Delaware Department of Natural Resources and Environmental Control
Delaware Coastal Management Program

RECEIVED
10/14/26
By DCMP

Initial Review: _____
Updated On: _____
Complete: _____
Official Use Only

Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

Project/Activity Name:	Sussex County Habitat for Humanity - 295 Cedar Ave

I. Federal Agency or Non-Federal Applicant Contact Information:

Contact Name/Title: Nathaniel Alper, Environmental Scientist and Project Manager

Federal Agency Contractor Name (if applicable): AZ-RI Consultants

Federal Agency: Department of Housing and Urban Developement
(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: 919 W. 34th Street, #4706

City: Baltimore State: MD Zip Code: 21211

E-mail: alper@az-ri.com Telephone #: 4436003545

II. Federal Consistency Category:

- (●) Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)
- ( ) Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)
- ( ) Federal Financial Assistance (15 C.F.R. Part 930, Subpart F)
- ( ) Federal License or Permit Activity (15 C.F.R. Part 930, Subpart D)
- ( ) Federal License or Permit Activity which occurs wholly in another state (interstate consistency activities identified in DCMP's Policy document)

III. Detailed Project Description (attach additional sheets if necessary):

This project includes construction of one (1) single family home at the Subject Property (295 Cedar Ave, Seaford, DE 19973) by Sussex County Habitat for Humanity. NOTE: This project represents one of the fifteen scattered sites, single family homeownership units to be funded by HUD CPF Grant# B-24-CP-DE-0551, awared to Sussex County Habitat for Humanity. The home will be a single-story home constructed in a similar style to other surrounding homes. There will be ground disturbance associated with this project as a result of new construction of the single family home. NOTE: This same 295 Cedar Ave address also refers to a larger adjacent parcel owned by the Town of Seaford. The Subject Property for this review is the smaller parcel identified in the Sussex County Tax Record as 431-4.00-72.0, owned by Sussex County Habitat for Humanity.

IV. General Analysis of Coastal Effects (attach additional sheets if necessary):

Based on the size and scope of this activity: the construction of a single-story, single-family home on an already cleared lot, this project will be consistent with the enforable policies of the DCMP to the extent practicable.

V. Detailed Analysis of Consistency with DCMP Enforceable Policies (attach additional sheets if necessary)**:**

Policy 5.1: Wetlands Management

The project is not on or near a wetland.

Policy 5.2: Beach Management

This project is not on or near a beach.

Policy 5.3: Coastal Waters Management (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

This project will not impact coastal waters. It will use municipal water supply and stormwater managment with no new wells.

Policy 5.4: Subaqueous Land and Coastal Strip Management

This project is not near Subaqueous land or the coastal strip.

Policy 5.5: Public Lands Management

This project is not on public lands.

Policy 5.6: Natural Lands Management

This project is not on a natural preserve.

Policy 5.7: Flood Hazard Areas Management

The project is not in a Flood Hazard Area

Policy 5.8: Port of Wilmington

This project is not near the port of Wilmington.

Policy 5.9: Woodlands and Agricultural Lands Management

This project is not on a woodland or agricultral land.

Policy 5.10: Historic and Cultural Areas Management

This project is not near any historic or culturally important places or properties. A section 106 request was submitted to confirm this. A repsonse has not yet been recieved. All conditions, if any, will be abided by.

Policy 5.11: Living Resources

This project will not impact Living Resources as defined in 5.11.

Policy 5.12 Mineral Resources Management

This project will not impact mineral resources and does not involve any mineral extraction.

Policy 5.13: State Owned Coastal Recreation and Conservation

This project is not on state owned land.

Policy 5.14: Public Trust Doctrine

This project does not impact, nor is near any waterways to which the Public Trust Doctine would apply.

Policy 5.15: Energy Facilities

This project is not an energy facility.

Policy 5.16: Public Investment

The project is not of the type which 5.16 is applicable.

Policy 5.17: Recreation and Tourism

The project is not relating to recreation or tourism.

Policy 5.18: National Defense and Aerospace Facilities

The project is not, nor is it in the vicinity of, a national defense or aerospace facility.

Policy 5.19: Transportation Facilities

This project is not a transportation facility.

Policy 5.20: Air Quality Management

According to HUD, direct and indirect emissions from projects that do not include five or more dwelling units are assumed to be de minimis (40 CFR 93.153(b)). Therefore, this project is in compliance with the Clean Air Act (42 U.S.C. 7401 et seq.; 24 CFR §58.5(g)).

Policy 5.21: Water Supply Management

The project does not impact water supply through a new well or underground injection.

Policy 5.22: Waste Disposal Management

The project will make use of municipal waste managment. It is not expected to produce any hazardous waste or any waste other than typical household waste.

Policy 5.23: Development

The project seeks to develop in an urban area, consistent with the advisory policies of 5.23

Policy 5.24: Pollution Prevention

The proejct is not expected to be a significant generator of pollutants.

Policy 5.25: Coastal Management Coordination

This request is part of a HUD Environmental Reivew under CFR 25 Part 58.

