

"A Historic Past"



"A Bright Future"

THE CITY OF DELAWARE CITY

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NOTICE OF PUBLIC HEARING AND MEETING DELAWARE CITY BOARD OF ADJUSTMENT JULY 16, 2013 – 7:00 P.M. CITY COUNCIL CHAMBER

PUBLIC HEARING

Proposed Agenda:

Reopening of the Record for June 12, 2013 Board of Adjustment Hearing for the Corner of Front & Adams Street.

On May 31, 2013, the Board of Adjustment properly noticed a hearing for June 12, 2013 on two agenda items. The two agenda items were applications for 1) variances for new construction at the corner of Front and Adams Streets; and 2) a variance for a front setback at 704 Fifth Street.

On June 7, 2013, the agenda was amended to include new Board member orientation and training. The revised Agenda stated that it supplemented the prior agenda and referenced the two previously noticed agenda items. Despite the clarifications in the revised notice, confusion arose as to which matters were going forward on June 12.

Due to the confusion, some parties did not appear at the hearing or were misinformed as which matters were going forward. To ensure all parties have a fair opportunity to be heard, the Board is reopening the record of the June 12, 2013 hearing. While the Board made preliminary decisions at the June 12 hearing, the Board will consider all new evidence and issue its final decisions thereafter.

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 6,000 sq. 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. 85-93 Clinton Street – Silver Heron I, LP (The Central Hotel) – Variances:

- Rear Setback Variance from 20' to 2' for New Addition;
- Variance for Deck and Stairs on City Right Away (City Easement will be Reviewed Contingent on Approval of Project by the Board of Adjustment)

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: June 27, 2013: Town Hall, Post Office, Sunset Market, Valero Gas Station, Library, www.delawarecity.delaware.gov, 85-93 Clinton Street; Front & Adams Street