



**THE CITY OF DELAWARE CITY**

407 Clinton Street – P.O. Box 4159

Delaware City, Delaware 19706

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

NOTICE OF PUBLIC HEARING AND MEETING

**DELAWARE CITY BOARD OF ADJUSTMENT**

TUESDAY, APRIL 23, 2024– 6:30 P.M.

DELAWARE CITY COMMUNITY CENTER  
250 Fifth Street

**PUBLIC HEARING** – Board Members: Paul Parets, Andrea Nolan, Susan Rahn, Raymond Gogola, Michelle Abrams-McPherson.

**Proposed Agenda:**

1. Application filed by– Preston Carden for a Special Exception to Allow Two (2) Semi- Detached Dwellings for property located at 403 William Street in the R-1 Zone per Delaware City Code §46-16 (s).
2. Application filed by Preston Carden for the following Variances for property located at 403 William Street:
  - Minimum Front Setback on William Street for proposed Lot B from 20 ft to 14 ft per Delaware City Code §46-31.
  - Minimum Front Setback on Hamilton Street for proposed Lot B from 20 ft to 11 ft per Delaware City Code §46-31.
  - Minimum Front Setback on Hamilton Street for proposed Lot A from 20 ft to 5 ft per Delaware City Code §46-31.
  - Minimum Lot Frontage on Hamilton Street for proposed Lot A from 60 ft to 35 ft per Delaware City Code §46-31.
  - Minimum Lot Frontage on Hamilton Street for proposed Lot B from 60 ft to 35 ft per Delaware City Code §46-31.
  - Minimum Side Setback Combined for proposed Lot A from 15 ft to 14 ft per Delaware City Code §46-31.
  - Minimum Side Setback Combined for proposed Lot B from 15 ft to 14 ft per Delaware City Code §46-31.
  - Minimum Side Setback for proposed Lot A from 5 ft to 0 ft per Delaware City Code §46-31.
  - Minimum Side Setback for proposed Lot B from 5 ft to 0 ft per Delaware City Code §46-21.
  - Maximum Height & Stories for proposed Lot A from 35 ft, 2 ½ Stories to 48 ft, 4 Stories per Delaware City Code §46-21.
  - Maximum Height & Stories for proposed Lot B from 35 ft, 2 ½ Stories to 48 ft, 4 Stories per Delaware City Code §46-21.
  - Minimum Lot size for proposed Lot A from 6000 to 3500 sq feet per Delaware City Code §46-21.
  - Minimum Lot size for proposed Lot B from 6000 to 3500 sq feet per Delaware City Code §46-21.

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: April 8, 2024 - Town Hall, Post Office, Sunset Market, Citgo Gas Station, Library, [www.delawarecity.org](http://www.delawarecity.org)