

**GIR Properties, LLC  
Re-Zoning Request for  
Tax Map Parcel # 334-20.14-205.00  
located at 24 Houston Street,  
Dewey Beach, DE from  
Resort Business-2 (RB-2) to  
Resort Residential (R)**

**Town of Dewey Beach Town Council  
Monthly Meeting & Workshop**

**Friday, January 19, 2024**

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# Tab 1

**GIR Properties, LLC**  
c/o Vincent C. Thomas  
1000 North King Street  
Wilmington, DE 19801

December 15, 2023

Fred Townsend, Esq. (via email)

Dear Fred:

Thanks for speaking with me this week in regard to the potential rezoning of Tax Parcel 334-20.14-205, Lots 15-16-17 Blk 42 in Rehoboth by the Sea, Dewey Beach, Delaware (the "Sea Esta Property"). As I mentioned, I am the manager and 1/3 owner of GIR Properties, LLC ("GIR"), a Delaware limited liability company. The other owners and managers of GIR are Paul Perna and Mike Williams. Paul and I own other properties in Dewey Beach, and Paul has constructed several high-end homes within the Town.

GIR currently has a binding contract (the "Contract") to purchase the Sea Esta Property. The Contract is contingent upon the successful rezoning of the Sea Esta Property from a single 100' x 150' Lot with a zoning designation of RB2 (as defined in the Town of Dewey Beach code) to 3 50' x 100' Lots with zoning designations of RR (as defined in the Town of Dewey Beach code) within 4 months of the Contract date (i.e., December 8, 2023). GIR would like to rezone the property so that it can build 3 single family homes in accordance with an RR zoning designation. Quite notably, the Sea Esta Property is the only remaining parcel on the ocean block of Houston Street with a zoning designation of RB2. Put simply, the new 3 single family homes and the RR zoning designation would be more consistent with the character of the surrounding properties.

GIR would like to immediately pursue rezoning of the Sea Esta Property so that it can obtain all necessary rezoning approvals on or before March 31, 2024 inside of the Contract diligence expiration date. Please note that GIR's present intentions would be to operate the Sea Esta Motel through the 2024 beach season and begin demolition of the motel and construction of the 3 single family homes in the fall of 2024 consistent with the rezoning approval.

From our conversation, I understand the first step in the rezoning process is this letter. Please accept this as our formal request to begin the rezoning process for the Sea Esta Property. We are happy to address any questions and would appreciate if we could make it on the agenda of the January meeting of the Town commissioners to approve the Sea Esta Property continuing through rezoning process (including, submission to the Town planning and zoning commission).

We are very grateful for your time and professionalism. We look forward to working with you and other Town representatives.

Respectfully,

/s/ Vincent C. Thomas

Vincent C. Thomas

CC : Mr. Bill Zolper, Town Manager (via email)  
Mr. Jim Dedes, Assistant Town Manager (via email)  
Mr. Paul Perna (via email)  
Mr. Michael Williams (via email)

