

Amended January 29, 2024 at 10:09am: Item 1 regarding 24 Dickinson Ave removed from the agenda at applicant's request.

Posted on January 8, 2024 at 4:07pm

**AMENDED AGENDA**  
**TOWN OF DEWEY BEACH**  
**BOARD OF ADJUSTMENT HEARING & MEETING**  
**Dewey Beach Lifesaving Station**  
**1 Dagsworthy Ave**  
**Dewey Beach, DE 19971**

This meeting will be livestreamed on [YouTube](#)  
With the option to participate via [Zoom](#) (Meeting ID 608 759 4237)

January 29, 2024  
6:00pm

**Convene Meeting**

**Opening Ceremonies/Pledge/Roll Call**

**Adoption of Agenda**

**~~Open Public Hearing I~~**

~~Presentation and consideration of **A REQUEST FOR A VARIANCE** from Chapter 185, Table 2 of the Code of the Town of Dewey Beach to seek a modification to the Table 2 Bulk Zoning Standards, relating to maximum dwelling unit density, to add an additional residential unit at the southeast corner of the property. The property is located at 24 Dickinson Ave, formally known as map 334-23.06 parcel 20.01. The property is located in the RR Zoning District. The variance was requested by Harold Dukes, Esq., legal representative for the owner of the property, Dewey Villas Condo Association.~~

**~~Close Public Hearing I~~**

**Hearing I Action Item:**

- ~~1. Discuss and possibly vote on **A REQUEST FOR A VARIANCE** from Chapter 185, Table 2 of the Code of the Town of Dewey Beach to seek a modification to the Table 2 Bulk Zoning Standards, relating to maximum dwelling unit density, to add an additional residential unit at the southeast corner of the property. The property is located at 24 Dickinson Ave, formally known as map 334-23.06 parcel 20.01. The property is located in the RR Zoning District. The variance was requested by Harold Dukes, Esq., legal representative for the owner of the property, Dewey Villas Condo Association~~

**Open Public Hearing II**

Presentation and consideration of **A REQUEST FOR A VARIANCE** from Chapter 185-60 and Table 2 of the Code of the Town of Dewey Beach to permit the construction of a second-floor addition to extend 8 feet 11 inches into the 22-foot front yard setback. The property is located at 2000 Bayard Ave, formally known as map 334-20.14 parcel 7.00-2000. The property is located in the RR Zoning District. The variance was requested by Harold Dukes, Esq, legal representative for the owners of the property, Kevin and Jennifer Hartman.

Presentation and consideration of **A REQUEST FOR A VARIANCE** from Chapter 185-60 and Table 2 of the Code of the Town of Dewey Beach to permit the construction of a third-floor addition to extend 4 feet into the 22-foot front yard setback. The property is located at 2000 Bayard Ave, formally known as map 334-20.14 parcel 7.00-2000. The property is located in the RR Zoning District. The variance was requested by Harold Dukes, Esq, legal representative for the owners of the property, Kevin and Jennifer Hartman.

### **Close Public Hearing II**

#### **Hearing II Action Items:**

2. Discuss and possibly vote on **A REQUEST FOR A VARIANCE** from Chapter 185-60 and Table 2 of the Code of the Town of Dewey Beach to permit the construction of a second-floor addition to extend 8 feet 11 inches into the 22-foot front yard setback. The property is located at 2000 Bayard Ave, formally known as map 334-20.14 parcel 7.00-2000. The property is located in the RR Zoning District. The variance was requested by Harold Dukes, Esq, legal representative for the owners of the property, Kevin and Jennifer Hartman.
3. Discuss and possibly vote on **A REQUEST FOR A VARIANCE** from Chapter 185-60 and Table 2 of the Code of the Town of Dewey Beach to permit the construction of a third-floor addition to extend 4 feet into the 22-foot front yard setback. The property is located at 2000 Bayard Ave, formally known as map 334-20.14 parcel 7.00-2000. The property is located in the RR Zoning District. The variance was requested by Harold Dukes, Esq, legal representative for the owners of the property, Kevin and Jennifer Hartman.

