

Amended March 13, 2026 at 10:30am to correct details of the variance request for 203 Carolina Street.

Posted March 6, 2026 at 12:00pm



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

March 25, 2026
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

4 Seastrand Court, Unit 10
334-20.10-37.00-A
Neighborhood Residential (NR) Zoning District

A REQUEST FOR A VARIANCE from Section 185-60(B) of the Code of the Town of Dewey Beach to add a half story to a nonconforming townhome with party walls extending into the required 8-foot side yard setback. The request has been submitted by Tina Halle of Stanley Halle Companies.

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

III. Open Public Hearing 2

203 Carolina Street
334-20.09-174.02-2399
Neighborhood Residential (NR) Zoning District

A REQUEST FOR A VARIANCE from Section 185, Table 2 of the Code of the Town of Dewey Beach to permit the reconstruction of a previously nonconforming residential structure that has been demolished, utilizing the

existing foundation, including construction of the east ~~west~~ wall extending \pm 1.8 feet into the required 8-foot side yard setback.

A REQUEST FOR AN APPEAL from the Building Officials' interpretation that Section 185-59 of the Code of the Town of Dewey Beach does not permit the rebuilding of a nonconforming dwelling that has been demolished by the intentional actions of a contractor.

The requests have been submitted by Jasin Kania of Swell Design Build.

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

IV. Open Public Hearing 3

24 Dickinson Avenue, Unit 9A

334-23.06-20.01

Resort Residential (RR) Zoning District

A REQUEST FOR A SPECIAL EXCEPTION to permit the structure located at the southeastern corner of the lot to be recognized as a residential rental unit. The request has been submitted by Harold Dukes, Esq., legal representative for the Dewey Villas Condo Association.

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 03/10/2026.