VI. JPP and RAS Review (Check all that apply)**:**

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

☐ JPP ☐ RAS ☒ None

*If yes, provide the date of the meeting(s): _____

VII. Statement of Certification/Determination and Signature (Check one and sign below)**:**

☒ **FEDERAL AGENCY CONSISTENCY DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

☐ **FEDERAL AGENCY NEGATIVE DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

☐ **NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION.** Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:			
Printed Name:	Nathaniel Alper	Date:	10/14/2026

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

Federal Consistency Review Deadlines:

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

OFFICIAL USE ONLY:

Reviewed By:	Fed Con ID:	Date Received:
Public notice dates: to	Comments Received: ☐ NO ☐ YES *[attach comments]*	
Decision type: *(objections or conditions attach details)*	_ Decision Date:	

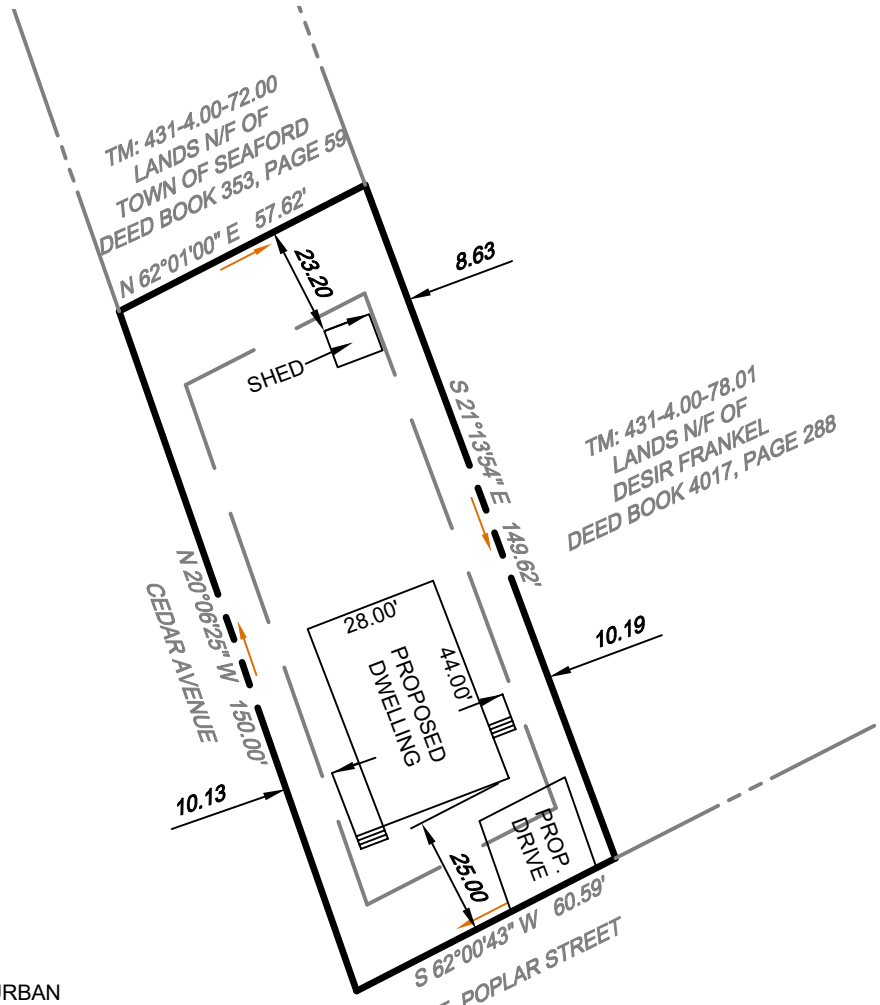
NOTES
1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A PLAT BOOK 446, PAGE 26 AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC..

2. MAY BE SUBJECT TO HOMEOWNER'S COVENANTS AND RESTRICTIONS.

3. IT IS THE RESPONSIBILITY OF THE OWNER TO IDENTIFY WETLANDS, FLOOD PLAINS, ENDANGERED SPECIES, OR OTHER ENVIRONMENTAL LIMITATIONS.

4. THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS AND RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY.

NORTH



SURVEY CLASS: SUBURBAN
LOT AREA: 8,782 SQ.FT ±
PLAT REF.: PLAT BOOK 446, PAGE 26

SETBACKS PER TOWN OF SEAFORD:
FRONT - 15' E. POPLAR STREET
SIDE - 6' MINIMUM (14' AGGREGATE)
REAR - 20'

0 40' 80'

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 **F** 302.684.8054

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

LANDS N/F OF SUSSEX COUNTY HABITAT FOR HUMANITY, INC.
CORNER OF E. POLAR STREET & CEDAR AVENUE TOWN OF SEAFORD
SUSSEX COUNTY, DELAWARE
TM: 431-4.00-72.01

