CITY OF DOVER BOARD OF ADJUSTMENT
AGENDA
Wednesday, March 15, 2017 at 9:00 AM

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES of February 15, 2017 Meeting

COMMUNICATIONS & REPORTS

1. Reminder: The next Board of Adjustment regular meeting is scheduled for April 19, 2017 at 9:00am in the City Council Chambers.

NEW BUSINESS

Applicant #V-17-06
Cemetery on east side of North State Street. Wesley United Methodist Church has requested a variance from the requirements of Article 5 §4.7 of the *Zoning Ordinance* pertaining to permitted sign types and maximum permitted sign height, to allow construction of a 13-foot tall archway sign on the grounds of Lakeside Cemetery. Subject property is zoned ROS (Recreation and Open Space Zone). The Tax Parcel is ED-05-068.13-01-02.00-000. The owner of record is Wesley Methodist Church.

Applicant #V-17-07
1032 South Little Creek Road. Craig Reeves has requested a variance from the requirements of the *Zoning Ordinance,* Article 5 §4.7 pertaining to permitted sign types, and a variance from the requirements of the *Zoning Ordinance,* Article 5 §4.9(A)(2) pertaining to the maximum area of window signs. The requested variances are to allow construction of an 18.33 S.F. roof sign and to retroactively allow posting of two window signs each covering approximately 60% of their window area. Subject property is zoned C-1A (Limited Commercial Zone). The Tax Parcel is ED-05-077.12-01-02.00-000. The owner of record is Tudor Enterprises LLC.

Applicant #V-17-08
868 South State Street. 868 State Street LLC has requested a variance from the requirements of the *Zoning Ordinance,* Article 5 §14.31 pertaining to maximum number of children in a day care center in a residential zone; a variance from Article 6, §3.11 pertaining to maximum number of parking spaces; and Article 3, §1.14(a)(v) pertaining to maximum building coverage of a conditional use in a residential zone. The requested variances are to allow the number of children in Shell's Early Learning Center to increase from a maximum of 50 children to 95 children, to allow the number of parking spaces to increase from a maximum of 10 spaces to 27 spaces, and to allow the permitted total building coverage of the lot to increase from a maximum of 20% to 23.7%. Subject property is zoned R-8 (One-Family Residence Zone). The Tax Parcel is ED-05-077.17-03-49.00-000. The owner of record is 868 State Street LLC.

Applicant #V-17-09

1310-1324 Forrest Avenue. Margaret H. Johnson has requested a variance from the requirements of the *Zoning Ordinance,* Article 3 §27.66 pertaining to the maximum allowed number of stories and allowable height of buildings located with the COZ-1 (Corridor Overlay Zone). Subject property is zoned C-2A (Limited Central Commercial Zone) and subject to the COZ-1. Tax Parcels are ED-05-076.10-01-01.00-000, ED-05-076.10-01-02.00-000, ED-05-076.10-01-03.00-000, ED-05-076.10-01-04.00-000, ED-05-076.10-01-04.01-000. The owner of record is Margaret H. Johnson. *This application represents a resubmission of application V-16-06, initially reviewed by the Board of Adjustment on June 15, 2016 and withdrawn on October 19, 2016.*

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.