

Annexations

File #	OrdNo	Plan Name	Location	County Zoning	City Zoning	Lots	Acreage	Tax Parcel(s)	Action
AX-24-01	2024-28	Lands of Byler Investments LLC	139 Acorn Lane	RS-1	R-10	1	0.33	ED-00-068.19-01-23.00-000	PC Recommended approval 9/16/2024; CC Approval 10/14/2024

MISC

File #	Plan Name	Location/Topic	Type	Ordinance	Action 1
MI-24-01	Comprehensive Plan Amendment 2024	Property at 1079 Silver Lake Boulevard	Comprehensive Plan Amendment to Map 12-1: Land Development Plan Map to change Land Use Category from Office to Mixed Use	2024-03	PC Recommendation of Approval 2/20/2024; CC deferral on 3/11/2024; CC denial 4/22/2024
MI-24-02	Minor Lot Line Adjustment Plan for Rojan Meadows PND Subdivision - Townhouse Lots	Rojan Meadows PND Subdivision SB-03-01F	Minor Lot Line Adjustment Plan	N/A	Administrative Plan Review; Final Plan Approval 2/13/2024
MI-24-03	Minor Lot Line Adjustment Plan Lands of Malkiewicz	480 Troon Road	Minor Lot Line Adjustment Plan	N/A	Administrative Plan Review; Final Plan Approval 8/13/2024
MI-24-04	Minor Lot Line Adjustment Plan Lands of Achenbach	19 and 21 North American Avenue	Minor Lot Line Adjustment Plan	N/A	Administrative Plan Review; Final Plan Approval 4/12/2024
MI-24-05	Eden Hill Farm TND -Phases 4, 5, & 6	Open Space Little Eden Hill	Minor Lot Line Adjustment Plan	N/A	Administrative Plan Review; Final Plan Approval 8/28/2024
MI-24-06	Luther Village IV PND - SCHO	101 Babb Drive	Planned Neighborhood Design Senior Citizen Housing Option: Sketch Plan for City Council review	N/A	Sketch Plan Review CC 6/10/2024; Refer to PC

MI-24-07	Text Amendment: Application Filing Fees (Boards and Commissions)	Dover Code of Ordinances, Amending Appendix F - Fees and Fines, Chapter 82 - Planning, Appendix A - Subdivisions, and Appendix B - Zoning	Proposed Ordinance to amend application filing fees to Planning Office, BOA, HDC, PC	2024-27	Adopted by CC 7/22/2024; Effective Date 9/1/2024
MI-24-08	Villages of Maple Dale PND-SCHO	180 Maple Dale Circle	Planned Neighborhood DesignSenior Citizen Housing Option: Sketch Plan for City Council Review	N/A	Sketch Plan Review CC 10/28/2024; Refer to PC

MISC

MI-24-09	Text Amendments: Recreational Marijuana Land Use and Related Zoning Regulations	Zoning Ordinance, Article 3 Sections 16, 19, 20, and 23; Article 5 Section 24; Article 12	Proposed Ordinances to establish zoning district and conditions for recreational marijuana land uses (manufacturing, cultivation, testing, and retail stores); and also Business Licenses	2024-29, 2024-30, 2024-24, 2024-25	Pc Recommendation 11/18/2024; CC Approval on 12/9/2024; Mayor Veto 12/16/2024; CC Reaffirm adoption 1/2/2025
MI-24-10	Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street	Dover Mobility Center Garage project site; Alley Area of 1,550 SF extending 132 feet north of Minor Street Alley	Abandonment of a portion of the improved alley	Resolution 2025-02	PC Recommendation of approval 12/16/2024; CCOW-SAT Recommendation of Approval 1/14/2025; CC Approval 2/10/2025