# Tab 2

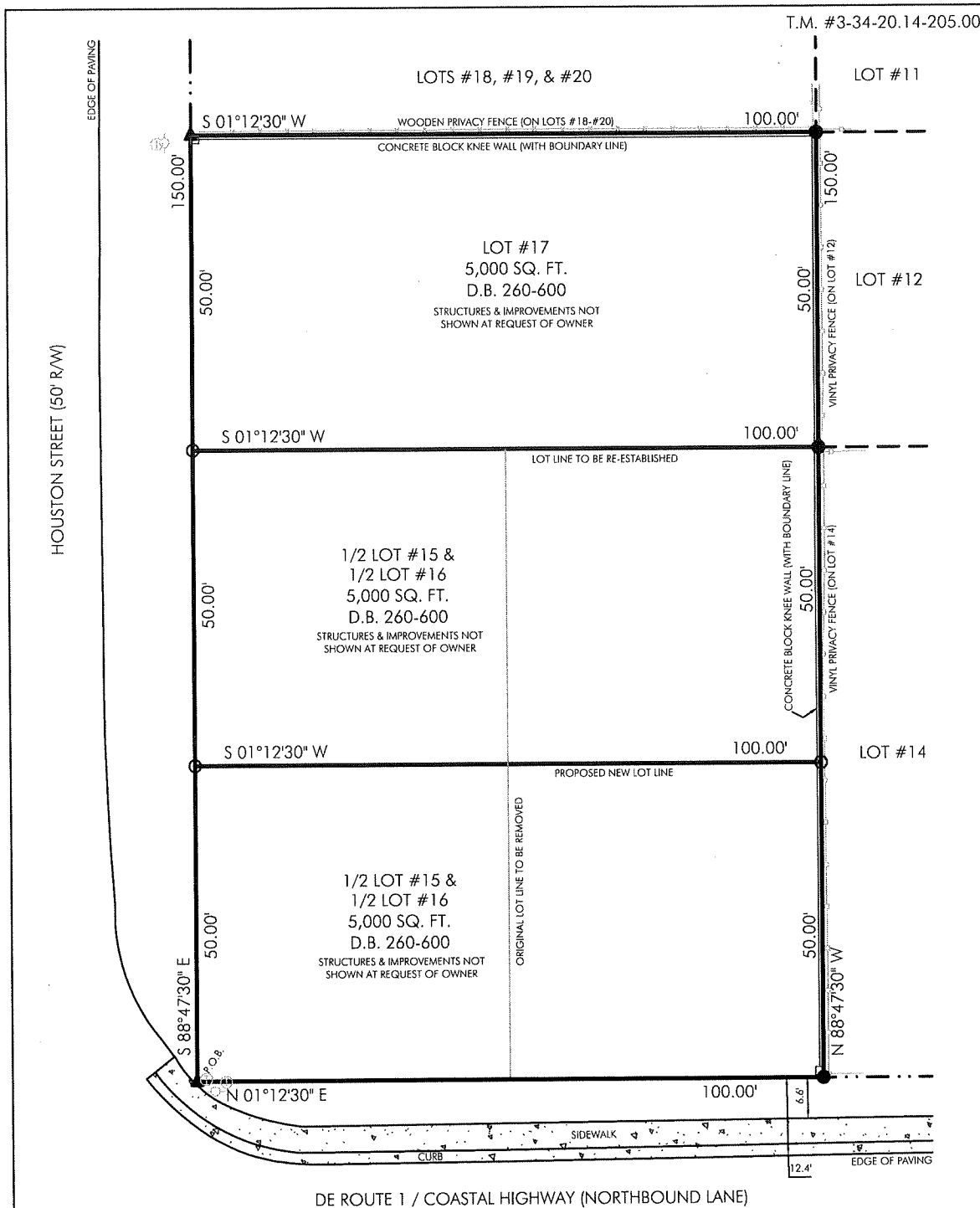
### **§ 185-3 Purpose.**

The zoning regulations and districts as herein established are designed to promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the Town of Dewey Beach, Delaware. These interests may be promoted by restricting the height, number of stories and size of buildings and other structures; the percentage of lot area that may be occupied; the size of yards, courts, and open spaces; the density of development; and the location, use and extent of use of buildings, structures, and land for residential, trade, industry and other purposes by creating districts for said purposes and by establishing boundaries for such districts; by providing for a Board of Adjustment, and by imposing penalties for the violation of the Zoning Ordinance. This chapter is adopted to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provision of transportation, water, sanitation, sewerage, schools, parks, recreation and other public requirements. Such regulations shall be made with reasonable consideration as to the character of each zoning district and its suitability for particular uses with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town.

## **§ 185-73 Changes and amendments.**

- A.** Initiation of change. The Town Commissioners may, from time to time, amend, supplement, or change, by ordinance, the boundaries of the districts or the regulations herein established. Any such amendment may be initiated by resolution of the Town Commissioners or by petition of any property owner addressed to the Town Commissioners. Petitions for change or amendment shall be on forms and filed in a manner prescribed by the Town Commissioners.
  
- B.** Report from the Planning Commission.
  - (1)** Before taking any action on any proposed amendment, supplement, or change, the Town Commissioners shall submit the same to the Planning Commission for its recommendations and report, unless, by unanimous vote, the Town Commissioners present decide that the change proposed is not significant.
  
  - (2)** The Planning Commission shall report within 120 days after the first meeting of the Planning Commission after the proposal has been referred to the Planning Commission, provided further that a one-time extension of up to 60 days may be requested in writing by motion of the Planning Commission to the Town Commissioners, who shall grant the request, unless the Town Commissioners find the request to be arbitrary or capricious. In order to finalize a report on the proposal, said report or request for extension shall be given at the next Town Commissioners meeting after the end of the time period or extension period. Failure of the Planning Commission to report within the time frames specified above shall be deemed a recommendation of approval.
  
- C.** Notice and hearings.
  - (1)** The Planning Commission shall hold a public hearing on any proposed amendment, supplement, or change before submitting its report to the Town Commissioners and for this purpose may request the submission of all pertinent data and information by any person concerned.
  
  - (2)** Before acting on any proposed amendment, supplement or change, the Town Commissioners shall hold a public hearing thereon in accordance with 22 Del. C. § 304.
  
- D.** Reconsideration; one-year limitation. Whenever a petition requesting an amendment, supplement, or change has been denied by the Town Commissioners, such petition, or one substantially similar, shall not be reconsidered sooner than one year after the previous denial.

