bookings are done online and groups arrive at a pre determined time.Our operating hours would be from 10AM-10PM seven days a week,and we would be open all season(Possibly with reduced hours in the off season).

Shaun Bauer | COO/ Founder | shaun@captiverooms.com



43 Elm Street - Suite 200
Toronto - M5G 1H1
[647] 345-4263
info@captiverooms.com

We know and appreciate how difficult a task you have in balancing the integrity of your community with the hard prospect of improving your visitors' experience in addition to promoting local businesses and helping them flourish. We would work with you in any way required to assist you in accomplishing this task

Thank you for you time and consideration

Sincerely,

Shaun Bauer 813-481-0635

Shaun Bauer | COO/ Founder | shaun@captiverooms.com



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947

RECEIVED
MAR 27 2026



Office of City Secretary

SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION

Plan Review Number: 2025-04-220721-REN-03

Tax Parcel Number: 134-23.12-153.00

Status: Approved as Submitted

Date: 06/02/2025

Project

Captive Escape Rooms
1500 Coastal Highway - Sunshine Plaza Building, Unit #: 2
Sunshine Plaza Property - 1500 Coastal Highway

1500 Coastal Highway Unit 2
Fenwick Island DE 19944

Scope of Project

Number of Stories: 1

Square Footage: 1292

Construction Class: V (000) Wood Frame
Fire District: 70 - Bethany Beach Volunteer Fire
Company

Occupant Load Inside: 65
Occupancy Code: 9622

Applicant

Sharusan Uthayakumar
101 South Baltimore Avenue
Ocean City, MD 21842

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

A final inspection is required.

This Plan Review Project was prepared by:

Desiree McCall
Fire Protection Specialist II

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2025-04-220721-REN-03

Tax Parcel Number: 134-23.12-153.00

Status: Approved as Submitted

Date: 06/02/2025

PROJECT COMMENTS

2000 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) dated September 1, 2021. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov These plans were not reviewed for compliance with the Americans with Disabilities Act. These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes. Project work must be started within two years from the issuance of the permit, otherwise, the permit will be terminated.

2500 A A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. **A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.**

2710 A The following items will be field verified by this Agency at the time of final inspection:

2030 A Doors shall be non keyed from the inside. This can be a lever, knob, thumb latch, or panic bar. (NFPA 101, Means of Egress).

2101 A Interior finish on walls and ceilings in general assembly areas of Class A and B Assembly occupancies shall be Class A or B Flamespread Rating, and in Class C Assembly occupancies interior finish shall be Class A, B, or C. If finishes other than drywall and paint are proposed, provide this Agency with manufacturer's specifications. NFPA 101, Section 12.3.3.3

2070 A Provide emergency lighting designed and installed to illuminate the paths of travel to the exits, the exits themselves, and the exit discharge. The emergency lighting shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting, Such as any failure of public utility or other outside electrical power supply; opening of a circuit breaker or fuse; Or any manual act(s), including accidental opening of a switch controlling normal lighting facilities. (2006 NFPA 101, Section 7 9.2.3).

2080 A Provide illuminated exit/directional signs. (2006 NFPA 101, Section 7.10).

2210 A Provide portable fire extinguishers (DSFPR Part V, Section 1 9.1). A multipurpose (A:B:C) with at least a 2A:10B:C rating shall be provided (NFPA 10). All portable fire extinguishers shall be serviced on an annual basis (every 12 months) by an individual licensed under the provisions of the DSFPR, Part III, Chapter 2. The list of current, licensed fire extinguisher companies is found on our web site www.statefiremarshal.delaware.gov.

2220 A All electrical work shall comply with the provisions of the National Electrical Code (NFPA 70). This project is required to pass an electrical inspection(s) by an approved electrical inspection agency:<https://statefiremarshal.delaware.gov/electrical-inspection-agencies/>

