CITY OF DOVER
Architectural Review Oversight Subcommittee of PLANNING COMMISSION
AGENDA
Tuesday, October 9, 2012 – 4:00 P.M.

City Hall Conference Room
15 Loockerman Plaza, Dover, Delaware

INTRODUCTION

- Purpose of the Architectural Review Oversight Subcommittee (AROS)

NEW BUSINESS

1) Review of Architecture:
   a) C-12-06 Dover First Christian School at 647 Wyoming Avenue – Review and Comment for a Recommendation to Planning Commission on the architecture for a proposed school building. This is associated with a Conditional Use Site Plan application to the Planning Commission to allow for the construction of a 4,000 SF school building and associated site improvements. The application also includes a Conditional Use to allow for the temporary use of the existing hall within the church as the school. The property is zoned R-8 (One Family Residence Zone). The property is located on the north side of Wyoming Avenue east of New Burton Road and west of Woodford Drive. The owner of record is Seventh Day Adventist Church. Address: 647 Wyoming Avenue. Tax Parcel: ED-05-76.20-01-78.00-000. Council District 2. *This application was referred to the AROS by the Planning Commission at their meeting of September 17, 2012.*

ADJOURN

Posted Agenda: October 2, 2012 at 9:00am

City of Dover

Architecture Review Oversight Committee Report

Meeting of October 9, 2012

Plan Title:	Dover First Christian School C-12-08
Plan Type:	Conditional Use Site Plan
Location:	647 Wyoming Avenue
Tax Parcel:	ED-05-076.20-01-78.00-000
Zoning:	R-8 (One Family Residence Zone)

At their meeting of September 17, 2012 the Planning Commission referred the architecture of the building for the Dover First Christian School to the Architectural Review Oversight Subcommittee for their review and comment to consider the building architecture in accordance with the provisions of the *Zoning Ordinance*. The following are the sections of the *Zoning Ordinance* that apply to architecture and the Architecture Review Oversight Subcommittee.

Article 5
Section 19 Building and architectural design guidelines.
The following guidelines shall be used in design of buildings and their architectural characteristics for the purposes of meeting the intent of article 10, section 2, subsection 2.27:

(1) *Physical orientation and facade.*

(i) The principal building facade of proposed buildings shall be oriented toward the primary street frontage, and in the same direction as the majority of existing buildings on the frontage street. Proposed buildings on corner properties shall reflect a public facade on both street frontages.

(ii) Consideration shall be given to the dominant architectural features of existing buildings, but do not necessarily have to mimic those styles. Large expanses of blank walls are to be avoided, [and] consideration shall be given to windows and entrance ways along frontage, as well as projecting elements such as eaves, cornices, canopies, projecting bays, shadow lines and overhangs.

(2) *Architectural characteristics.*

(i) *Building proportions.* Consideration shall be given to proportional attributes, including overall height-to-width ratios, of existing building facades, doors, windows, projecting canopies, and other architectural features, found in adjacent existing buildings.

(ii) *Building mass.* Facades of new buildings shall consider, but not mimic, the sense of lightness or weight of existing buildings on neighboring properties and consider similar proportions of solids (i.e., siding, blank walls, etc.) to voids (i.e., windows, door openings, etc.).

(iii) *Materials.* Proposed buildings shall incorporate durable exterior surface materials similar to and complementary with the color, texture, size, and scale of exterior materials reflected on existing buildings in the immediate vicinity.

(iv) *Roofs.* Consideration shall be given to general shape, ridge and eave heights, and material characteristics expressed in existing buildings along the subject street.

(3) *Exemptions.*

(i) *Building additions.* Proposed building additions which will be designed to match the architectural characteristics and exterior material treatments of the existing building to which the addition is being made shall be exempt from the requirement to submit elevation drawings or other graphic representations.