# Tab 3



HOUSTON STREET (50' R/W)

DE ROUTE 1 / COASTAL HIGHWAY (NORTHBOUND LANE)



**LEGEND:**

- IRON PIPE (FOUND)
- ▲ IRON ROD (SET)
- POINT

**NOTES:**  
 ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT THE TOWN OF DEWEY BEACH TO VERIFY.  
 PARCEL RESIDES IN FLOOD ZONE: AO (2' DEPTH) F.I.R.M.: 10005C0354K, JUNE 20, 2018  
 THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.  
 NO TITLE SEARCH PROVIDED OR STIPULATED.  
 SURVEY CLASS: SUBURBAN

**BOUNDARY SURVEY PLAN & PROPOSED RE-CONFIGURATION OF LANDS FOR GIR PROPERTIES, LLC**

TOTAL AREA: 15,000 SQ. FT.  
 DEED REFERENCE: BOOK 1530, PAGE 347  
 LOTS #15, #16, & #17 OF  
 "REHOBOTH BY THE SEA" SUBDIVISION  
 TOWN OF DEWEY BEACH  
 LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
 STATE OF DELAWARE  
 DECEMBER 28, 2023 SCALE: 1" = 20'

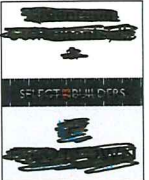
Prepared by:



# Tab 4



# Tab 5



38928 Waterworks Court Rehoboth Beach  
DE 19728  
302.228.2331

**- Beach  
Cottage**

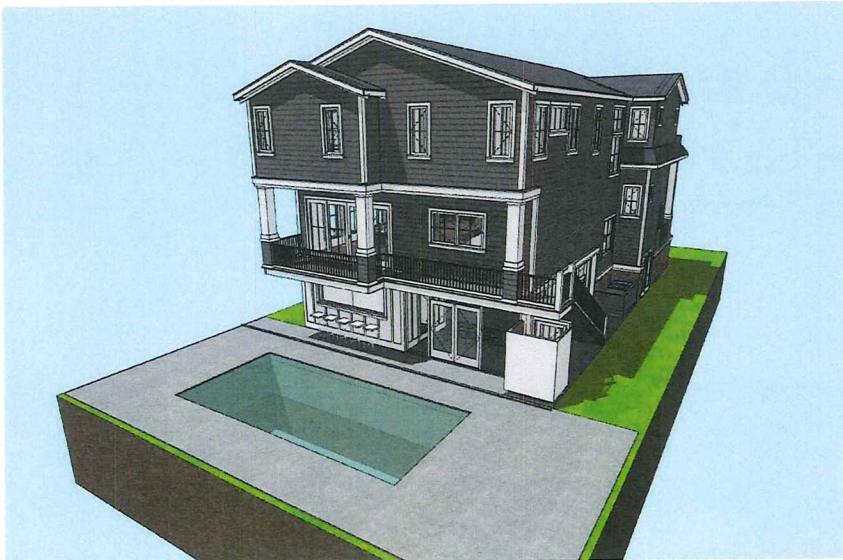
108 Cullen Street  
Dewey Beach, DE 19930

Project Number: Project Number

Drawings and Specifications are instruments of service and shall remain the property of the Building Designer. They are not to be used on any other project, in whole or in part, without the written consent of the Building Designer.

The General Contractor is responsible for coordinating and obtaining all necessary permits, approvals, and inspections. The Building Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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ISSUED:  
2021.03.09 - Permit Plan  
2021.03.21 - Permit Plan  
Revisions @ Ground Floor

3D Views

**A002**  
Printed: 3/22/21



2  
A201  
North Elevation  
SCALE: 1/4" = 1'-0"

3  
A201  
East Elevation  
SCALE: 1/4" = 1'-0"

1  
A201  
West Elevation  
SCALE: 1/4" = 1'-0"

4  
A201  
South Elevation  
SCALE: 1/4" = 1'-0"

3055 Wella-Work Court Rehovot Beach  
 DE 19820  
 302.229.2301

**Cottage - Beach**  
 108 Cullen Street  
 Dewey Beach, DE 19830

Project Number: Project Number

Drawings and Specifications are instruments of service and are shall remain the property of the Building Designer. They are not to be used or reproduced in any project, or other projects, without the written agreement and approval of the Building Designer.

The General Contractor is responsible for confirming and providing dimensions as the job site. The Building Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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ISSUED  
 2021.03.09 - Permit Plan  
 2021.03.24 - Permit Plans  
 Revisions @ Ground Floor

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Elevations

**A201**

Project: 30552021