1501 A If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.

RECEIVED
MAR 27 2025

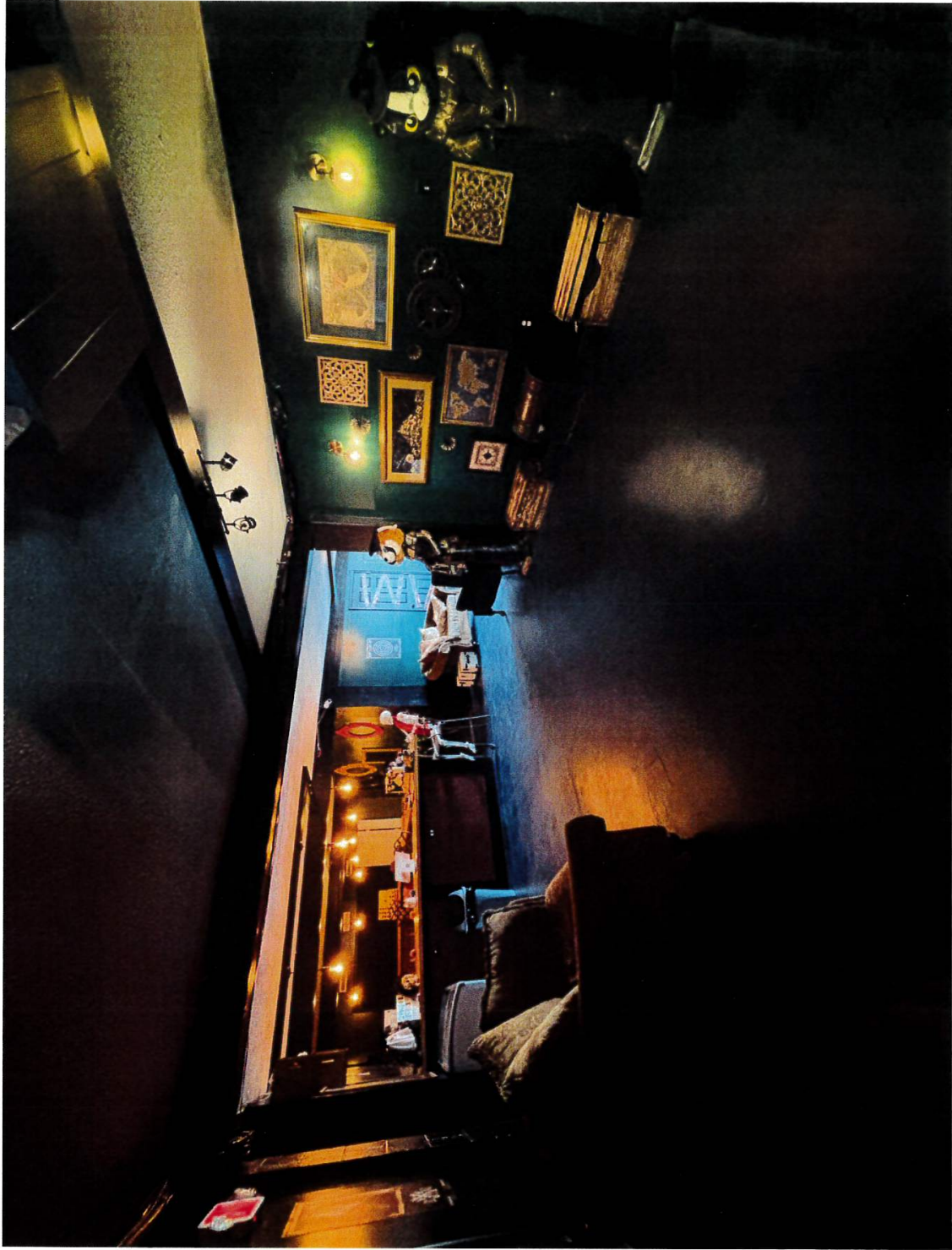


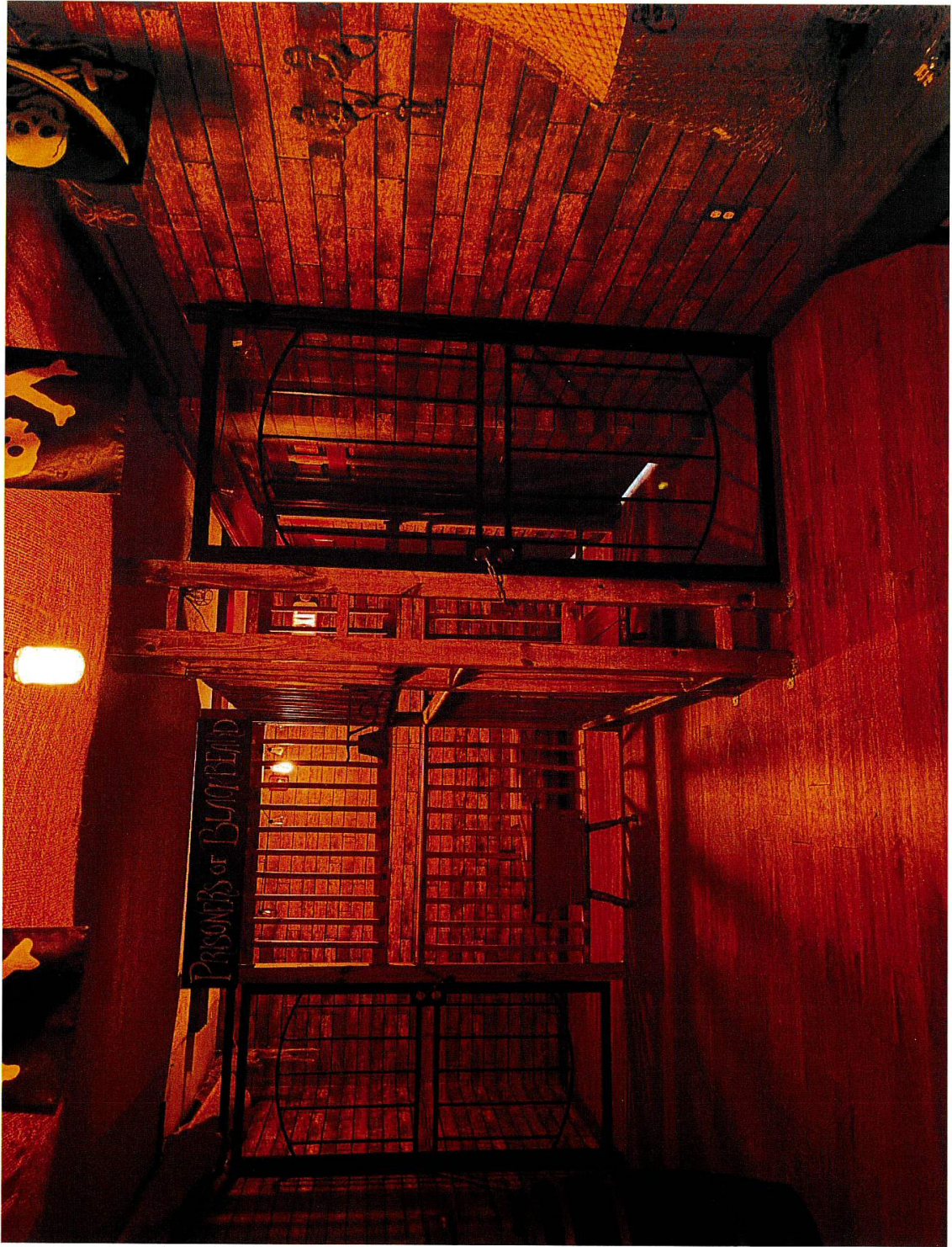
























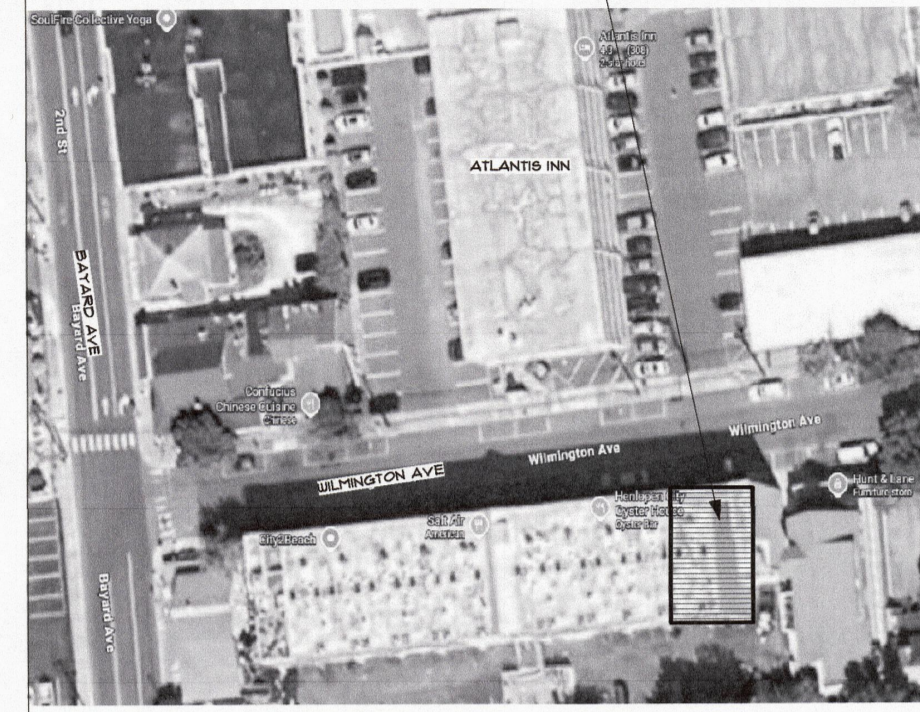


REHOBOTH ESCAPE ROOM

50 WILMINGTON AVE, REHOBOTH BEACH, DE 19371

DRAWINGS ISSUED FOR
BUILDING PERMIT: 02.05.2026

VICINITY MAP



SITE NOT TO SCALE

PROJECT TEAM

OWNER:
CAPTIVE INDUSTRIES INC.
3413 WOLFEDALE RD
MISSISSAUGA, ON, L4C 1V8 CANADA
P: 647.393.7169
CONTACT: SHARUBAN UTHAYAKUMAR

ARCHITECT:
FISHER ARCHITECTURE, LLC
542 RIVERSIDE DRIVE
SALISBURY, MD 21801
P: 410.142.0238
CONTACT: LAUREN WHITE

DEMOLITION LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

DEMOLITION KEYNOTES

