

BOARD OF ADJUSTMENT MEETING NOTICE

The Board of Adjustment of the Town of Henlopen Acres will hold a Meeting on **Monday, April 20, 2026 at 10am**, at Town Hall, 104 Tidewaters, Henlopen Acres, DE 19971.

VIRTUAL PARTICIPATION

THIS MEETING IS OPEN TO THE PUBLIC TO ATTEND IN-PERSON. THE PUBLIC WILL ALSO BE ABLE TO VIEW THE MEETING REMOTELY THROUGH ZOOM. TO CONNECT, FOLLOW THE INSTRUCTIONS ON PAGE 2.

AGENDA

1. CALL TO ORDER & ANNOUNCEMENTS
2. APPROVAL OF MINUTES FROM DECEMBER 10, 2025
3. MEETING ITEMS
 - a. Discussion and possible action on a request for a variance extension from Constantine F. and Lori D. Malmberg for the property located at 52 Tidewaters, also known as Block G, Lot 7.
 - b. Public hearing, discussion, and possible action on a request for variances under Chapter 130 of the Zoning Code. The applicant seeks relief from §130-4 (Definitions – Uninhabitable Basement), specifically the provision stating that “the bottom of the first-floor joists shall not exceed three feet in height, measured from the point where the centerline of the proposed building intersects with the centerline of the street on which the building fronts.” The applicant requests a variance of 4.5 feet to permit the bottom of the floor joists above the basement, which would be below ground level on the applicant’s lot, to be located 7.5 feet above the referenced street centerline. This request has been received from Constantine F. and Lori D. Malmberg for the property located at 52 Tidewaters, also known as Block G, Lot 7. The Board will consider the specific variance applied for as well as reasonable alternatives thereto, including as applicable, but not limited to, changes in materials and/or colors, minor changes in location, additional screening, etc.
4. ADJOURNMENT

Zoom Instructions

Town of Henlopen Acres is inviting you to a scheduled Zoom meeting.

Topic: Board of Adjustment Meeting

Time: Apr 20, 2026 10:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83226239732?pwd=gsve97huObqyCBpL6IaH1WknG0dmCD.1>

Meeting ID: 832 2623 9732

Passcode: 990029

One tap mobile

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+19292056099,,83226239732#,,,,*990029# US (New York)

Join instructions

<https://us06web.zoom.us/join/83226239732/invitations?signature=7KS75eG6MkctWFrwPRvpXU0eb1GCUYeGaMXQ7m9aVro>