

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY
407 Clinton Street – P.O. Box 4159
Delaware City, Delaware 19706
302-834-4573

**CITY OF DELAWARE CITY
PLANNING COMMISSION
REGULAR MEETING
MARCH 5, 2007**

CALL TO ORDER

Commissioner Carol Schofield called to order the regular meeting of the Planning Commission at 7:00 p.m. Those present included Commission members Carol Schofield, Robert Malinowski, Carol Stewart, and Joe Neel. City Manager Paul Morrill was also in attendance.

ACTION UPON THE PREVIOUS MINUTES

A discussion occurred regarding the minutes and the advantages of action minutes. Commissioner R. Malinowski made a motion to accept the minutes as written. No one seconded the motion. The minutes were tabled by the commission members in order for The City Secretary will revise the minutes, in order to assure that they were written as action minutes.

226 WASHINGTON STREET – Preston Carden – Subdivision & Variances

City Manager Morrill informed the commissioners that the structure on this property had been badly damaged in a fire. He added that Mr. Carden had attended the last Historic Preservation Commission meeting and was granted design approval for a second house to be placed adjacent and attached to the existing structure. They also approved demolition of the rear of the existing structure and the fire damaged section. He has agreed to restore the historic front of the existing structure. A subdivision would be required as well as numerous variances. A discussion followed. City Manager Morrill pointed out that the existing structure was a non-conforming, three unit apartment building

and upon completion of the work, there would be two single family homes. The commissioners discussed other houses on the street that are only 20 feet wide. City Manager Morrill explained that The City will send certified letters to the neighboring residents, notifying them of the proposed construction. As of this time, there have been no verbal or written comments received by The City. Discussion followed. The commission members determined that the necessary variances for two single family homes with a common wall and a zero setback would be: front footage variance, area variance, and lot coverage variance. In addition, lot #2, or the existing structure, would need zero side setback variances on both sides and a zero setback variance on the front. Lot #2, or the new structure, would need a zero setback variance on one side and an eighteen inch side setback variance on the other side, as well as eighteen inch front setback variance. This would not be a rezoning. Semi-detached in an R-1 zone would be a special exception. Additional discussion followed. Commissioner Stewart made a motion to approve a special exception for a semi-detached residence in an R-1 zone to be known as 226 and 228 Washington Street; to approve a subdivision, creating two lots from one, based on the plans dated 3/5/07; to approve the following variances for lot #1 (228 Washington Street): from the required area to 2164 sq. ft., from the required lot frontage to 22.14 ft., from the required front setback to .7 ft., from the required side setback to 1.48 ft., and from the required lot coverage to 40%; and to approve the following variances for lot #2 (226 Washington Street): from the required area to 1836 sq. ft., from the required frontage to 17.86 ft. from the required front setback to zero ft., from the required side setback to zero ft., and from the required lot coverage to 50%. Commissioner Neel seconded the motion. A vote was taken, all ayes, motion carried.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 8:00 pm. Commissioner Neel seconded the motion. A vote was taken, all ayes, no nays, motion carried.

Respectfully submitted,

Dawn K. Gwynn
City Secretary