1. NOTED PORTION OF EXISTING WALL TO BE REMOVED & PREPARED FOR A DOOR. REFER TO A-101 FOR OPENING SIZE AND HEADER INFORMATION. REPAIR FLOOR & WALL FINISH TO BLEND WITH SURROUNDINGS IF APPLICABLE. ENSURE PROPER SHORING WHILE DEMO WORK IS IN PROGRESS.
2. NOTED EXISTING DOORS TO BE REMOVED IN THEIR ENTIRETY ALONG WITH THEIR FRAME. OPENING TO BE INFILLED WITH STRUCTURE TO MATCH THAT OF THE EXISTING WALL AND PREPARED FOR FINAL FINISH APPLICATION.
3. NOTED EXISTING COUNTERTOP, CASEWORK, MILLWORK, AND/OR EQUIPMENT TO BE REMOVED IN THEIR ENTIRETY. REPAIR WALLS & CEILING TO BLEND WITH SURROUNDINGS IF APPLICABLE. PREP FOR FINAL FINISH CONSTRUCTION/APPLICATION.
4. NOTED EXISTING PLUMBING FIXTURES TO BE REMOVED IN THEIR ENTIRETY. REPAIR WALLS & FLOORS TO BLEND WITH SURROUNDINGS IF APPLICABLE. PREP FOR FINAL FINISH CONSTRUCTION/APPLICATION. CAP ALL UNUSED PIPING.
