

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY  
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Delaware City, Delaware 19706  
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**CITY OF DELAWARE CITY  
REGULAR MEETING OF THE  
PLANNING COMMISSION  
November 3, 2014**

**CALL TO ORDER**

Commissioner Dilliplane called to order the regular meeting of the Planning Commission at 7:00 PM. The following Commissioners were present: Costango, Dilliplane, Snow and Renoll. Also present was City Manager Cathcart.

**ACTION ON PREVIOUS MINUTES**

*Commissioner Snow made a motion to accept the minutes of the October 6, 2014 Planning Commission meeting as written. Commissioner Costango seconded the motion. A vote was taken, all ayes, motion carried.*

**87-89 WASHINGTON STREET – STEPHEN & ROBIN TAIT**

1. Subdivide Parcel into 2 Parcels;
2. Special Exception to Allow Semi-Detached Property in R-1 Zone;
3. Variances:

**87 Washington**

Area reduced from 6,000 to 1,645.83  
Front Setback from 20' to -5'  
Frontage from 60' to 19.67'  
Side Setback from 7'5" to 3'8"

**89 Washington**

Area – from 6,000 sq. ft. to 4997.38  
Front Setback from 20' to -5'

Mr. Tait was he was here to ask for a subdivision. In addition, he would need a special exception and the variances listed above. City Manager Cathcart said City Solicitor Walton, looking at this from the perspective of the law, found no legal objections to Mr. Tait's request. He also reminded the commissioners that the subdivision was approved in 1998; however, it was never recorded with New Castle County so the subdivision never occurred.

Discussion occurred regarding the negative 5' front setback. *Commissioner Snow made a motion to accept the subdivision as stated. Commissioner Costango seconded the motion. A vote was taken, all ayes, motion carried.*

Discussion followed regarding the special exception being needed because the structure is a semi-detached structure in the R-1 Zone. *Commissioner Snow made a motion to accept the special exception as stated. Commissioner Costango seconded the motion. A vote was taken, all ayes, motion carried.*

*Commissioner Snow made a motion to accept the variances for 87 Washington Street as presented. Commissioner Costango seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.*

*Commissioner Costango made a motion to accept the variances for 89 Washington Street as presented. Commissioner Snow seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.*

Discussion followed regarding a fire wall between the two halves of the semi-detached structure.

**ADJOURNMENT**

*Commissioner Costango made a motion to adjourn the meeting. Commissioner Snow seconded the motion. A vote was taken, all ayes. The meeting was adjourned at 7:12 pm.*

Respectfully Submitted,

*Dawn K. Gwynn*

Dawn K. Gwynn  
City Secretary