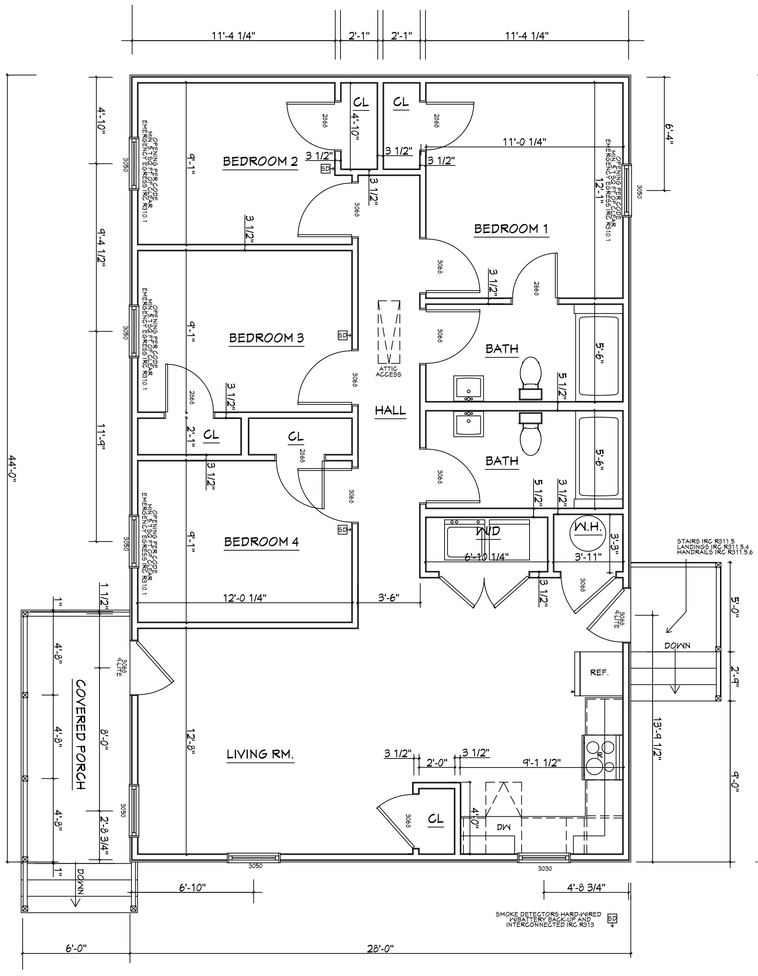
SITE PLAN

HABITAT FOR HUMANITY
P.O. BOX 759
GEORGETOWN, DELAWARE 19947

PROJECT	HTFHX26004
DATE	2026-10-13
DRAWING SCALE	1" = 40'
DRAWN BY	KMD
APPROVED BY	KMD

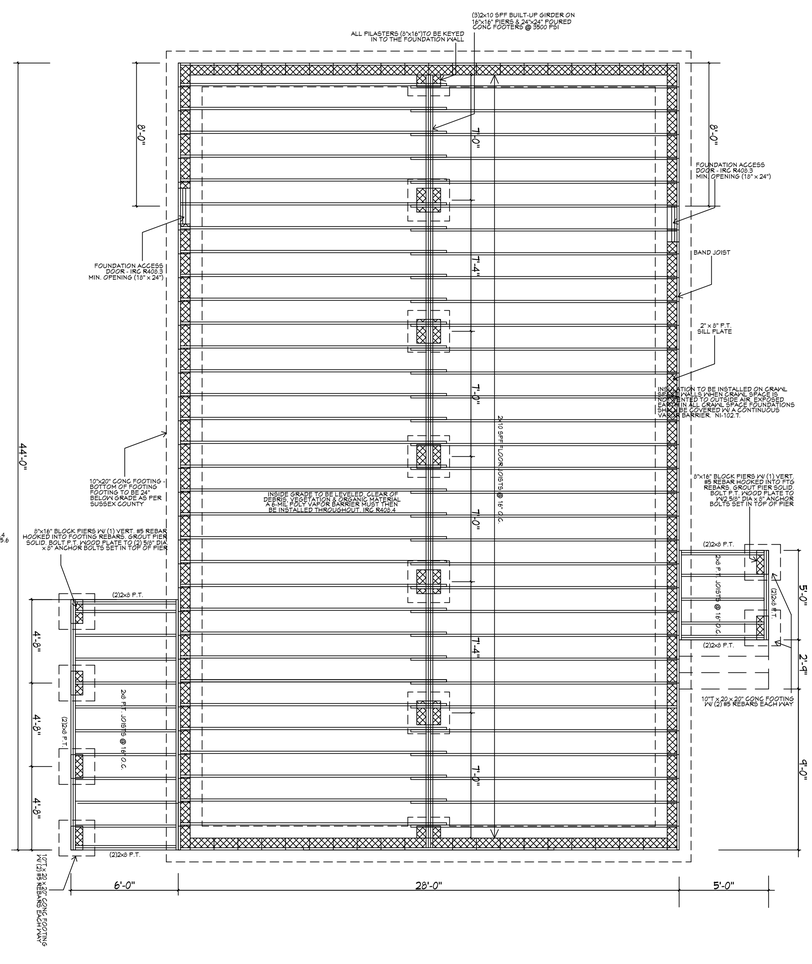
SHEET 1 OF 1

U:\ACCOUNTS\HTFHX\HTFHX26004 - 295 CEDAR AVE SEAFORD\DESIGN\HTFHX26004-V-SP.DWG
PLOTTED: 10/13/2026 3:51:51 PM, BY: KEITH DAVIDSON PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: —