5. NOTED EXISTING CEILING LIGHTING, FAN, OR AUDIO FIXTURE TO BE REMOVED IN ITS ENTIRETY. CAP WIRING & SEAL JUNCTION BOX AS REQUIRED OR PREP FOR NEW FIXTURE INSTALLATION AS APPLICABLE. REFER TO NEW CONSTRUCTION CEILING PLAN.
6. EXISTING ACT PANELS TO BE REMOVED; REPAIR & PREP EXISTING GRID AS REQUIRED FOR INSTALLATION OF NEW PANELS.

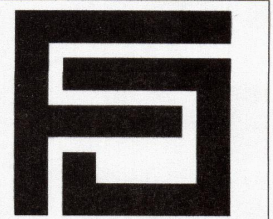
CEILING LEGEND

ABBREV.	APPEARANCE	DESCRIPTION
ACT-1		ACOUSTIC CEILING TILES SIZE 2'-0" X 2'-0" X 5/8" FINISH: WHITE
GYP-1		GYPSUM CEILING BOARD (EXISTING) SIZE 5/8" THICKNESS V.I.F. FINISH: WHITE

NOTES:

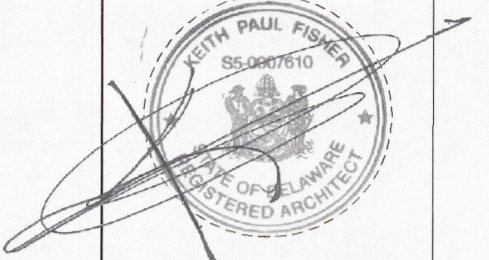
1. REFER TO ELECTRICAL DRAWINGS FOR COORDINATION OF LIGHTING & POWER.