Board of Adjustment

File #	Applicant	Location	Description	Type	Tax Parcel(s)	Action
V-24-01	Legislative Hall Parking Garage	150 W Water Street	2 Variances regarding the Flood Plain; decrease the required reduction of the impervious surface area and an increase in the maximum impervious in the flood plain.	Area Variance	ED-05-077.10-01-02.00-000	Approved 6/20/2024
V-24-02	Lands of Abhay Patel	1494 McKee Road	Variance Request of the requirements of Zoning Ordinance, Article 3 §27.61 for future construction of a building to increase maximum setback in the COZ-1.	Area Variance	ED-05-067.00-01-09.00-000	Approved 7/17/2024
V-24-03	Appeal Staff Determination on Hearing at PC HI-24-02 HI-24-03	148 & 150 S Bradford St.	Appeal of the determination of the Principal Planner that Appeals before the Planning Commission are not subject to Public Hearing (regarding HI-24-02 & HI-24-03).	Appeal	ED-05-077.09-02-25.00-000, ED-05-077.09-02-27.00-000	Determination that BOA has no jurisdiction in the matter
V-24-04	Raising Cane's Restaurant	1151 N DuPont Highway	Variance Request seeking reduction of side yard setback	Area Variance	ED-05-057.00-01-03.01-000	Approved 8/14/2024
V-24-05	Raising Cane's Restaurant	1151 N DuPont Highway	Variance Request regarding signage to increase the number of wall signs	Area Variance	ED-05-057.00-01-03.01-000	Approved 11/20/2024
V-24-06	Cecil Street Townhouses	207 N. West Street	Variance 1: Reduction of the minimum lot depth from 100 feet to 84.5 feet; Variance 2: Reduction of the minimum lot area required for a Townhouse lot	Area Variance	ED-05-076.08-02-01.00-000	Approved 11/20/2024

Conditional Use

File #	Plan Name	Location	Zoning	Type	Bldg Sq Ft (new or addition)	DU	Tax Parcel(s)	Action
C-24-01	Tower Based Wireless Communications Facility	640 Lafferty Lane	IPM	Storage/Wireless Communication Facility	Monopole	0	ED-05-077.00-01-25.00-000	PC Conditional Approval 6/17/2024
C-24-02	Luther Village IV Planned Neighborhood Design - Senior Citizen Housing Option	101 Babb Drive	RG-2	Master Plan for Planned Neighborhood Design - Senior Citizen Housing Option and Phase IV: Total of 9 phases for 524 units	Total of 9 phases for 524 units: Phases 1, 2, and 3 constructed	72	ED-05-077.06-02-90.00-000, ED-05-077.06-02-90.01-000, ED-05-077.06-02-90.02-000. ED-05077.06-02-90.03-000	PC Conditional Approval 9/16/2024
C-24-03	Church of the Nazarene Building Addition	1430 McKee Road	R-8, COZ1	Building Addition to Place of Worship	9,707 SF	0	ED-05-067.00-01-17.00-000	PC Conditional Approval 9/16/2024
C-24-04	Prickly Pear Studio LLC	872C Walker Road	CPO, COZ1	Personal Service (Make-up Aesthetics) Expansion within Tenant Space	3,623 SF	0	ED-05-067.19-02-02.08-000	PC Conditional Approval 10/21/2024
C-24-05	JJ's Learning Experience	261 N DuPont Hwy	SC-2	Child Daycare Center (new tenant)	12,000 SF existing tenant space	0	ED-05-068.14-01-03.05-000	PC Conditional Approval 11/18/2024