### **Open Public Hearing III**

Presentation and consideration of **A REQUEST FOR A VARIANCE** from Chapter 185-60, and Chapter 185, Table 2 of the Code of the Town of Dewey Beach to permit the construction of a third-floor addition to extend 2 feet and 2 inches into the 8-foot side yard setback. The property is located at 1 McKinley Ave, Unit 11, formally known as map 334-20.18 parcel 172.00. The property is located in the RR Zoning District. The variance was requested by Glenn Mandalas, Esq., legal representative of the owners of the property, Gary and Maisy Wootten.

Presentation and consideration of **A REQUEST FOR A VARIANCE** from Chapter 185-60, and Chapter 185, Table 2 of the Code of the Town of Dewey Beach to permit the construction of a third-floor addition to extend 18 feet 7 inches into the 22-foot front yard setback. The property is located at 1 McKinley Ave, Unit 11, formally known as map 334-20.18 parcel 172.00. The property is located in the RR Zoning District. The variance was requested by Glenn Mandalas, Esq., legal representative of the owners of the property, Gary and Maisy Wootten.

Presentation and consideration of **A REQUEST FOR A VARIANCE** from Chapter 185-60, and Chapter 185, Table 2 of the Code of the Town of Dewey Beach to permit the construction of a second and third story deck to extend 4 feet into the 8-foot side yard setback. The property is located at 1 McKinley Ave, Unit 11, formally known as map 334-20.18 parcel 172.00. The property is located in the RR Zoning District. The variance was requested by Glenn Mandalas, Esq., legal representative of the owners of the property, Gary and Maisy Wootten.

### **Close Public Hearing III**

#### **Hearing III Action Items:**

4. Discuss and possibly vote on **A REQUEST FOR A VARIANCE** from Chapter 185-60, and Chapter 185, Table 2 of the Code of the Town of Dewey Beach to permit the construction of a third-floor addition to extend 2 feet and 2 inches into the 8-foot side yard setback. The property is located at 1 McKinley Ave, Unit 11, formally known as map 334-20.18 parcel 172.00. The property is located in the RR Zoning District. The variance was requested by Glenn Mandalas, Esq., legal representative of the owners of the property, Gary and Maisy Wootten.

5. Discuss and possibly vote on **A REQUEST FOR A VARIANCE** from Chapter 185-60, and Chapter 185, Table 2 of the Code of the Town of Dewey Beach to permit the construction of a third-floor addition to extend 18 feet 7 inches into the 22-foot front yard setback. The property is located at 1 McKinley Ave, Unit 11, formally known as map 334-20.18 parcel 172.00. The property is located in the RR Zoning District. The variance was requested by Glenn Mandalas, Esq., legal representative of the owners of the property, Gary and Maisy Wootten.
6. Discuss and possibly vote on **A REQUEST FOR A VARIANCE** from Chapter 185-60, and Chapter 185, Table 2 of the Code of the Town of Dewey Beach to permit the construction of a second and third story deck to extend 4 feet into the 8-foot side yard setback. The property is located at 1 McKinley Ave, Unit 11, formally known as map 334-20.18 parcel 172.00. The property is located in the RR Zoning District. The variance was requested by Glenn Mandalas, Esq., legal representative of the owners of the property, Gary and Maisy Wootten.

#### **Open Public Hearing IV**

Presentation and consideration of **A REQUEST FOR AN EXTENSION OF TIME OF A SPECIAL EXCEPTION** approved July 12, 2022, pursuant to Chapter 185-66 and 185, Table 2 of the Code of the Town of Dewey Beach to permit the elevator bulkhead structure to extend 42 inches above the peak of the roof on the property located at 126 Bellevue Street, formally known as map 334-20.18 parcel 39.00. The property is located in the RB-3 Zoning District. The time extension is requested by Glenn Mandalas, Esq., legal representative of the owner of the property, Moore Blue Water LLC.

Presentation and consideration of **A REQUEST FOR AN EXTENSION OF TIME OF A VARIANCE** approved July 12, 2022, pursuant to Chapter 185-66 and 185, Table 2 of the Code of the Town of Dewey Beach to obtain a rear yard setback variance to permit the proposed pool enclosure and multi-level deck structure to extend 7 feet into the 10-foot rear yard setback on the property located at 126 Bellevue Street, formally known as map 334-20.18 parcel 39.00. The property is located in the RB-3 Zoning District. The time extension is requested by Glenn Mandalas, Esq., legal representative of the owner of the property, Moore Blue Water LLC.

