AGENDA
CITY OF DOVER BOARD OF ADJUSTMENT
WEDNESDAY – October 18, 2006 10:00 AM – CITY HALL

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES OF September 20, 2006 MEETING

OLD BUSINESS

Applicant #V-06-14:
1169 & 1175 Walker Road, Lands of Jean Mullen and Daniel & Sharon Harvey, has applied to the City of Dover Board of Adjustment requesting a variance from the side yard setback requirement and the landscape buffer of the C-PO (Commercial/Professional Office) Zoning District Bulk Requirements (Article 3, §26.7). Applicant is also requesting a variance from the opaque barrier requirement of the supplementary regulations applying to all non-residential zones (Article 5, §7.2).

Subject property is Tax Parcel ID # ED-05-076.18-01-78.00-000. The owner of record is Jean W. Mullen and Daniel & Sharon Harvey.

NEW BUSINESS

Applicant #V-06-17:
201-205-207 West Division Street, Lands of South Smyrna Developers, LLC: South Smyrna Developers, LLC., has applied to the City of Dover Board of Adjustment requesting a variance from Article 3 § 4.14 pertaining to the maximum floor area ratio. The Applicant seeks a floor area ratio of 2.75; the maximum permitted by the *Zoning Ordinance* is 2.0.

Subject property is zoned C-2 (Central Commercial Zone) and the Tax Parcel ID # is ED-05-076.08-05-56.00. The owner of record is South Smyrna Developers, LLC.

Applicant #V-06-18:
122-128 West Division Street, Lands of South Smyrna Developers, LLC: South Smyrna Developers, LLC., has applied to the City of Dover Board of Adjustment requesting a variance from Article 3 § 4.14 pertaining to the maximum floor area ratio. The Applicant seeks a floor area ratio of 2.50; the maximum permitted by the *Zoning Ordinance* is 2.0.

Subject property is zoned C-2 (Central Commercial Zone) and the Tax Parcel ID # is ED-05-077.05-03-59.00. The owner of record is South Smyrna Developers, LLC.

Applicant #V-06-19:
111 Matthew Court, Lands of the James & Lilian Boyce: James and Lilian Boyce have applied to the City of Dover Board of Adjustment requesting a variance from the required 30 foot rear yard setback. (Article 4 § 4.1).

Subject property is zoned R-8 (One Family Residence Zone) and the Tax Parcel ID # ED-05-076.05-06-14.00. The owner of record is James and Lilian Boyce.

Applicant #V-06-20:
Vacant Land between 820 & 860 Silver Lake Boulevard, Lands of the Silver Lake Office Plaza: The Silver Lake Partnership has applied to the City of Dover Board of Adjustment requesting a variance from the requirement that restricts parking between the building and street line as well as a variance from the requirement of having a 10 feet of landscaped area between the property boundary and edge of parking areas (Article 3 § 26.6 & 26.7).

Subject property is zoned CPO (Commercial/Professional Office Zone) and the Tax Parcel ID # is ED-05-067.16-03-08.09. The owner of record is Silver Lake Partnership c/o Mc Ginnis Real Estate Co.

ADJOURN

29 Del.C. § 10004(e)(2)

The agenda items listed may not be considered in sequence. This agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the meeting.