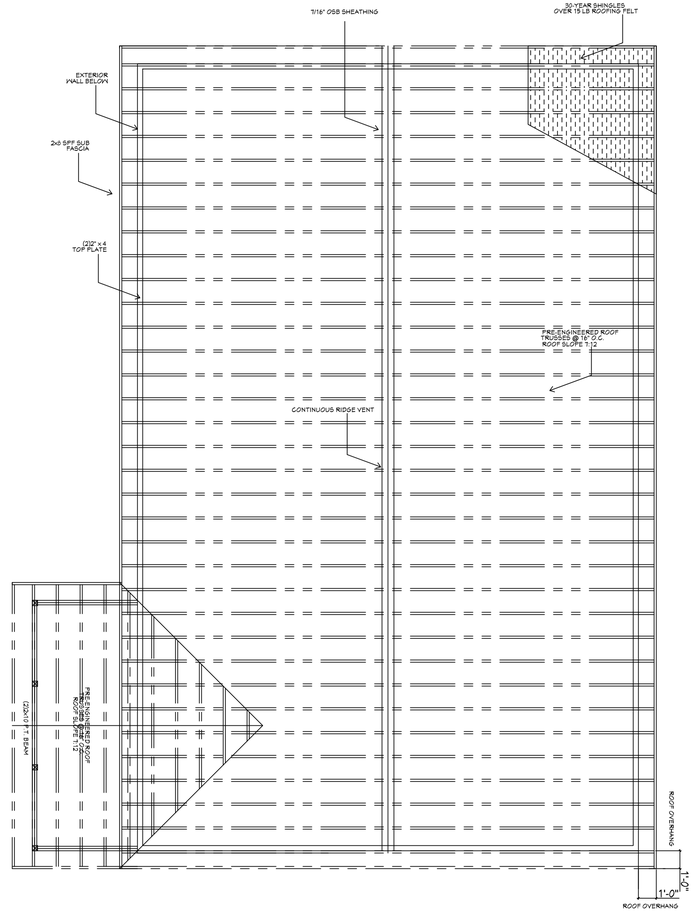
FLOOR PLAN

SCALE: 1/4" = 1' - 0"



FOUNDATION / FLOOR FRAMING PLAN

SCALE: 1/4" = 1' - 0"

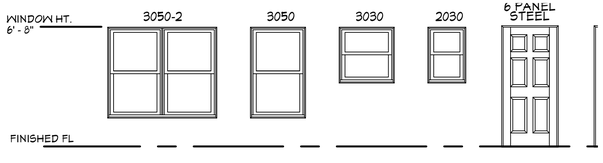


ROOF FRAMING PLAN

SCALE: 1/4" = 1' - 0"

*ALL ENGINEERED ROOF TRUSSES SHALL BE DESIGNED, SEALED & SUBMITTED TO SUSSEX COUNTY BY LICENSED DELAWARE STRUCTURAL ENGINEER

WINDOW/DOOR SCHEDULE



PROJECT DESCRIPTION

TOTAL CONDITIONED AREA: 1,232 SQ. FT.

COVERED PORCH AREA: 84 SQ. FT.

HVAC SYSTEMS, SPECIFICATIONS & LOCATIONS TO BE DESIGNED BY HVAC CONTRACTOR

ALL WINDOWS ARE SPECIFIED AS ANDERSEN 400 SERIES

ALL HEADER SIZES:
2x4 WALLS: (2) 2x12 SPF, UNLESS OTHERWISE NOTED
2x6 WALLS: (3) 2x12 SPF, UNLESS OTHERWISE NOTED

ALL INTERIOR DIMENSIONS ARE TO FINISHED WALLS

EXTERIOR WALL CONSTRUCTION: 2x4 SPF WOOD STUDS

1ST FLOOR FINISHED CEILING HEIGHT 8' - 0"

IRC 2012 CODE COMPLIANCE

SMOKE DETECTORS TO BE BATTERY BACK-UP AND INTERCONNECTED IRC R314

SMOKE DETECTOR/CARBON MONOXIDE COMBINATION UNITS TO BE LOCATED OUTSIDE OF BEDROOMS AND TO INCLUDE BATTERY BACK-UP & INTERCONNECTED IRC R315

