

Application V-24-02.

Public Comments: Set 2 – Received through July 17, 2024 -8:30am

1. Letter from Christopher & Marie-Paule Moore dated 7/17/2024 (forwarded from the City Clerk's Office on 7/17/2024)
2. Letter from Tracy L. Garofalo dated 7/17/2024 (forwarded from the City Clerk's Office on 7/17/2024)

Dear Board Members:

As long time residents of the Meadows, we **strongly oppose** the request for a variance from the setback requirements for the property at 1494 McKee Road. The owner of the property is seeking the variance to allow for the building of an India Community Center on the property. If approved, the variance would allow a non-residential building to be constructed further back on the property, closer to the center of the Meadows and associated residences.

A community center is out of character for the surrounding residential neighborhoods and would have a number of social activities and services that would increase the noise and congestion in the area. The proposed plan for the center indicates that the site would be built only 50 ft from the property line of some of the houses on Meadows Drive so it's very likely that the neighborhood would be directly impacted. In addition, the construction of the 9700 sq ft center and associated parking lots would remove acres of decades old trees and impact wetlands that provide a number of ecological services to the Meadows community.

We suggest that if the lot configuration does not allow the owner to meet the requirements of Zoning Ordinance Article 3. 27.61, that you disapprove the request and suggest that the owner find a another lot more suitable to the construction of the center. There seem to be a number of other lots in Dover that could work. In addition, the owner might consider the establishment of a conservation easement on the McKee property to provide a tax benefit to himself and a conservation benefit to the citizens of Dover.

In summary, we respectfully ask that you fully and thoughtfully consider our comments and reject the request for a variance. Thank you.

Sincerely,

Christopher and Marie-Paule Moore

219 Meadows Drive

Dover, DE

July 17, 2024

City of Dover -Board of Adjustment
P. O. Box 475
Dover, DE 19903

Re: Application #V-24-02

Dear Board of Adjustment,

I am a resident of the Meadows of Dover which adjoins 1494 McKee Road. The property owner at 1494 McKee Rd is requesting a variance from the requirements of Zoning Ordinance, Article 3 §27.61.

Over 7 years ago, I purchased my home in The Meadows of Dover (134 Brandywine Drive). Of the many homes I looked at in many developments, The Meadows had a quaint charm, was quiet and even though it is within the City of Dover limits, had all the benefits of living in a city with the feeling of being out in the country. That was one of the reasons I chose my home.

I am in opposition of the variance being granted at 1494 McKee Road for several reasons. First, the addition of a community center in such close proximity to our development would have a negative impact on the entire landscape and atmosphere in the development with the increased traffic and noise created from it. No sound barrier or tree buffer is being proposed as part of the project.

Second, most of the homes in The Meadows have water issues in their basement, mine included. The prior owners of my home spent more than \$20,000 to waterproof the basement, including the installation of 4 sump pumps. I have been very fortunate to have benefited from their work and considerable cash outlay. Many of the homeowners in our development have not been as fortunate and continually have issues with their basements flooding every time we get rainfall.

The elimination of 2.5 acres of woodlands with a root system that helps with the absorption of water runoff can only negatively impact the homeowners in our development. The variance will allow for the 63-vehicle parking lot to reduce the setback from the property line against our development. By reducing the setback, this does not allow for any type of retention pond, etc. to accommodate the water runoff being created by the addition of the community center and substantial parking lot.

For most individuals, home ownership is one of the largest and most substantial investments in their lifetime. The cost of remediation to the homeowners could be devastating to their budgets especially with the rising cost of materials and labor because of inflation we are experiencing in our country.

For the reasons listed above, I oppose the variance being granted as it will adversely affect the homeowners. I urge you to further consider the impact of the community center on our and neighboring developments.

Unfortunately, I could not make the meeting today, but I am available for further comments and discussion at 717-305-0489.

Respectfully Submitted,

Tracy L. Garofalo