



**CITY OF DOVER, DELAWARE
BOARD OF ADJUSTMENT MEETING
Wednesday, November 20, 2024 at 9:00 AM**

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

AGENDA

IN-PERSON & VIRTUAL MEETING

This Board of Adjustment Meeting for November 20, 2024 will be 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 the participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

To Attend City of Dover Board of Adjustment Meeting of November 20, 2024 at 9:00 A.M.

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

Access Code: 253 459 52110

Password for Phones: 36837262

Join Online: <https://bit.ly/BOA11202024>

Webinar Number: 2534 595 2110

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

Welcome to new Board of Adjustment Member as appointed August 12, 2024 to serve a Three-Year term to expire in July 2027: Ronald L. Coburn Jr.

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of August 14, 2024

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Board of Adjustment Meeting date is scheduled for December 18, 2024 at 9:00 AM.

Schedule of Deadlines

2. 2025 Schedule of Deadlines and Meetings for Board of Adjustment - DRAFT

OLD BUSINESS

NEW BUSINESS

The following Applications were filed for Review and Public Hearing before the Board of Adjustment.

3. Application #V-24-05

Property at 1151 N. DuPont Highway. A Request has been made for a Variance from the requirements of Zoning Ordinance, Article 5 §4.7 associated with signage for a new restaurant building with drive-through and site improvements. The Variance Request seeks to increase the number of permitted wall signs from two (2) wall signs to five (5) wall signs. The property is zoned C-4 (Highway Commercial Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone: Tier 3 – Excellent Recharge Area). The owner of record is Tung Ching Lin. Property Address: 1151 N. DuPont Highway, Dover DE. The Tax Parcel ID is ED-05-057.00-01-30.01-000.

4. Application #V-24-06

Property at 207 N. West Street. A Request has been made for Variances from the requirements of *Zoning Ordinance*, Article 4 §4.2 as associated with a proposal to subdivide the existing 12,168 SF parcel located at the northeast corner of N. West Street and Cecil Street into four (4) townhouse lots (Cecil Street Townhomes). Variance Request 1 seeks a reduction of the minimum lot depth to 84.5 feet from 100 feet. Variance Request 2 seeks to allow a minimum lot area of 2,366 SF reduced from the required minimum lot area of 3,000 SF for two (2) of the townhouse lots. The property is zoned RG-1 (General Residence Zone). The owner of record is 4BL, LLC. Property Address: 207 N. West Street, Dover DE. The Tax Parcel ID is ED-05-076.08-02-01.00-000.

ADJOURN

Posted Agenda: November 13, 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