ALL WINDOWS LABELED EGRESS TO HAVE MINIMUM 5.7 SQ. FT. OF CLEAR OPENING AS PER IRC R310

ALL BATHROOMS TO COMPLY WITH IRC R307.1 FIXTURE CLEARANCE AND R303.3 BATHROOM LIGHT & VENTILATION

SITE ADDRESS NUMBERS TO COMPLY WITH IRC R319.1

ROOF VENTILATION TO COMPLY WITH IRC R806

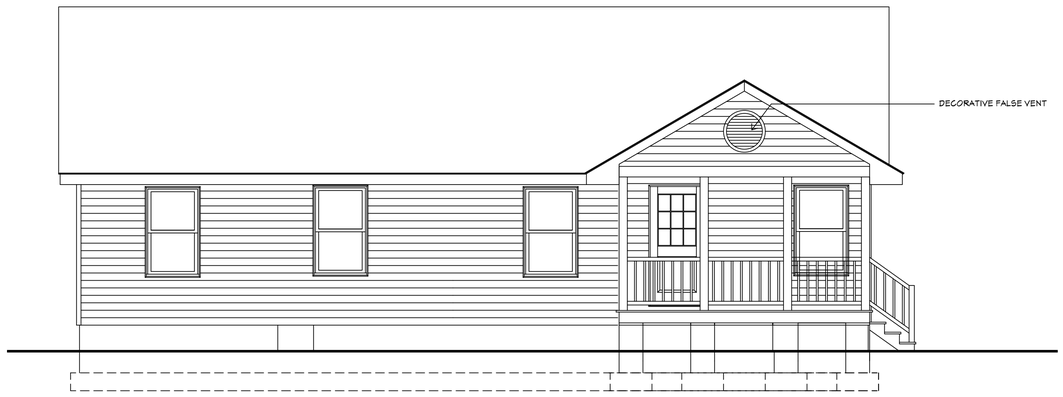
ROOF FLASHING TO COMPLY WITH IRC R903.2 - R903.4

JEFFREY WOLF
ARCHITECT
PO BOX 491
REHOBOTH BEACH,
DELAWARE 19971
301-325-1651

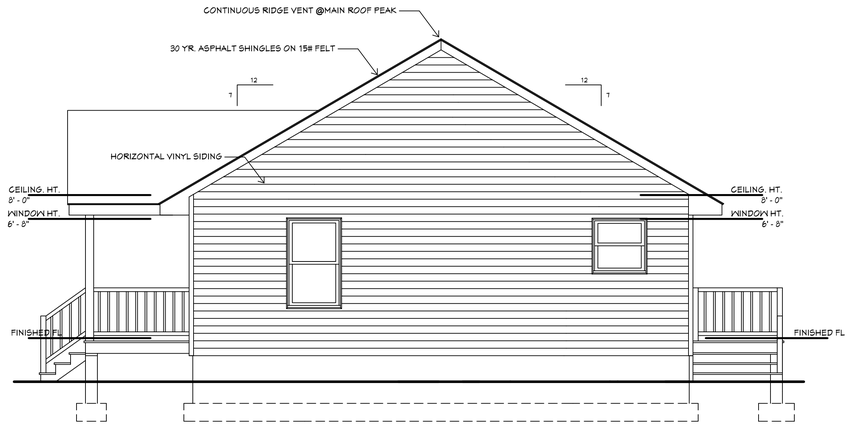
SUSSEX COUNTY HABITAT FOR HUMANITY
4 BR RANCH STYLE MODEL - LEFT ENTRY PORTICO
SUSSEX COUNTY, DELAWARE

A-1

25 AUG 2020



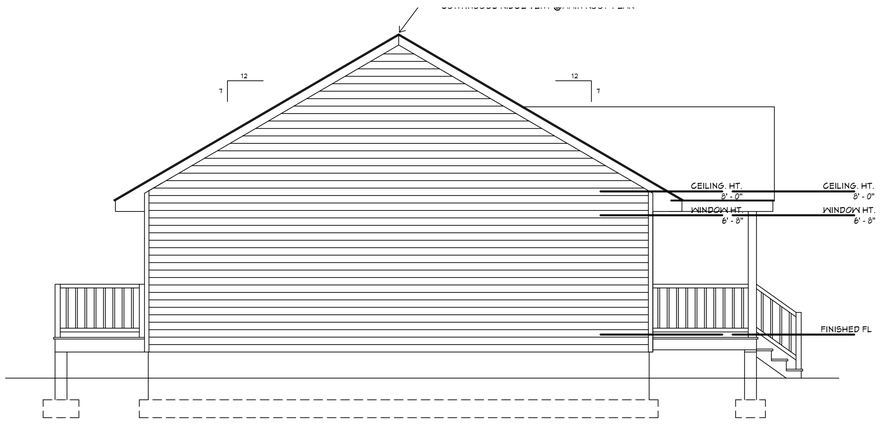
LEFT ELEVATION
SCALE: 1/4" = 1' - 0"