RECEIVED
MAR 27 2026
Office of City Secretary



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

SEAL:



PROFESSIONAL CERTIFICATION

PAUL FISHER, ARCHITECT, LICENSE NO. 85-0007610

EXPIRATION DATE: 03/31/2028

LICENSE NO.: 85-0007610

EXPIRATION NO.: 03/31/2028

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CONSULTANTS:

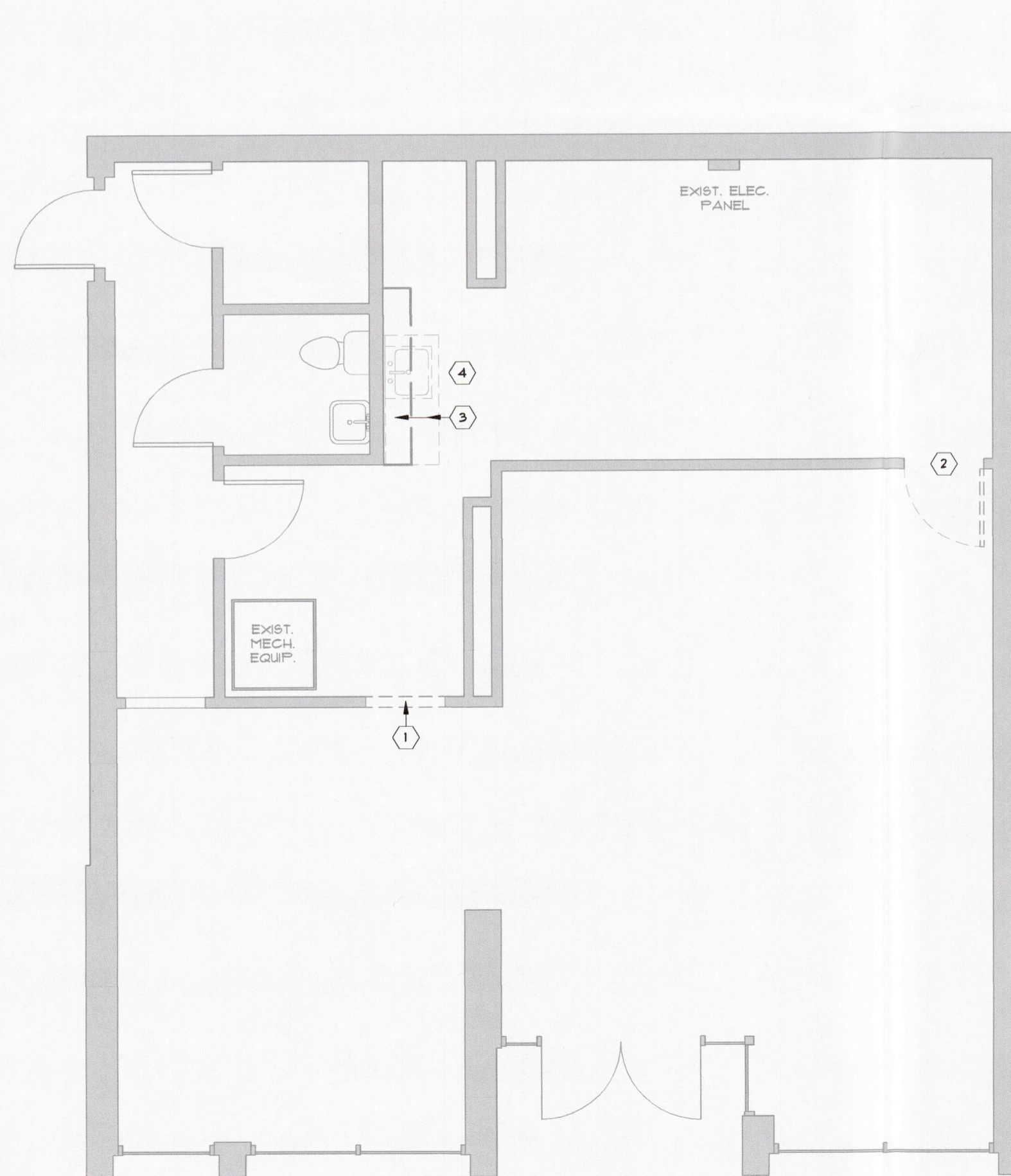
REHOBOTH ESCAPE ROOM
50 WILMINGTON AVE, REHOBOTH BEACH, DE 19371

SHEET INFO:

