



**CITY OF DOVER, DELAWARE
BOARD OF ADJUSTMENT MEETING
Wednesday, July 17, 2024 at 9:00 AM**

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

AGENDA

IN-PERSON & VIRTUAL MEETING

The Board of Adjustment Meeting for July 17, 2024, will be held in City Hall Council Chambers. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. See the participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION
To Attend City of Dover Board of Adjustment Meeting of July 17, 2024**

Join by Phone: Dial 1-650-479-3208

Access Code: 253 821 01064

Password for Phones: 36837262

Join Online <https://bit.ly/BOA7172024>

Webinar Number: 2538 210 1064

Webinar Password: DoverBOA

If you are new to Webex, get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

Written comments are accepted via mail to City of Dover – Board of Adjustment,
P.O. Box 475 Dover, DE 19903 and via email at CompPlan@dover.de.us.

WELCOME

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of June 20, 2024.

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Board of Adjustment Meeting date is Wednesday, August 21, 2024, at 9:00 AM.

OLD BUSINESS

NEW BUSINESS

The following Application and Appeal have been filed for Review and Public Hearing before the Board of Adjustment.

2. Application #V-24-02

Property at 1494 McKee Road. A Request has been made for a Variance from the requirements of *Zoning Ordinance*, Article 3 §27.61 for future construction of a building. The Variance Request seeks relief from the maximum setback as it relates to the front yard in the Corridor Overlay Zone. The front yard setback requirement is a minimum of 40 feet and a maximum of 50 feet along McKee Road for a non-residential building. The property is zoned R-8 (One-Family Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone). The owner of record is Abhay Patel. Property Address: 1494 McKee Road. The Tax Parcel ID is ED-05-067.00-01-090.000-000.

3. Application #V-24-03

The Historical Society of Dover (Friends of Old Dover) has filed an Appeal of the determination of the Principal Planner to the Board of Adjustment regarding the implementation of the *Zoning Ordinance*, Article 10 Section 3.2 as administered at the June 17, 2024 Planning Commission Meeting and the determination that the Appeals before the Planning Commission were not subject to a public hearing. This is associated with the Planning Commission's consideration of Applications HI-24-02 and HI-24-03 as Appeals to the Planning Commission of the Historic District Commission action of May 16, 2024 to deny the Architectural Review Certifications for the Demolition of two buildings at 148 S. Bradford Street and 150 S. Bradford Street. The involved properties are zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). Involved Properties: 148 S. Bradford Street (ED-05-077.09-02-25.00-000) owned by Russell and Dee Ann Widder; and 150 S. Bradford Street (ED-05-077.09-02-27.00-000) owned by CEI Properties, LLC. The applicant for HI-24-02 and HI-24-03 is the Downtown Dover Partnership.

ADJOURN

Posted Agenda: July 3, 2024

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING