



**CITY OF DOVER, DELAWARE
BOARD OF ADJUSTMENT MEETING
Wednesday, January 21, 2026 at 9:00 AM**

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

AGENDA

IN-PERSON and VIRTUAL MEETING

This Board of Adjustment Meeting for January 21, 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 January 21, 2026 at 9:00 AM

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

Access Code: 253 595 53703

Password for Phones: 36837262

Join Online: <https://bit.ly/BOA01212026>

Webinar Number: 2535 955 3703

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of December 17, 2025

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Board of Adjustment Meeting date is February 18, 2026 at 9:00 AM.

NEW BUSINESS

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

2. Application #V-26-01 Proposed 7-Eleven Convenience Store with Fuel Pumps Sign Variance Request

Series of properties referred to as 736 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 convenience retail store with fuel pumps and site improvements. The Variance Request seeks to allow the installation of a 99.6 SF pylon sign along the North State Street frontage of the development area (current property at 1021 N. State Street). North State Street is an urban minor arterial where pylon signs are not a permitted freestanding sign type. The development area consists of four (4) properties to be consolidated and that are zoned C-4 (Highway Commercial Zone). The owners of record are Harrington Four Seasons, LLC and Asher Four Seasons, LLC; the equitable owner is Dover DuPont State, LLC. Property Addresses: 736 N. Dupont Highway, 738 N. DuPont Highway, 1021 N. State Street and 1027 N. DuPont Highway. Tax Parcels: ED-05-068.09-01-07.00-000, ED-05-068.09-01-06.00-000, ED-05-068.09-01-04.01-000 and ED-05-068.09-01-04.00-000.

OLD BUSINESS

3. Continued Discussion of Draft Rules of Procedure for Board of Adjustment

PUBLIC COMMENTS OPPORTUNITY

ADJOURN

Posted Agenda: January 14, 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