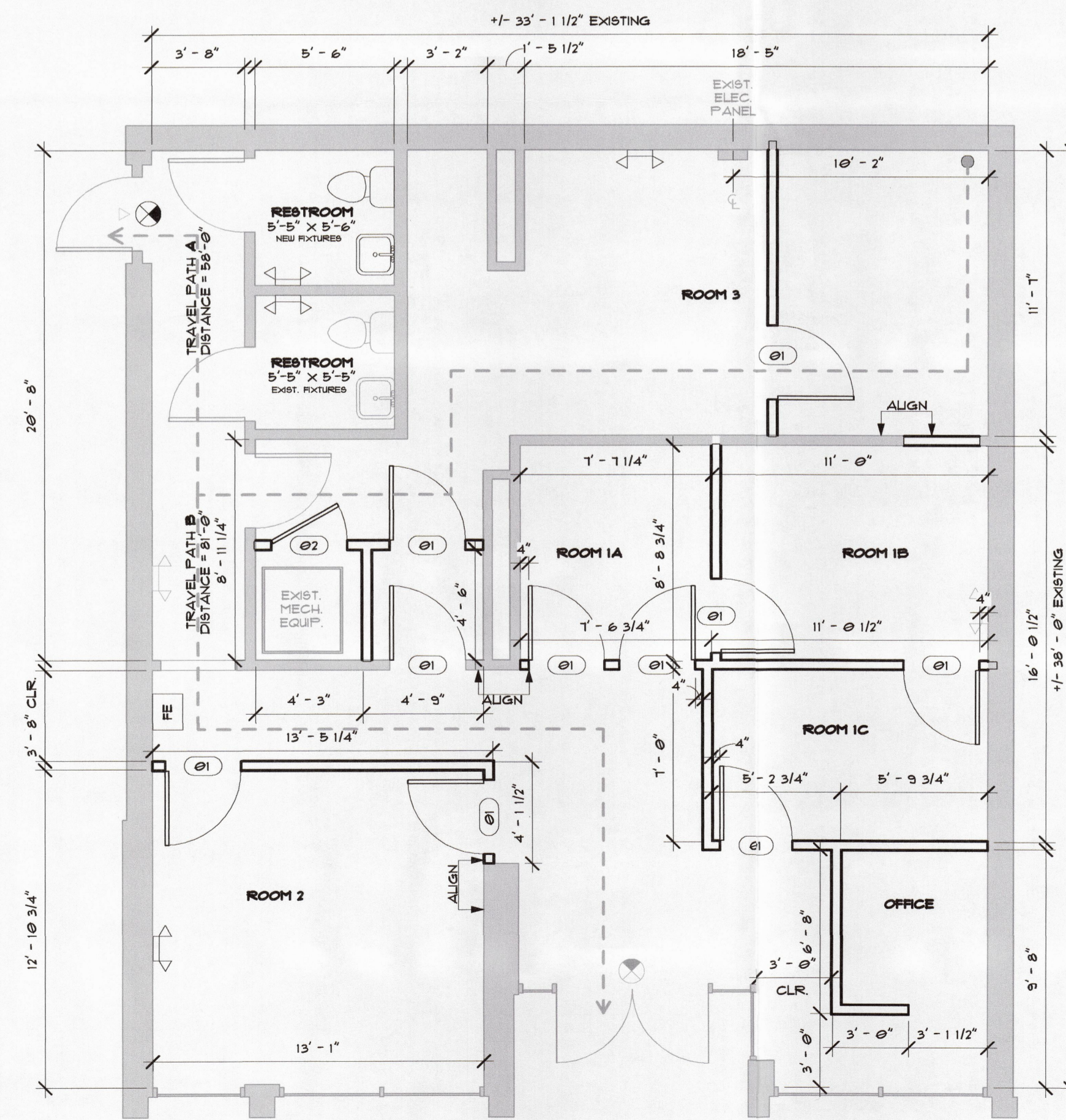
COVER SHEET

3	2026-03-28	Issued for Zoning
1	2026-03-09	Issued for Permit
REV	DATE	DESCRIPTION
DATE	2026-03-28	2026-03-28
PROJECT NO.	0202026	0202026
SCALE:	As Indicated	
PLOT NO.:	1	White
DRAWN BY:	L. White	
SHEET NUMBER:		

