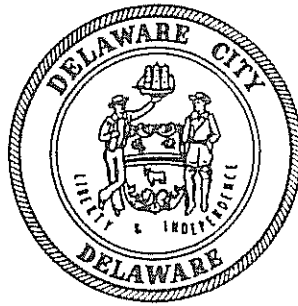


*"A Historic Past"*



*"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  
AUGUST 4, 2008**

**CALL TO ORDER**

Commissioner Carol Schofield called to order the regular meeting of the Planning Commission at 7:03 p.m. Those present included Commission Members Carol Stewart, Todd Lightcap, Carol Schofield and Joe Neel. City Manager Paul Morrill was not in attendance as he was on vacation.

**ACTION UPON THE PREVIOUS MINUTES**

A motion was made and seconded to accept the minutes of the July 7, 2008 meeting as written. A vote was taken, all ayes, motion carried.

**225 WASHINGTON ST. – THEODOROS XENIDIS – VARIANCE SIDE SET-BACK FROM 7.5' TO .16'-**

Presentation included diagram of current 2 story residential structure with a proposed 2 story addition extending to the rear of the current building. The variance would keep the addition in line with the existing structure with the .16' side setback. A discussion followed. The motion was made and seconded to recommend the granting of the variance to keep the building uniform. The vote was unanimous in favor of the motion.

**32 CLINTON ST. – CHRIS DIVIRGILIO – VARIANCE – 5' to 2' SETBACK  
BOTH SIDES –**

Chris Divirgilio presented a survey of the current property with the intended addition drawn on the rear of the building. A discussion followed. Construction includes the replacement of a 13 x 13 rear section of the building with a 17 x 28 foot extension at the rear of the building. The addition would be consistent with the current set back on the left side of the building. The right side of the building would extend beyond the current set back of the existing rear section of the building on which the addition would be constructed. The new construction would extend out from the side of the current structure to a distance equal with the existing bay window which extends from the current structure. The measurements were not precise. Commissioner Stewart asked what hardship would be presented if the addition was not built as wide as requested, and the reply was that the new construction would be her kitchen and she wanted it to be larger than the existing kitchen.

A motion was made and seconded to recommend granting the variance on the left side of the building keeping it in line with the existing structure, and to recommend the granting of the variance on the right side of the structure with the understanding that this action would leave it up to the Board of Adjustment to determine if the hardship presented is sufficient to constitute granting the variance. The vote was unanimous in favor of the motion.

Ms. Divirgilio was advised to obtain accurate measurements and be prepared to clarify the hardship that would be caused by reducing width of the desired addition prior to her presentation to the Board of Adjustments.

**ADJOURNMENT**

A motion was made and seconded to adjourn the August 4, 2008 Planning Commission meeting. A vote was taken, all ayes, no nays. The meeting adjourned at 7:50.

Respectfully submitted,

*Dawn K. Gwynn*

City Secretary



## ATTENDANCE SHEET – PLEASE SIGN IN

MEETING: plc DATE: 8/4/08

NAME:

ADDRESS:

Chris Dwyler  
Ed Smith

32 Clinton St  
225 Washington St