Article 10

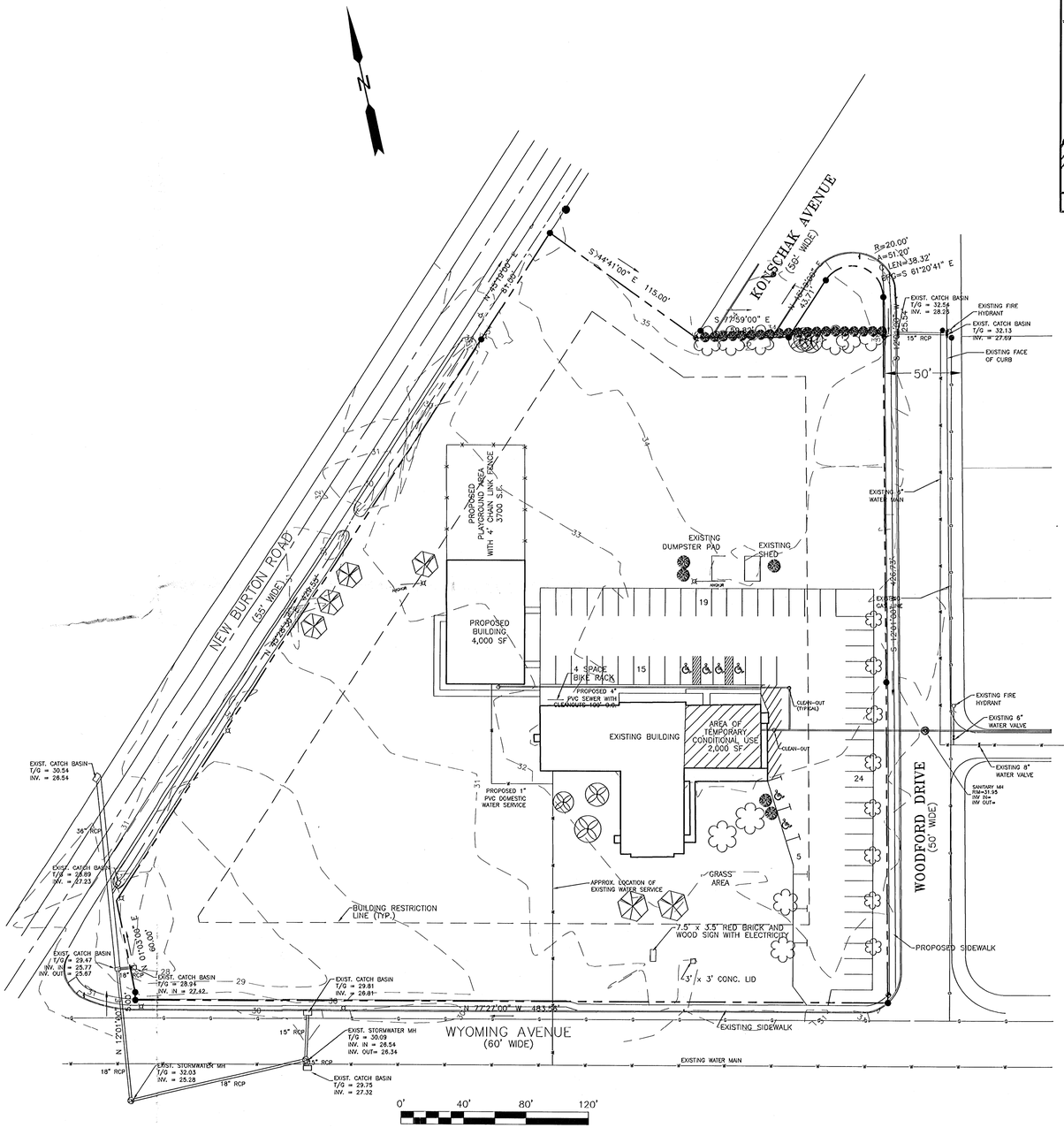
2.28 Consideration shall be given to the physical orientation and architectural characteristics of proposed buildings, the relationship of proposed buildings to existing buildings and to other proposed buildings, and their contributions to the overall image of the immediate vicinity by considering the building and architectural design guidelines as set forth in article 5, section 19. Design characteristics of proposed buildings and building additions shall not detract or devalue existing buildings in the immediate vicinity.