Presentation and consideration of **A REQUEST FOR AN EXTENSION OF TIME OF A VARIANCE** approved July 12, 2022, pursuant to Chapter 185-66 and 185, Table 2 of the Code of the Town of Dewey Beach to obtain a front yard setback variance to permit the cabana to extend 6 feet into the 18-foot front yard setback on the property located at 126 Bellevue Street, formally known as map 334-20.18 parcel 39.00. The property is located in the RB-3 Zoning District. The time extension is requested by Glenn Mandalas, Esq., legal representative of the owner of the property, Moore Blue Water LLC.

Presentation and consideration of **A REQUEST FOR AN EXTENSION OF TIME OF A VARIANCE** approved July 12, 2022, pursuant to Chapter 185-66 and 185-101-28(A)(1) of the Code of the Town of Dewey Beach to obtain a variance of 7 ½ inches from the Town's 12 inches of freeboard requirement on the property located at 126 Bellevue Street, formally known as map 334-20.18 parcel 39.00. The property is located in the RB-3 Zoning District. The time extension is requested by Glenn Mandalas, Esq., legal representative of the owner of the property, Moore Blue Water LLC.

#### **Close Public Hearing IV**

##### **Hearing IV Action Items:**

7. Discuss and possibly vote on **A REQUEST FOR AN EXTENSION OF TIME OF A SPECIAL EXCEPTION** approved July 12, 2022, pursuant to Chapter 185-66 and 185, Table 2 of the Code of the Town of Dewey Beach to permit the elevator bulkhead structure to extend 42 inches above the peak of the roof on the property located at 126 Bellevue Street, formally known as map 334-20.18 parcel 39.00. The property is located in the RB-3 Zoning District. The time extension is requested by Glenn Mandalas, Esq., legal representative of the owner of the property, Moore Blue Water LLC.

8. Discuss and possibly vote on **A REQUEST FOR AN EXTENSION OF TIME OF A VARIANCE** approved July 12, 2022, pursuant to Chapter 185-66 and 185, Table 2 of the Code of the Town of Dewey Beach to obtain a rear yard setback variance to permit the proposed pool enclosure and multi-level deck structure to extend 7 feet into the 10-foot rear yard setback on the property located at 126 Bellevue Street, formally known as map 334-20.18 parcel 39.00. The property is located in the RB-3 Zoning District. The time extension is requested by Glenn Mandalas, Esq., legal representative of the owner of the property, Moore Blue Water LLC
  
9. Discuss and possibly vote on **A REQUEST FOR AN EXTENSION OF TIME OF A VARIANCE** approved July 12, 2022, pursuant to Chapter 185-66 and 185, Table 2 of the Code of the Town of Dewey Beach to obtain a front yard setback variance to permit the cabana to extend 6 feet into the 18-foot front yard setback on the property located at 126 Bellevue Street, formally known as map 334-20.18 parcel 39.00. The property is located in the RB-3 Zoning District. The time extension is requested by Glenn Mandalas, Esq., legal representative of the owner of the property, Moore Blue Water LLC.
  
10. Discuss and possibly vote on **A REQUEST FOR AN EXTENSION OF TIME OF A VARIANCE** approved July 12, 2022, pursuant to Chapter 185-66 and 185-101-28(A)(1) of the Code of the Town of Dewey Beach to obtain a variance of 7 ½ inches from the Town's 12 inches of freeboard requirement on the property located at 126 Bellevue Street, formally known as map 334-20.18 parcel 39.00. The property is located in the RB-3 Zoning District. The time extension is requested by Glenn Mandalas, Esq., legal representative of the owner of the property, Moore Blue Water LLC.

## **Adjourn**

Please be advised that this agenda is subject to amendment in accordance with FOIA. Agenda items are subject to deletion at any time, including during the course of the meeting. This meeting will be recorded and/or live-broadcast via audio and/or video.