

**CITY OF DOVER
BOARD OF ADJUSTMENT MINUTES**

July 15, 2026

A Regular/Hybrid Meeting of the City of Dover Board of Adjustment was held on Wednesday, July 15, 2026, at 9:04 A.M. in person in the City Council Chambers and using the phone/videoconferencing system Webex. Members present were Mr. Wagner, Mr. Senato, Ms. Brinkley, Mr. Albert “Bill” Holmes Jr. and Mr. Ronald Coburn.

Staff members present were City Solicitor Mr. Daniel Griffith, Mrs. Melson-Williams, Mrs. Savage-Purnell and Mr. Dewey.

APPROVAL OF AGENDA

Mr. Holmes moved for approval of the agenda. The motion was seconded by Mr. Coburn and unanimously carried 5-0.

**APPROVAL OF THE REGULAR BOARD OF ADJUSTMENT MEETING MINUTES OF
June 17, 2026**

Mr. Holmes moved for approval of the Meeting Minutes of June 17, 2026, with any necessary corrections. The motion was seconded by Ms. Brinkley and unanimously carried 5-0.

COMMUNICATIONS & REPORTS

Chairman Senato mentioned that the next Board of Adjustment Meeting is Wednesday, August 19, 2026, at 09:00 A.M.

Mrs. Melson-Williams stated that there will be a meeting on August 19, 2026.

Mrs. Melson-Williams mentioned that there are no other items for Communications and Reports. The Planning Staff has no other items at this point.

NEW BUSINESS

Mrs. Melson-Williams read the Procedure Statement for New Business.

Mrs. Melson-Williams noted that the public notice for items on this agenda was completed in accordance with the code requirements and will be noted specifically for this item. The Meeting Agenda was posted on July 8, 2026, in accordance with the Freedom of Information Act requirements.

Chairman Senato asked if there were any conflicts of interest.

Application #V-26-04 Proposed Fence at 131 Rosemary Road Variance Request

Property at 131 Rosemary Road. A Request has been made for a Variance from the requirements of *Zoning Ordinance*, Article 5 §7.5 as associated with a proposed fence to allow an increase in the allowable fence height in the front yard to 6 feet for a galvanized chain link fence with one gate

surrounding an area of the parcel. The property is zoned M (Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone) - APZ II (Accident Potential Zone II). The owner of record is Blue Collar Guild, LLC. Property Address: 131 Rosemary Road, Dover DE. The Tax Parcel ID is ED-05-077.16-02-12.03-000.

Mrs. Melson-Williams gave a brief overview of Application V-26-04 referencing the Staff Review Report and Recommendations regarding a variance for a proposed fence of 6 feet within the front yard setback area.

The Summary Report for this Application includes the list of Exhibits labeled Exhibits A-E, the Board's Application, zoning map, original Permit Application, responses to the criteria including letters, photos and site maps and a map of the flood hazard are entered for the record. The Legal Notice was published in the Daily State News on July 6, 2026. The property owners within 200 feet of the subject site were notified by letter sent by the Planning Office in accordance with the established procedures for public notice.

Representatives: Cameron Llewellyn

Mr. Llewellyn was sworn in by City Solicitor Griffith.

Mr. Llewellyn mentioned that as always Dawn does a wonderful job of explaining why he is standing here, so thank you for doing that.

Mr. Llewellyn stated that we have a tenant that outfits shipping containers with refrigeration that get used in disastrous situations where they have to just drop them in there for a variety of uses. The refrigeration equipment, the copper, and the lighting and things that need to go into these while they assemble them in the warehouse need to be stored outside until they get put into the equipment. So, we need a fence to protect that because these things are very portable and can walk away quite handily just like they do on our construction site. So, a 4-foot-tall fence, if somebody's motivated to steal something that's not going to slow a person down a whole lot. I think you would agree. There is a good picture in the presentation of the area. It should be noted that this is next door to George and Lynch; they have an 8-foot-tall fence right next to our property. Where Grotto's Production is located, they also have an 8-foot-tall fence. My partners and I do not actually want to put an 8-foot-tall in that location, but the variance to go to 6 feet would at least give me a reasonable amount of security guidance for these items until they can bolt them inside of what they need to go into. There's a good photograph on the top there of the area that is going to be fenced in. And if you look you will see that on Rosemary Road, there's a cul-de-sac at the end between us and Grotto Pizza. The visibility from Lafferty Lane is going to be limited unless you stop and look down that road. He asked the Board if they had any questions for him.

Chairman Senato asked the Board if they had any questions.

Mr. Coburn asked if there were going to be any razors or barbed wire or any slats? Mr. Llewellyn replied there will be slats, but no barbed wire. If they don't see what is in there, then I don't think they will have the motivation to climb. Plus, the slats really help deter climbing because you can't get your fingers in there.

Chairman Senato mentioned that he saw a photo of a proposed fence and one side was 56 foot long facing Lafferty Lane. There is no fence in that area right now, right?

Mr. Llewellyn mentioned he was not sure if he understood the question.

Chairman Senato mentioned along Lafferty Road, there's no fence there right now. Mr. Llewellyn replied no.

Chairman Senato asked you are proposing 40 feet of fencing? Mr. Llewellyn replied no. This is on Rosemary Road. It is all the way back at the end of the cul-de-sac. Referring to the presentation, he asked if Staff could zoom in on that bottom photo. Lafferty Lane is at the bottom right of the page. When you approach the property and turn left into Rosemary Road, you will have to drive all the way down to the end of Rosemary and the fence is on the right near the cul-de-sac. There is some sort of business also on the corner that obscures Lafferty Lane. Does that help? Chairman Senato replied yeah that is fine because he was looking at it from a different perspective from the other side.

Chairman Senato asked if there were any additional questions. There were none.

Mrs. Melson-Williams noted that there are no other members of the public in the room and no one has joined us online that would be participating in a public hearing on this application.

Chairman Senato asked if there were any correspondence.

Mrs. Melson-Williams stated that Staff did not receive any additional correspondence in writing, emails or otherwise regarding this Application.

Chairman Senato closed the public hearing.

Chairman Senato asked if there were any additional questions from the Board. There was none.

Mr. Coburn made a motion to approve Variance Application V-26-04 as presented (to allow a fence height of 6 feet within the front yard) as it does not affect surrounding properties or impedes any traffic flow or visibility due to it being located in the cul-de-sac. The motion was seconded by Ms. Brinkley. All Board members in favor of the motion, vote of 5-0.

Roll Call Vote

Mr. Coburn – yes, to approve the Application as the reason stated in the motion.

Ms. Brinkley – yes, I agreed with the motion presented by Mr. Coburn and Recommendations as stated by Staff.

Mr. Holmes - yes, per Staff Recommendations.

Mr. Wagner – yes, for Application V-26-04, based on Staff Recommendations.

Mr. Senato – yes, I also agree with Staff Recommendations.

Mrs. Melson-Williams stated that it is a motion of 5 in favor and none opposed; that motion carries.

Mrs. Melson-Williams said thank you to the Applicant. There will be written notice sent. In the meantime, we will work with you to update the information of the Permit in order to be able to issue the Permit per the Board's direction on the fence height which will allow that 4 feet within that particular front yard area. So, if you want to do a quick markup of where it's going to be that 6 feet and in the slats, we can work with that.

Public Comments Opportunity

Chairman Senato opened the meeting to the public giving an opportunity to make comments to the Board. He asked if there was anyone who wished to speak?

Mrs. Melson-Williams stated that the Public Comment Opportunity that's on your agenda is because as an open meeting, the public must be given an opportunity to provide comments to the Board of Adjustment. Seeing that there's no other members of the public here or joining us online. We don't have any public comments this morning.

Mr. Holmes made a motion to adjourn the meeting. It was seconded by Mr. Coburn and unanimously carried 5-0.

The meeting was adjourned at 9:29 A.M.

Sincerely,

Maretta Savage-Purnell
Secretary