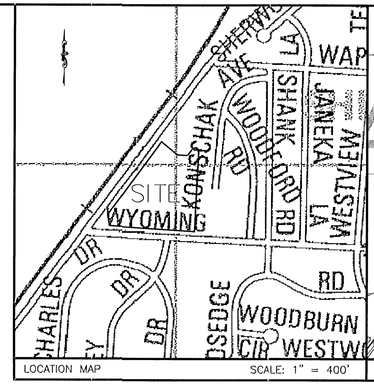
(A) If the planning commission determines that the proposed physical orientation and architectural characteristics of the proposed buildings do not meet the intent and objectives of this section, then the planning commission shall refer the proposal to the architectural review oversight subcommittee for review and comment.

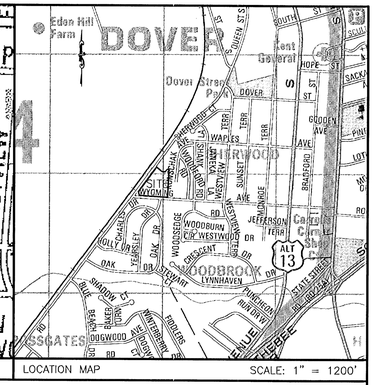
(B) The subcommittee shall meet and review the proposal with the applicant, and return its comments to the planning commission by the next regularly scheduled meeting.

(C) The architectural review oversight subcommittee shall be appointed by the commission at its annual meeting, and membership shall consist of two planning commission members, and two design professionals with experience in construction, and the mayor or the mayor's designee. Two alternate design professionals with experience in construction shall also be appointed.

Enclosed are the Site Plan, the architecture submitted to the Planning Commission and Option 1 and Option 2 submitted by the application since the Planning Commission meeting. The color of the siding on Option 1 and Option 2 is proposed as a tan/beige color and not the pale green shown on the photos.







DATA COLUMN AND NOTES

1. TAX PARCEL NUMBER: ED-05-076.20-01-78.00-000
2. OWNER OF RECORD: CHESAPEAKE CONF. ASSOC. OF SEVENTH-DAY ADVENTIST CHURCH
   647 WYOMING AVE.
   DOVER, DE 19904
3. SOURCE OF TITLE: DEED RECORD Q-24-387
4. TOTAL SITE ACREAGE: 3.9923± ACRES
5. EXISTING ZONING: R8
6. EXISTING USE: CHURCH
7. PROPOSED USE: CHURCH WITH PRESCHOOL AND KINDERGRTEN
8. REQUIRED PARKING: CHURCH: 1 SPACE PER EACH FIVE SEATS IN THE CHURCH (250 SEATS = 50 PARKING SPOTS)
   PRE-KINDERGARTEN AND KINDERGARTEN:
   1 SPACE/20 CHILDREN PLUS 1 SPACE/ADULT ATTENDANT (37 CHILDREN AND 6 ADULTS = 6 SPACES)
9. PROPOSED PARKING: 73 SPACES (6 HANDICAP ACCESSIBLE)
10. EXISTING IMPERVIOUS AREA:
    BUILDING: 8,445 SQUARE FEET
    ASPHALT: 24,944 SQUARE FEET
    TOTAL IMPERVIOUS AREA: 33,389 SQUARE FEET
    LOT COVERAGE: 19%