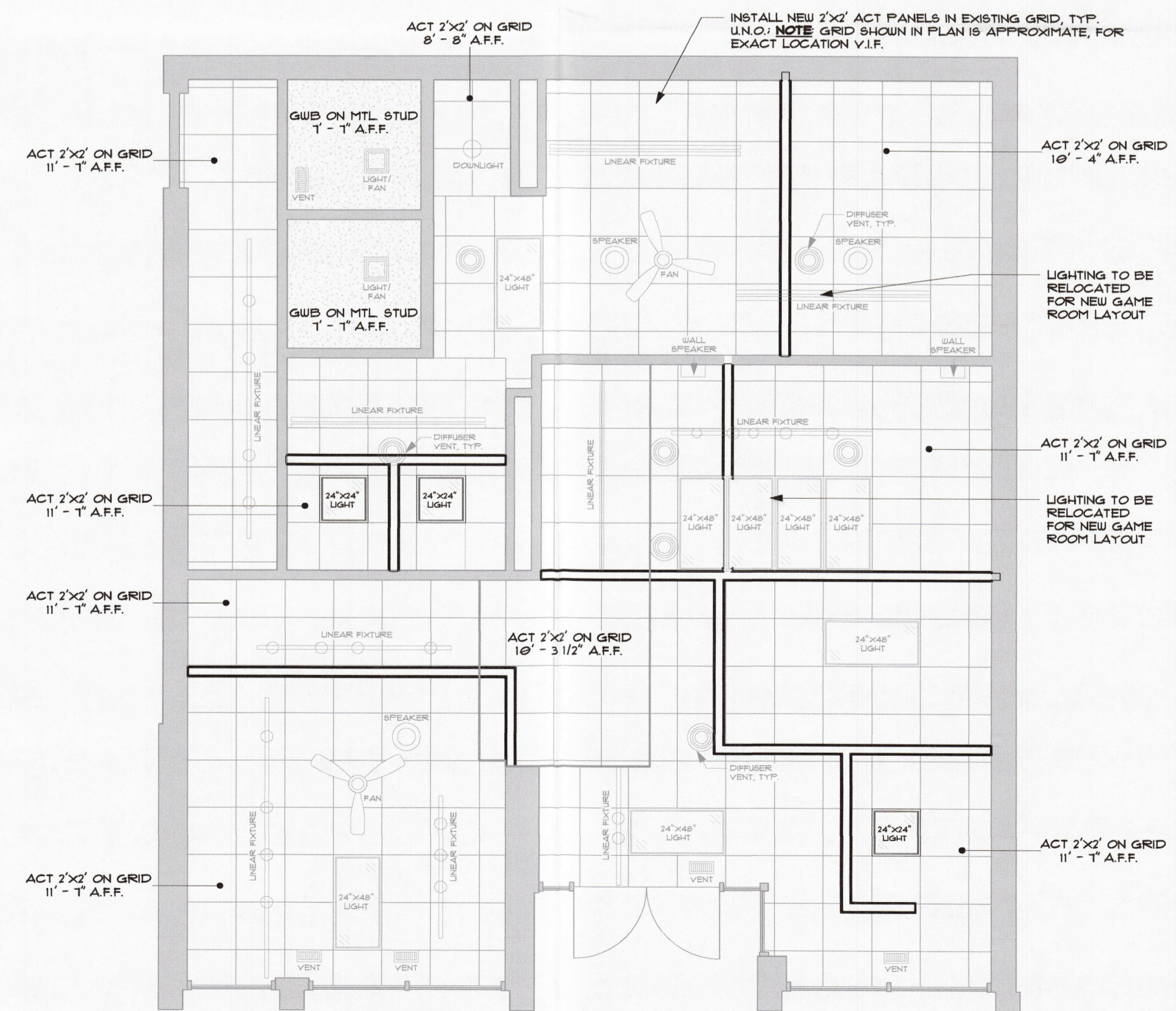
GS-01



1 FIRST FLOOR - DEMO
1/4" = 1'-0"



2 FIRST FLOOR
1/4" = 1'-0"



3 FIRST FLOOR - REFLECTED CEILING PLAN
1/4" = 1'-0"