MEMORANDUM

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

DATE: July 11, 2014

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, July 30, 2014

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, July 30, 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) C-14-05 Faith House at 15 South New Street – Conditional Use Application to permit a place of worship in an existing two-story residential structure on a 4,983 S.F. +/- parcel. The property is zoned RG-1 (General Residence Zone). The property is located on the east side of South New Street between West Division Street and Reed Street. The owner of record is Jacqueline Hairston. Property Address: 15 South New Street. Tax Parcel: ED-05-077.05-03-13.00-000. Council District 4. *A previous Conditional Use Permit C-08-02 was granted and subsequently renewed to allow additions to the property and use for faith-based philanthropic activities.*

2) S-14-17 Office at 970 North State Street – Site Development Plan to permit conversion of an existing 1,321 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, Reduction of Parking Requirement, Elimination of Landscape Buffering Requirement, Alteration of Sidewalk Requirement.*

3) 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.

Please be reminded that we will meet with the applicants on **Wednesday, August 6, 2014 at 10:00 AM** in the City Hall Conference Room of City Hall, 15 Loockerman Plaza, Dover**.** Please plan to attend this meeting as well.

cc:

City Clerk	David Cahill	Shane Breakie	Col. Robert Welsh
Scott Koenig	Todd Sammons	Rich Von Steton	Fred Tolbert
Planning Staff	Sabrina Fite	Robert Moyer	State Historic Preservation Office
Inspections Staff	Dover Fire Chief	Jim Galvin	Lara Allison
Sharon Duca	Kevin Coyle	Lisa Collins	Office of Child Care Licensing
Electric Department	Jim Sullivan	Sarah Keifer	Connie Holland
Tax Assessor	Eileen Butler	Tricia Faust	David Edgell
Bill Neaton	Elaine Webb	Gregg Moore	City Council
Chief Bernat	Mark Nowak	Ami Sebastian-Hauer	Mayor
Kathy Diver	Julio Seneus	Caesar Rodney School District	City Comptroller
Fire Marshal	Milton Melendez	Capital School District	