

**CITY OF DOVER BOARD OF ADJUSTMENT
AGENDA**

Wednesday, December 19, 2018 at 9:00 AM

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

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES of September 19, 2018 Meeting

APPROVAL OF MINUTES of November 21, 2018 Meeting

COMMUNICATIONS & REPORTS

1. Reminder: The next Board of Adjustment regular meeting is scheduled for January 16, 2019 at 9:00am in the City Council Chambers.

2. Schedule of Deadlines and Meetings for 2019

NEW BUSINESS

Applicant #V-18-08

360 Nottingham Court. Claude and Gwen Pritchett have requested an area variance from the requirements of the *Zoning Ordinance*, Article 4 §4.41 pertaining to the minimum rear yard setback requirement in the R-8 (One Family Residence Zone). Specifically, the applicant proposes to reduce the required rear yard setback requirement of 30 ft. to 26.4 ft. The minimum setback requirement for the R-8 zone is 30 ft. Subject property is zoned R-8 (One Family Residence Zone). Tax Parcel is ED-05-085.12-04-26.00-000. The owners of record are Claude and Gwen Pritchett.

Applicant #V-18-09

100, 250, 350, 400 & 550 Shrewsbury Court. Blue Hen Apartments, LLC has requested a variance from the requirements of the *Zoning Ordinance*, Article 5 §1.12 pertaining to the minimum setback of an accessory building in a residential zone such as RG-2 (General Residence Zone). Specifically, the applicant is seeking a variance for five newly built parking garages, with a setback of 4.85 ft. (4 ft. 10.2 inches) away from the property line. The minimum setback required for an accessory structure under the zoning is 5 ft. Subject property is zoned RG-2 (General Residence Zone). Tax Parcel is ED-05-077.00-01-01.00-000. The owner of record is Blue Hen APT, LLC. *AS AMENDED: The applicant has revised their request for the December 19, 2018 meeting and now seeks a setback of 4.7 feet (4 ft. 8.2 inches).*

Applicant #V-18-10

1240 McKee Road. Michael Graham on behalf of PAM Dover (Post Acute Medical Rehabilitation Hospital of Dover) has requested a variance from the requirements of the *Zoning Ordinance*, Article 5 §4.7 pertaining to the maximum size of permitted signs. Specifically, the applicant seeks to permit one (1) wall sign sized 118.31 SF, in lieu of the maximum 32 SF per sign permitted. Subject property is zoned IO (Institutional and Office Zone) and subject to the COZ-1 (Corridor Overlay Zone). Tax Parcel is ED05-067.00-01-33.00-000. The owner of record is PAM Dover DE IRF LP.

Applicant #V-18-11

127, 129, 133 and 135 Roosevelt Avenue. David Miller on behalf of Miller Investments LLC has requested variances from the requirements of the *Zoning Ordinance*, Article 4 §4.3; Article 5 §1.13; and Article 6 §5.3. Specifically, the applicant seeks to exceed the maximum 60% lot coverage of RG-2 (General Residence Zone) and permit construction on 76.7% of the lot area. The applicant also seeks to permit construction of accessory buildings totaling 56.1% of the side and rear yard areas, when the maximum allowed accessory building area for

these yards is 30%. Finally, the applicant seeks to allow parking of vehicles within 15 feet of a wall belonging to a multiple dwelling. Subject property is zoned RG-2 (General Residence Zone). Tax Parcels: ED-05-077.18-02-71.00-000, ED-05-077.18-02-72.00-000, and ED05-077.18-02-73.00-000. The owner of record is Miller Investments LLC.

Applicant #V-18-12

1738 Forrest Avenue. Louise Warren on behalf of Dover Christian Church has requested a variance from the requirements of the *Zoning Ordinance*, Article 5 §4.7 pertaining to the maximum size of permitted signs. Specifically, the applicant seeks to permit one (1) monument sign sized 32 SF, in lieu of the maximum 12 SF permitted for such a sign based on the zoning. Subject property is zoned R-10 (One Family Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone). Tax Parcel is ED05-075.00-01-04.00-000. The owner of record is Dover Christian Church Inc.

Applicant #V-18-13

101 Ipswich Court. Blue Hen Apartments, LLC has requested a variance from the requirements of the *Zoning Ordinance*, Article 4 §4.3 pertaining to the minimum setback of a multiple dwelling unit structure in the RG-2 (General Residence Zone). Specifically, the applicant is seeking a variance for a currently under construction apartment building, with a setback of 29.8 ft. (29 ft. 10.2 inches) away from the property line. The minimum setback required for a multiple dwelling unit structure under the zoning is 30 ft. Subject property is zoned RG-2 (General Residence Zone). Tax Parcel is ED-05-077.00-01-01.00-000. The owner of record is Blue Hen APT, LLC.

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.