

**CITY OF DOVER BOARD OF ADJUSTMENT
AGENDA
Wednesday, April 18, 2018 at 9:00 AM**

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

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES of January 17, 2018 Meeting

COMMUNICATIONS & REPORTS

1. Reminder: The next Board of Adjustment regular meeting is scheduled for May 16, 2018 at 9:00am in the City Council Chambers.

NEW BUSINESS

Applicant #V-18-01

35 and 39 North New Street. Larlham Construction, LLC has requested two variances from the requirements of the *Zoning Ordinance*. The first request pertains to Article 4 §4.4 regarding the minimum lot area requirement. Specifically, the applicant seeks to permit a total lot size for Lot #2 of 1,650 SF, instead of the required minimum lot size of 1,800 SF. The second waiver request also pertains to Article 4 §4.4 regarding the minimum lot depth. The applicant is proposing that all three lots have an average depth of 91.6 ft., instead of the required 100 ft. minimum lot depth. The site is located on the east side of North New Street, just south of Fulton Street. The site currently contains two parcels, with the parcel addressed as 35 North New Street being 0.14 acres +/- and the parcel addressed as 39 North New Street being 0.07 acres +/- . The two parcels combined are 0.21 acres +/- in size. Part of the proposal is to create three (3) new parcels on the site and reorient them to face north to Fulton Street. Subject property is zoned RG-3 (Group Housing Zone). Tax Parcel: ED-05-076.08-05-39.00-000 and ED-05-076.08-05-40.00-000. The owners of record are Larlham Construction, LLC

Applicant #V-18-02

59 Park Drive. Robert A. Payne and E. Jane Warren have requested a variance from the requirements of the *Zoning Ordinance*. The request pertains to Article 5 §11.21 regarding the requirement to maintain natural open space in a flood hazard area. Specifically, the applicant seeks to permit construction of a sidewalk from a planned new house located outside the flood hazard area, through the flood hazard area, to Greenhill Road. The site is located on the east side of Park Drive, just north of Greenhill Road. The site contains one parcel addressed as 59 Park Drive and is 0.78 +/- acres. Subject property is zoned R-10 (One Family Residence Zone). Tax Parcel: ED-05-077.06-01-14.00-000. The owners of record are Robert A. Payne and E. Jane Warren.

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.