

Amended November 25, 2025 at 10:30am to add Public Hearing 3

Posted November 24, 2025 at 9:45am



**AMENDED AGENDA**  
**TOWN OF DEWEY BEACH**  
**BOARD OF ADJUSTMENT PUBLIC HEARING**  
**Dewey Beach LifeSaving Station**  
**1 Dagsworthy Ave**  
**Dewey Beach, DE 19971**

**Wednesday, December 17, 2025**  
**6:00pm**

This meeting will also be livestreamed on [YouTube](#)  
With the option to participate via [Zoom](#)  
(Meeting ID 608 759 4237, Dial In 1(646)931-3860)

**I. Opening of Meeting**

- a. Convene Meeting
- b. Pledge of Allegiance
- c. Roll Call & Introductions
- d. Adoption of Agenda

**II. Open Public Hearing 1**

**114 Bellevue Street**  
**334-20.18-35.00**  
**Resort Business 3 (RB3) Zoning District**

**A REQUEST FOR A VARIANCE** from Chapter 185 Table 2 of the Code of the Town of Dewey Beach to permit a second-floor addition to extend 4.8 inches into the 22-foot front yard setback. The request has been submitted by Glenn Mandalas, Esq.

At the close of this Public Hearing, the Board will discuss and vote on this request.

**III. Open Public Hearing 2**

**4 Seastrand Court, Unit 9**  
**334-20.10-38.00-9**  
**Neighborhood Residential (NR) Zoning District**

**A REQUEST FOR A VARIANCE** from Chapter 185-60(B) of the Code of the Town of Dewey to add a half story to a non-conforming townhome with party walls extending into the 8-foot side yard setback. The request has been submitted by Odeon Development, LLC and Element Design Group.

At the close of this Public Hearing, the Board will discuss and vote on this request.

#### **IV. Open Public Hearing 3**

**116 Dagsworthy Avenue**  
**334-20.18-54.00**  
**Resort Business 3 (RB3) Zoning District**

**A REQUEST FOR A VARIANCE** from Chapter 185 Table 2 of the Code of the Town of Dewey Beach to permit the construction of a single-family residence to extend 18.8 feet into the required 22-foot front yard setback.

**A REQUEST FOR A VARIANCE** from Chapter 185 Table 2 of the Code of the Town of Dewey Beach to permit the construction of a single-family residence to extend 2 feet into the required 10-foot rear yard setback.

At the close of this Public Hearing, the Board will discuss and vote on this request.

#### **V. Closing of Meeting**

- a. Board Member Comments
- b. Adjournment

*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. A technological failure that prevents, or a technological limitation that limits public access does not invalidate this meeting or any action taken at this meeting.*

*These hearings were published in the Cape Gazette on 11/28/2025*