    PROPOSED IMPERVIOUS AREA:
    BUILDING: 4,000 SQUARE FEET
    PAVEMENT: 559 SQUARE FEET
    TOTAL IMPERVIOUS AREA: 37,984 SQUARE FEET
    LOT COVERAGE: 21%
11. DATUM: NAVD 88 - BENCHMARK: USGS BM # T-37 LOCATED AT SOUTHWEST CORNER OF WYOMING AVE. AND NEW BURTON ROAD
12. FLOOD HAZARD: THIS SITE IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN BASED ON F.I.R.M. COMMUNITY PANEL NUMBER 10001C0158H DATED MAY 5, 2003.
13. SOILS: SASSAFRAS SANDY LOAM (SaA)
14. WETLANDS: THIS SITE IS NOT IMPACTED BY WETLANDS PER NWI MAP.
15. FIRE REGULATIONS: ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
16. EROSION CONTROL: IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
17. MAINTENANCE: THE DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION, SEDIMENT AND STORMWATER MANAGEMENT FACILITIES DURING THE CONSTRUCTION PROCESS.
18. EXISTING AND PROPOSED WATER: CITY OF DOVER
19. EXISTING AND PROPOSED SANITARY SEWER: CITY OF DOVER
20. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
21. MONUMENTS: FOUND - 3
    PROPOSED - 0
22. KENT CONSERVATION DISTRICT, RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
23. THE SITE CONTRACTOR SHALL CONTACT THE CITY OF DOVER PUBLIC WORKS CONSTRUCTION MANAGER AT 302-736-7029 PRIOR TOTHE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE CITY OF DOVER DEPARMENT OF PUBLIC WORKS MUST OBSERVE AND APPROVE ALL CITY OWNED WATER AND SANITARY SEWER INTERCONNECTION AND TESTING. THE PROPOSED LOCATION FOR THE SIX-INCH (6") WATER TAP MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE EXISTING MAIN. POSSIBLE CONDITIONS THE WOULD REQUIRE TAPPING RELOCATION INCLUDE PROXIMITY TO PIPE JOINTS, OTHER TAPS, CONCRETE EASEMENTS, CONFLICT WITH OTHER UTILITIES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING LOCATION. THE CITY OF DOVER WILL NOT BE HELD RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADJUSTMENT OF THE TAPPING LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
24. PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT "NO PERSON SHALL DISCHARGE OF CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER OR UNPOLLUTED INDUSTRIAL PROCESS WATER TO ANY SANITARY WATER." THE FOLLOWING ARE OTHER PROHIBITED DISCHARGES TO ANY SANITARY SEWER: "ANY STORMWATER, ROOFS DRAINS, SPRING WATER, CISTERN OR TANK OVERFLOW OR FOOTING DRAIN OR THE CONTENTS OR PRIVY OR THE DISCHARGE OF EFFLUENT FROM ANY AIR-CONDITIONING MACHINGE OR REFRIGERATION UNIT." THE CONTRACTOR/DEVELOPER SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM EXIST OR ARE PRODUCED FOR THE SITE.

Owner's Certification

I, _____, hereby certify that I am the owner of the property described and shown on this plan, that the plan was made at my direction, and that I acknowledge the same to be my act and desire the plan to be developed as shown in accordance with all applicable laws and regulations.

Date_____ Signature _____

Title _____

OWNER: CHESAPEAKE CONF. ASSOC. OF SEVENTH-DAY ADVENTIST CHURCH
647 WYOMING AVE.
DOVER, DE 19904

Engineer's Certification

I, David C. Braun, hereby certify that I am a registered Professional Engineer in the State of Delaware, that the information shown hereon has been prepared under my supervision and to my best knowledge and belief represents good engineering practices as required by the applicable laws of the State of Delaware.