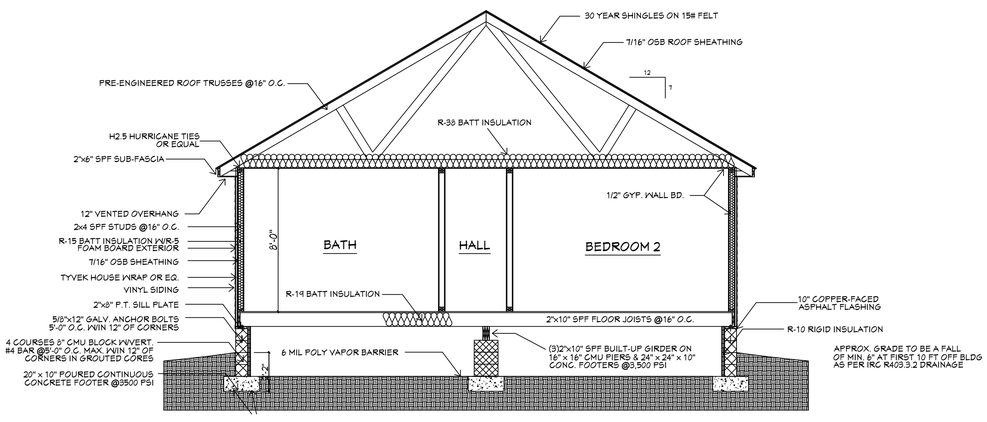
FRONT ELEVATION
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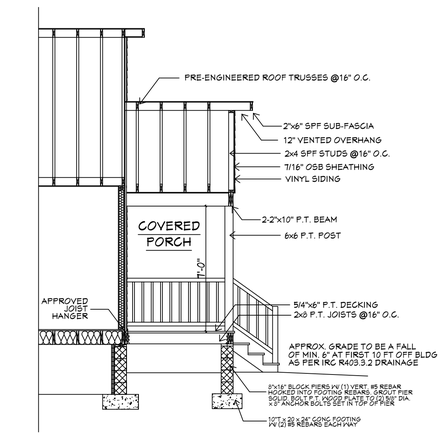
RIGHT ELEVATION
SCALE: 1/4" = 1' - 0"



REAR ELEVATION
SCALE: 1/4" = 1' - 0"



SECTION THRU RESIDENCE
SCALE: 1/4" = 1' - 0"



SECTION THRU FRONT PORCH
SCALE: 1/4" = 1' - 0"

JEFFREY WOLF
ARCHITECT
PO BOX 491
REHOBOTH BEACH,
DELAWARE 19971
301-325-1651

SUSSEX COUNTY HABITAT FOR HUMANITY
4 BR RANCH STYLE MODEL - LEFT ENTRY PORTICO
SUSSEX COUNTY, DELAWARE

A-2

25 AUG 2020

Figure 1 — Subject Property Description and Photos

295 Cedar Ave - Limited ESA

295 Cedar Ave Seaford, DE 19973 Project No. 250701-1 Site Visit: October 7, 2026



Numbered locations may represent the approximate location of several nearby photos. See each photo's GPS coordinates in the Photo Log for its exact location.

PHOTO LOCATION INDEX

MAP ID	PHOTOS AT THIS LOCATION	DESCRIPTION
1 **Location 1**	Photos 1–4, 8–11 (8) ★ Featured	Subject Property and surroundings
2 **Location 2**	Photos 5–7 (3)	Subject Property and surroundings
3 **Location 3**	Photos 12–14, 23 (4) ★ Featured (merged)	Subject Property and surroundings
4 **Location 4**	Photos 15–22 (8)	Aerial view of Subject Property and surroundings

Highlighted Site Photos

295 Cedar Ave - Limited ESA

295 Cedar Ave Seaford, DE 19973 Project No. 250701-1 Site Visit: October 7, 2026

Photo 1



Subject Property facing north

Photo 11



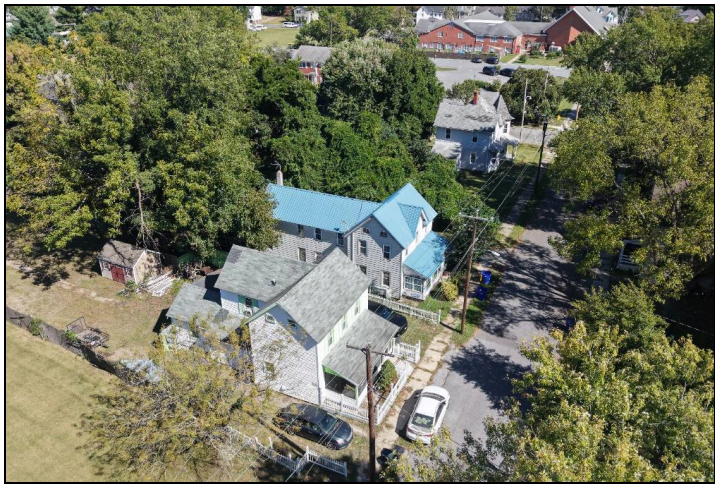
Rail line to the west

Photo 13



Aerial view of Subject Property

Photo 14



Surrounding Houses

Figure 1 — Subject Property Description and Photos

295 Cedar Ave - Limited ESA

295 Cedar Ave Seaford, DE 19973 Project No. 250701-1 Site Visit: October 7, 2026

1



Subject Property facing north

Map ID: Location 1
Date: Oct 07, 2026, 12:04 PM
Coords: 38.642172, -75.615814
Facing: 353° (N)
Altitude: 9.6 m

