MEMORANDUM

Department of Planning & Inspections
P.O. Box 475
Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: December 31, 2015

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, January 6, 2016

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, January 6, 2016 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following application which will be considered by the Planning Commission at its meeting of TUESDAY, January 19, 2016. Please review the updated DRAFT Development Advisory Committee (D.A.C.) Report provided for your project and be prepared to discuss any questions or concerns.

1) Z-16-01 Lands of Halpern Family Property Investment LP at 1042 South Bradford Street: Rezoning from R-8 to C-1A and R-8 – Review and Recommendation for a rezoning application for the 2,373 S.F. portion of the 10,373 S.F. +/- parcel located adjacent to the west property line. The property is zoned R-8 (One Family Residence Zone). The proposed zoning is C-1A (Limited Commercial Zone) for a 2,373 S.F. portion of the parcel with the remainder of the property as R-8 (One Family Residence Zone). The property is located on the west side of South Bradford Street and south of Waples Avenue. The owner of record is Halpern Family Property Investment LP. Address: 1042 South Bradford Street. Tax Parcel: ED-05-077.17-03-14.00-000. Council District 2. Ordinance #2015-24.

Please be advised that the Planning Commission January meeting agenda will include other items in addition to the item listed above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC: Kay McWood, LLC
Jeff Halpern, Halpern Family Property Investments
Randy B. Duplechain, P.E., Davis, Bowen & Friedel, Inc.