

*"A Historic Past"*



*"A Bright Future"*

## THE CITY OF DELAWARE CITY

407 Clinton Street – P.O. Box 4159

Delaware City, Delaware 19706

Phone: 302-834-4573 Fax: 302-832-5545

### REVISED

### NOTICE OF PUBLIC HEARING AND MEETING DELAWARE CITY BOARD OF ADJUSTMENT JUNE 12, 2013 – 7:00 P.M. CITY COUNCIL CHAMBER

#### PUBLIC HEARING

Proposed Agenda:

**1. Corner of Front & Adams Street-** Henry Walton/Whittaker Brothers, Inc- Variances for New Construction:

All 3 Lots Need the Following Variances:

**Lot #1**

- Area from 6,000 sq. ft. to 3,250 sq. ft.
- Lot Frontage from 60' to 32.5'
- Front Setback from 20' to 5'
- Side Setback- Both Sides from 15' to 7'-Minimum Side from 5' to 2'
- Lot Coverage from 30% to 40%
- Minimum Sq. Ft. per Family from 6,000sq. ft. to 3250 sq. ft.

**Lot #2**

- Area from 6,000 sq. ft. to 3,500 sq. ft.
- Lot Frontage from 60' to 35'
- Front Setback from 20' to 5'
- Side Setback from 15' to 10'-Both Sides
- Lot Coverage from 30% to 37%
- Minimum Sq. Ft. per Family from 6,000sq. ft. to 3500 sq. ft.

**Lot #3**

- Area from 6,000 sq. ft. to 3,250 sq. ft.
- Front Setback from 20' to 5' (Front Street)
- 2nd Front Setback (Due to Corner Property) from 20' to 2' (Adams Street)
- Lot Coverage from 30% to 40%
- Minimum Sq. Ft. per Family from 6,000sq. ft. to 3250 sq. ft.

**2. 704 Fifth Street – P.S. C. Properties-** New Construction & Addition- Needs Front Setback Variance from 15' to 0'

#### MEETING IMMEDIATELY FOLLOWING

**Note:** These agenda items may not be considered in sequence. This Agenda is subject to change to include additional items or deletion of items that arise at the time of the meeting.

Posted: May 31, 2013: Town Hall, Post Office, Sunset Market, Valero Gas Station, Library, [www.delawarecity.delaware.gov](http://www.delawarecity.delaware.gov), Front & Adams Street