MEMORANDUM

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

DATE: August 1, 2014

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, August 6, 2014

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, August 6, 2014 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications which will be considered by the Planning Commission at its meeting of Monday, August 18, 2014.

1) S-14-16 Dover Family Cosmetic Dental at 1084-1086 South State Street – Site Development Plan to construct a 2,730 S.F. medical office and associated site improvements. The plan includes a Minor Lot Line Adjustment Plan to consolidate two parcels to form a single 23,214 S.F. parcel. The property is zoned C-2A (Limited Central Commercial Zone), located on the west side of South State Street between Wyoming Avenue and South DuPont Highway. The property owner is Dover Family Properties, LLC, c/o Venetia N. Dover. Property Address: 1084-1086 South State Street. Tax Parcel(s): ED-05-077.17-07-19.00-000 and ED-05-086.05-02-21.00-000. Council District 2.

2) S-14-17 Office at 970 North State Street – Site Development Plan to permit conversion of an existing 2,199 S.F. +/- residential structure to office use and associated site improvements on a 18,047 S.F. +/- parcel. The property is zoned C-1A (Limited Commercial Zone), located at the southwest corner of North State Street and Hiawatha Drive. The owner of record is Debra A. Brown and Raymond E. Brown, to be conveyed to John P. Kelly, III. Property Address: 970 North State Street. Tax Parcel: ED-05-067.12-01-05.00-000. Council District 4. *Waivers Requested: Elimination of Upright Curbing Requirement, Elimination of Landscape Buffering Requirement for Parking Lot, Partial Elimination of Sidewalk Requirement.*

Note: Application C-14-05 Faith House at 15 South New Street has been deferred as the proposal requires filing of a Board of Adjustment application.

Please be advised that the Planning Commission meeting agenda will include other items in addition to those listed above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda.

cc: Venetia Dover, Dover Family Properties, LLC
Troy Adams, P.E., Mountain Consulting
Paul Lazar, Beacon Construction Services, Inc.
Matthew Spong, RLA, Landscape Architectural Services, LLC
John P. Kelly III
Michael S. Kelly, Sr.
Keith Kooker, P.E., Landmark Engineering