



**CITY OF DOVER, DELAWARE
BOARD OF ADJUSTMENT MEETING
Wednesday, October 15, 2025 at 9:00 AM**

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

AGENDA

IN-PERSON & VIRTUAL MEETING

This Board of Adjustment Meeting for October 15, 2025 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 the participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION
To Attend City of Dover Board of Adjustment Meeting of October 15, 2025**

Join by Phone: Dial 1-650-479-3208
Access Code: 253 706 95093
Password for Phone: 36837262

Join Online: <https://bit.ly/BOA10152025>
Webinar Number: 2537 069 5093
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

SELECTION OF ACTING CHAIR for MEETING

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of August 20, 2025
2. Adoption of Minutes of Training Session on September 17, 2025

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Board of Adjustment Meeting date is Wednesday, November 19, 2025 at 9:00 AM.

Status Update: Preparation of DRAFT Rules and Procedure

SPECIAL RECOGNITION

3. Resolution honoring the service of Mr. Kishor C. Sheth to the Board of Adjustment

OLD BUSINESS**NEW BUSINESS**

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

4. Application #V-25-05

Property at 640 South State Street for the Bayhealth Medical Center – Kent Campus. A Request has been made for two Variances from the requirements of *Zoning Ordinance*, Article 4 §4.15 as associated with a proposed 10-story Hospital Bed Tower Building Addition. Variance Request #1 seeks to increase the allowable height from 150 feet to 175 feet for a new 10-story Hospital Bed Tower. Variance Request #2 seeks a reduction of the minimum 10-foot front yard setback to allow for building encroachment of the Bed Tower Elevators and Stairs where adjacent to South Street. The property is zoned IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The owner of record is Bayhealth Medical Center, Inc. Property Addresses: 640 South State Street and 625 South Governors Avenue, Dover DE. The Tax Parcel ID is ED-05-077.13-01-52.00-000.

PUBLIC COMMENTS OPPORTUNITY**ADJOURN**

Posted Agenda: October 15, 2025

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