2



Map ID: Location 1
Date: Oct 07, 2026, 12:04 PM
Coords: 38.642183, -75.615811
Facing: 61° (ENE)
Altitude: 9.3 m

3



Map ID: Location 1
Date: Oct 07, 2026, 12:05 PM
Coords: 38.642258, -75.615828
Facing: 48° (NE)
Altitude: 8.7 m

4



Map ID: Location 1
Date: Oct 07, 2026, 12:05 PM
Coords: 38.642261, -75.615831
Facing: 46° (NE)
Altitude: 9.0 m

5



Map ID: Location 2
Date: Oct 07, 2026, 12:06 PM
Coords: 38.642831, -75.615908
Facing: 162° (SSE)
Altitude: 9.6 m

6



Map ID: Location 2
Date: Oct 07, 2026, 12:06 PM
Coords: 38.642822, -75.615928
Facing: 242° (WSW)
Altitude: 9.3 m

7



Map ID: Location 2
Date: Oct 07, 2026, 12:07 PM
Coords: 38.642828, -75.615919
Facing: 4° (N)
Altitude: 9.0 m

8



Map ID: Location 1
Date: Oct 07, 2026, 12:08 PM
Coords: 38.642222, -75.615964
Facing: 160° (SSE)
Altitude: 7.9 m

9



Map ID: Location 1
Date: Oct 07, 2026, 12:08 PM
Coords: 38.642231, -75.615972
Facing: 342° (NNW)
Altitude: 8.0 m

10



Map ID: Location 1
Date: Oct 07, 2026, 12:08 PM
Coords: 38.642225, -75.615983
Facing: 281° (W)
Altitude: 8.1 m

11



Rail line to the west

Map ID: Location 1
Date: Oct 07, 2026, 12:08 PM
Coords: 38.642231, -75.615992
Facing: 335° (NNW)
Altitude: 8.4 m

12



Map ID: Location 3
Date: Oct 07, 2026, 12:19 PM
Coords: 38.642082, -75.615732
Facing: 351° (N)
Altitude: 15.0 m

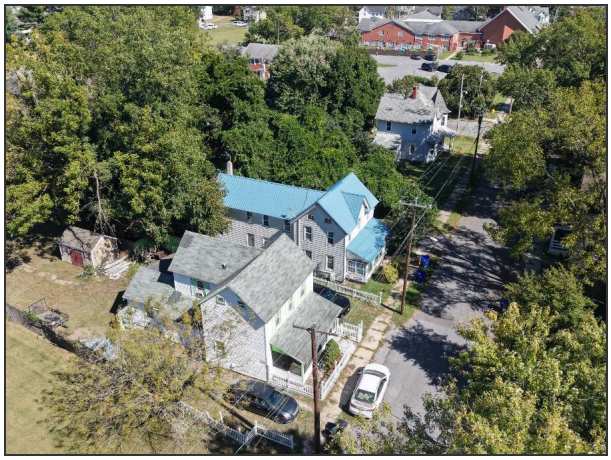
13



Aerial view of Subject Property

Map ID: Location 3
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Coords: 38.642081, -75.615733
Facing: 351° (N)
Altitude: 15.0 m

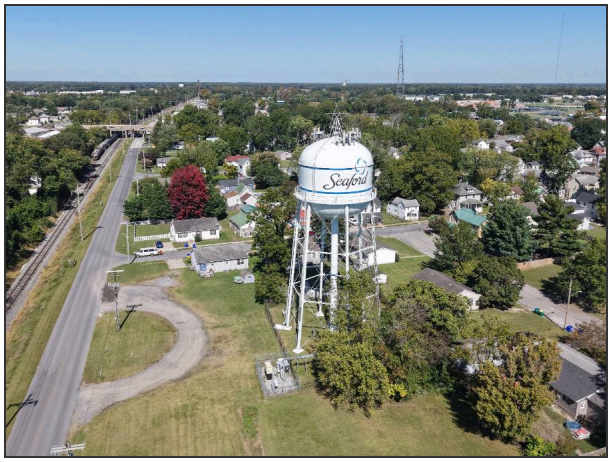
14



Surrounding Houses

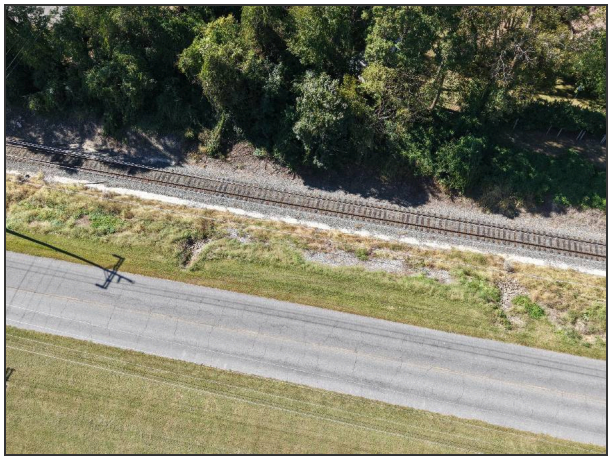
Map ID: Location 3
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Coords: 38.642085, -75.615733
Facing: 38° (NE)
Altitude: 14.4 m

