



**CITY OF DOVER, DELAWARE
BOARD OF ADJUSTMENT MEETING
Wednesday, June 17, 2026 at 9:00 AM**

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

AGENDA

IN-PERSON & VIRTUAL MEETING

This Board of Adjustment Meeting for June 17, 2026 will be held in City Hall, 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/video 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 June 17, 2026**

Join by Phone: Dial +1-650-479-3208
Access Code: 253 393 93321
Password from Phones: 36837262

Join Online: <https://bit.ly/BOA06172026>
Webinar Number: 2533 939 3321
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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of May 20, 2026

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Board of Adjustment Meeting date is Wednesday, July 15, 2026 at 9:00 AM.

OLD BUSINESS

2. Update on Draft Rules of Procedure for Board of Adjustment

NEW BUSINESS

The following Appeal Application was filed for Review and Public Hearing before the Board of Adjustment:

3. Appeal Application #V-26-03

Property at 1131 S. Bay Road known as Kings Cliffe Manufactured Home Park. An Appeal Application has been filed by the owner's representative regarding the Zoning Violation issued as Code Enforcement Case #25-00004632 (and associated Case #20-00003344) and the allowance of a non-conforming use for recreational vehicle lots and recreational vehicle lot rentals. This Appeal pertains to a determination of the City of Dover Division of Code Enforcement to prohibit the addition of new non-conforming mobile homes, house trailers or recreational vehicles (RVs) on lots in the community. This Appeal is related to the enforcement of Dover Code of Ordinances, Appendix B – Zoning (Zoning Ordinance), Article 3 Section 8.4 Uses prohibited with Sections 8.41 and 8.42. The subject area of the property is zoned MH (Manufactured Housing Zone). The owner of record is Kings Cliffe MHP, LLC. Property Address: 1131 S. Bay Road, Dover DE. Tax Parcel: part of ED-05-086.00-01-080.000-000.

PUBLIC COMMENT OPPORTUNITY - An opportunity is given for members of the public to provide comments to the Board of Adjustment not specifically related to Applications with Public Hearings.

ADJOURN

Posted Agenda: June 10, 2026

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