

**CITY OF DOVER BOARD OF ADJUSTMENT  
AGENDA  
Wednesday, December 20, 2017 at 9:00 AM**

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

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES of November 15, 2017 Meeting

**COMMUNICATIONS & REPORTS**

1. Reminder: The next Board of Adjustment regular meeting is scheduled for January 17, 2018 at 9:00am in the City Council Chambers.
2. Schedule of Deadlines and Meetings for 2018

**OLD BUSINESS**

**Applicant #V-17-16**

545 North DuPont Highway. Item of clarification: on November 15, 2017, the Board of Adjustment approved a third wall sign for this property (over a code maximum of two) with an area of 35.67 SF. The actual area of the sign the applicant requested was 47.27 SF. TLM Realty originally requested a variance from the requirements of the *Zoning Ordinance*, Article 5 §4.7 pertaining to permitted signs. The site is located on the east side of North DuPont Highway north of Townsend Boulevard. It is 0.86 acres +/- in size and is currently occupied by a Panera Bread Restaurant. Subject property is zoned C-4 (Highway Commercial Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone). Tax Parcel: ED-05-068.09-01-34.01-000. The owner of record is Dover DE Retail, LLC and the applicant is TLM Realty Corp.

**NEW BUSINESS**

**Applicant #V-17-17**

299 College Road. Stephen E. Lumor has requested a variance from the requirements of the *Zoning Ordinance*, Article 4 §4.8 pertaining to maximum lot coverage for multiplex dwellings in the RM-2 (Medium Density Residence) Zone. Specifically, the applicant seeks to increase the maximum lot coverage on the site from 35% to 40%. The site is located on the north side of College Road west of Mishoe Street, and adjacent to Conwell Street. It is 0.42 acres +/- in size and zoned RM-2 (Medium Density Residence Zone). Tax Parcel: ED-05-067.00-02-26.00-000. The owner of record is Stephen E. Lumor.

**ADJOURN**

29 Del. C. § 10004(e)(2)

THE AGENDA ITEMS MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.