Date_____ Signature _____
Seal

REVISIONS

BRAUN ENGINEERING, LLC
865 ALLABANDS MILL ROAD, WYOMING, DE 19934
TEL PHONE: 302-697-4562

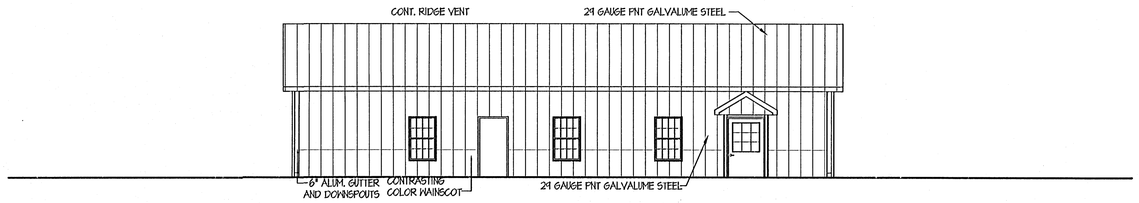
CONDITIONAL USE SITE PLANSITE PLAN

DOVER FIRST CHRISTIAN SCHOOL

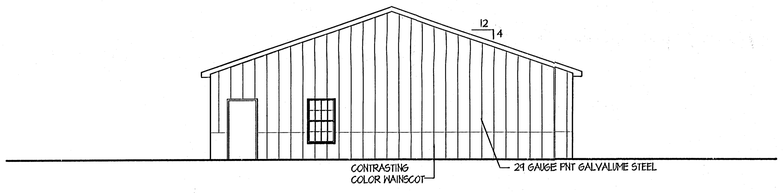
IN THE CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY AND STATE OF DELAWARE
T.M.P.# ED-05-76.20-01-78.00-000

File Copy
C-12-06
Application Submission
8/3/12

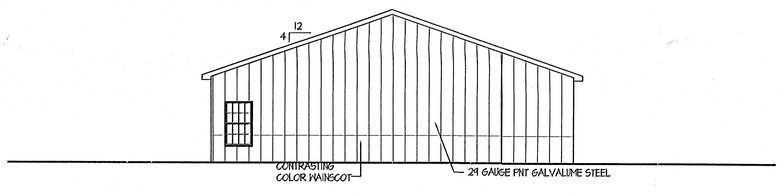
DATE:	8/01/12
DRAWN BY:	DCB
CHECKED BY:	
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CLIENT NO.	04-83-01
SCALE:	1"=40'
SHEET NO.	S1



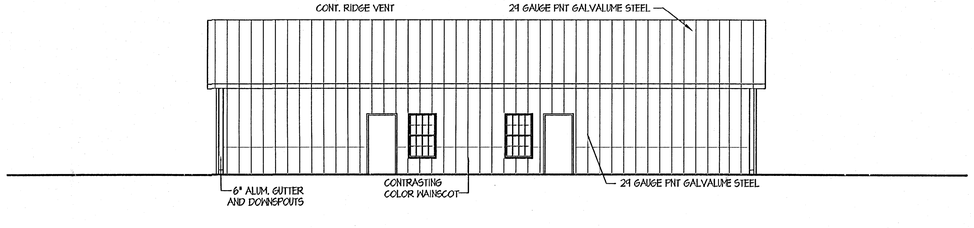
1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

DIAMOND STATE
POLE BUILDINGS
P.O. BOX 163
MAGNOLIA, DELAWARE

W.F. HORN
ARCHITECT, INC.
34011 WESCOATS ROAD UNIT #3 LEWES, DELAWARE 19958
PHONE 302.674.1620-DOVER 302.231-2176-LEWES

NEW BUILDING FOR
DOVER 1ST CHRISTIAN SCHOOL
WYOMING AVENUE AND NEW BURTON ROAD
DOVER, DELAWARE

SIGNATURE OF :
WILLIAM F. HORN, JR.

DATE OF SIGNATURE:
7/31/12

DATE OF REGISTRATION:
EXPIRATION : 7/31/2013

PURPOSE FOR CONSTRUCTION
PRINTED 7/31/12

File Copy
C-12-06
Application Submission
8/3/12

ELEVATIONS

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF DOVER 1ST CHRISTIAN SCHOOL. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

THE ARCHITECT WHO SEALED, SIGNED AND DATED THIS DOCUMENT HAS NOT BEEN EMPLOYED TO FURNISH CONSTRUCTION CONTRACT ADMINISTRATION SERVICES AS DEFINED IN 24 DEL. C. 303 (C).

DESIGNED	WFH
DRAWN	PAH
CHECKED	WFH
DATE	07/31/12
PROJ. NO.	31225
SCALE	AS NOTED
SHEET NO.	A2.1

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