15



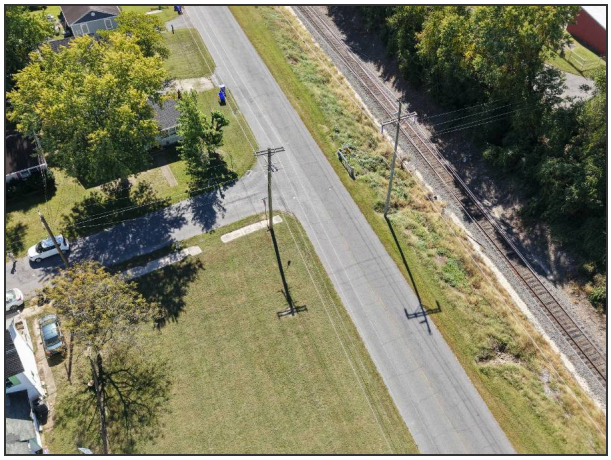
Map ID: Location 4
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Coords: 38.642524, -75.615844
Facing: 354° (N)
Altitude: 32.3 m

16



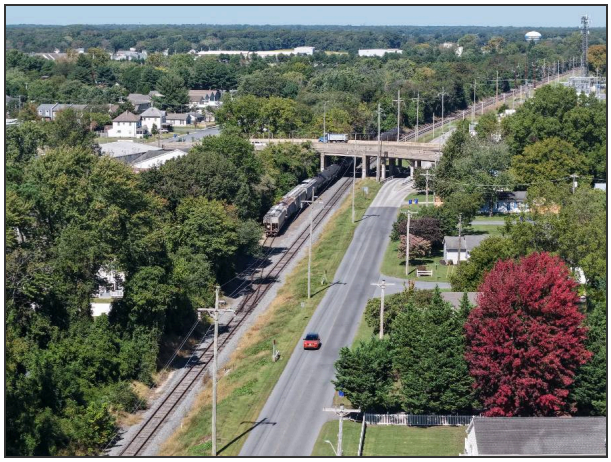
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Coords: 38.642526, -75.615844
Facing: 239° (WSW)
Altitude: 32.1 m

17



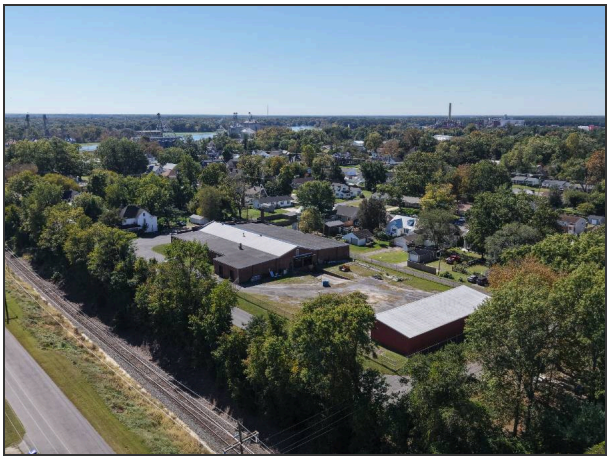
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Date: Oct 07, 2026, 12:20 PM
Coords: 38.642526, -75.615844
Facing: 181° (S)
Altitude: 32.1 m

18



Map ID: Location 4
Date: Oct 07, 2026, 12:20 PM
Coords: 38.642525, -75.615845
Facing: 334° (NNW)
Altitude: 30.2 m

19



Map ID: Location 4
Date: Oct 07, 2026, 12:20 PM
Coords: 38.642526, -75.615847
Facing: 200° (SSW)
Altitude: 30.1 m

20



Map ID: Location 4
Date: Oct 07, 2026, 12:20 PM
Coords: 38.642527, -75.615845
Facing: 141° (SE)
Altitude: 30.0 m

21



Map ID: Location 4
Date: Oct 07, 2026, 12:20 PM
Coords: 38.642526, -75.615845
Facing: 84° (E)
Altitude: 30.0 m

22



Map ID: Location 4
Date: Oct 07, 2026, 12:21 PM
Coords: 38.642525, -75.615846
Facing: 44° (NE)
Altitude: 30.0 m

23



Map ID: Location 3
Date: Oct 07, 2026, 12:22 PM
Coords: 38.642344, -75.615167
Facing: 265° (W)
Altitude: 8.8 m