

**CITY OF DOVER BOARD OF ADJUSTMENT
MAY 17, 2006**

The Regular Meeting of the City of Dover Board of Adjustment was held on Wednesday, May 17, 2006 at 10:00 AM with Mr. Sheth presiding. Members present were Mr. K.C. Sheth, Dr. Goate, Colonel Ericson, and Mr. Senato. Mr. Hufnal was absent.

Staff members present were Ms. Townshend, Ms. Cornwell and Mr. Rodriguez. Also present was Mr. Frederick P Franze.

Colonel Ericson moved to approve the agenda as submitted, seconded by Mr. Senato and the motion was unanimously carried.

Dr. Goate moved to approve the regular minutes of March 15, 2006 as submitted, seconded by Colonel Ericson and the motion was unanimously carried.

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

Ms. Townshend advised the audience of policies and procedures for the meeting.

NEW BUSINESS

Applicant # V-06-06:

637 North Bradford Street, Lands of Frederick & Laura Franze: Frederick and Laura Franze, of Dover, Delaware, have applied to the City of Dover Board of Adjustment requesting a variance from the lot coverage of R-8 (One-Family Residence) Zoning District Bulk Requirements (Article 4§ 4.1). Specifically the applicants are requesting a variance of 3.8% of the 35% lot coverage of the R-8 Zoning District to allow a screened porch to be built on the rear of the house.

Subject property is Tax Parcel ID # ED-05-067.16-02-850.000-000. The owners of record are Frederick P. and Laura S. Franze.

Ms. Townshend stated that the legal notice was published in the Delaware State News on May 7, 2006 and the public was notified in accordance with the regulations.

Mr. Sheth questioned whether there were any members that had a conflict of interest and there were none.

Representative: Mr. Frederick P. Franze, Property Owner.

Mr. Franze stated that he would like to put a screened-in porch on the back of his house. He is currently at the thirty-five (35) percent allowable lot coverage. There are several homes in this area that also have screened porches on the back of their homes which have also exceeded the thirty-five (35) feet allowable lot coverage.

Mr. Senato questioned with regards to the porch going on the rear of the house, is it strictly only for a screened porch and what type of foundation will it have? Responding to Mr. Senato, Mr. Franze stated that it will only be used as a screened porch and they will use pillars to support the

roof. They will not be enclosing the entire base of the ground because he would like to maintain drainage. The deck will be made of composite decking with a roof over top with screens.

Colonel Ericson questioned if this porch was similar to some of the other structures in this neighborhood? Responding to Colonel Ericson, Mr. Franze stated that yes, it would fit with the neighborhood.

Colonel Ericson further questioned how long Mr. Franze has lived at this address? Responding to Colonel Ericson, Mr. Franze stated he has lived here since May of 2000.

Mr. Sheth opened a public hearing and seeing no one wishing to speak closed the public hearing.

Mr. Sheth asked if there was any correspondence received for this application and there was none.

Mr. Senato moved to approve Application V-06-06 Lands of Frederick & Laura Franze, seconded by Colonel Ericson and the motion was unanimously carried.

Dr. Goate` moved to adjourn the meeting, seconded by Mr. Senato and the motion was unanimously carried.

Meeting Adjourned at 10:13 AM

Respectfully Submitted,

Diane Metsch
Secretary