



**CITY OF DOVER, DELAWARE
BOARD OF ADJUSTMENT MEETING
Wednesday, October 18, 2023 at 9:00 AM**

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

AGENDA

IN-PERSON and VIRTUAL MEETING

This Board of Adjustment Meeting will be held as an In-Person Meeting at City Hall in City Council Chambers. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using WebEx, an audio/visual conferencing system as an electronic means of communication. See participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

To Attend City of Dover Board of Adjustment Meeting of October 18, 2023

Join By Phone Dial: +1-650-479-3208

Access Code: 253 997 00946

Password for Phones: 36837262

Join Online

<https://bit.ly/BOA10182023>

Webinar Number: 2539 970 0946

Webinar Password: DoverBOA

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.

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.

WELCOME

Welcome to new Board of Adjustment member as appointed October 9, 2023 for a Three Year Term to Expire July 2026: Clarence Cobaugh Wagner, II

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of September 20, 2023

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Board of Adjustment Meeting date is November 15, 2023.

NEW BUSINESS

The following application has been filed for Review and Public Hearing before the Board of Adjustment.

2. Application #V-23-05

Lot 8 of the Garrison Oak Business and Technology Center at 451 Garrison Oak Drive. A request has been made for a variance from the requirements of Article 4 §4.16 of the *Zoning Ordinance*. The first Variance request is to reduce the setbacks as it relates to building height allowing a portion of the building to be up to 100 feet in height when only setback 88 feet (front yard) or 60 feet (side yard) from the property lines. The second Variance request is to allow an increase in the maximum lot coverage from 65% to 71%. Subject property is zoned IPM-2 (Industrial Park Manufacturing- Business and Technology Center) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). Property Address: 451 Garrison Oak Drive. The Tax Parcel ID is LC-05-068.00-02-08.00-000. The owner of record is the City of Dover and equitable owner is SLS Equity Partners.

OLD BUSINESS

3. Update on Board of Adjustment Meeting Format

ADJOURN

Posted Agenda: October 11, 2023

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