Historic District Commission

File #	Plan Name	Location	Type	Primary Tax Parcel	Action
HI-24-01	Referral of Fence Permit #23-1868 at 146 S. State Street	146 S. State Street	Fence Permit	ED-05-077.09-02-58.00-000	2/15/2024 HDC granted ArchRevCert subject to conditions.
HI-24-02	Building Demolition at 148 S. Bradford Street	148 S. Bradford Street	Review for Architectural Certification for Demolition	ED-05-077.09-02-25.00-000	HDC Action to deny ArchRevCert on 5/16/2024. Appeal to Planning Commission 6/17/2024 and approval granted.
HI-24-03	Building Demolition at 150 S. Bradford Street	150 S. Bradford Street	Review for Architectural Certification for Demolition	ED-05-077.09-02-27.00-000	HDC Action to deny ArchRevCert on 5/16/2024. Appeal to Planning Commission 6/17/2024 and approval granted.
HI-24-04	Legislative Hall Parking Garage at 425 East Avenue (corner of East Avenue/E. Water Street and Martin Luther King Jr. Boulevard South	425 East Avenue	Site Plan Review for Architectural Review Certification	ED-05-077.10-01-02.00-000	HDC on 5/16/2024 recommended approval of ArchRevCert subject to conditions. Next step to file PC Site Plan Application.
HI-24-05	Building Demolition at 120 S. Governors Avenue	120 S. Governors Avenue	Review for Architectural Certification for Demolition	ED-05-077.09-01-44.00-000	HDC on 6/20/2024 recommendation of approval to allow Demolition of building.
HI-24-06	Delaware Supreme Court Building Addition and Renovations	55 The Green	Site Plan Review for Architectural Review Certification	ED-05-077.09-05-32.00-000	HDC on 9/19/2024 granted approval of ArchRevCert to allow building addition.
HI-24-07	Legislative Hall Building Addition	411 Legislative Avenue	Site Plan Review for Architectural Review Certification	ED-05-077.09-05-15.00-000, ED-05-077.09-05-14.00-000	HDC on 10/17/2024 recommended approval of ArchRevCert subject to conditions. Next step to file PC Site Plan
HI-24-08	Referral of Building Permit #24-1399 at 21 N. American Avenue	21 N American Avenue (and previously 19 N American Avenue)	Building Permit for partial demolition and renovations to convert Duplex into single family dwelling	ED-05-077.05-02-23.00-000	HDC on 10/17/2024 recommended Approval of ArchRevCert subject to conditions.

HI-24-09	Dover Mobility Center (Parking) Garage	133 S Governors Avenue, 139 S Governors Avenue, 145 S Governors Avenue, 136 S Bradford St, 148 S. Bradford St, 150 S Bradford St	Site Plan Review for Architectural Review Certification	ED-05-077.09-02-10.00-000, ED-05-077.09-02-09.00-000. ED-05-077.09-02-08.00-000, ED-05-077.09-02-24.00-000, ED-05-077.09-02-25.00-000, ED-05-077.09-02-27.00-000	HDC on 12/19/2024 recommended approval of ArchRevCert subject to conditions. Next step to file PC Site Plan Application.
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Rezoning

File #	Applicant	Location	Zone from	Zone to	Acres	Primary Tax Parcel	Ordinance	Action 1	Action 2
Z-24-01	Lands of City of Dover (Old Post Office)	55 Loockerman Plaza	IO, SWPOZ, H	C-2, SWPOZ, H	1.27	ED-05-077.05-04-53.00-000	2023-13	PC Recommended Approval 2/16/2024	CC Approval 2/12/2024
Z-24-02	Rezoning 1079 Silver Lake Boulevard	1079 Silver Lake Blvd	CPO	C-2A	5.04	ED-05-067.12-02-04.00-000	2024-04	PC Recommended Denial 2/20/2024	CC Deniel 4/22/2024
Z-24-03	Rezoning Lands of Duncan 600 Forest St	600 Forest Street	IO, H, SWPOZ	C-2A, H, SWOPZ	0.51	ED-05-076.12-02-44.00-000, ED-05-076.12-02-45.00-000	2024-09	PC Recommended Approval 4/15/2024	CC Approval 5/13/2024
Z-24-04	Rezoning Lands of White Marsh Environmental Services	1100 and 1110 South Little Creek Road	CPO	IPM	10.715	ED-05-077.12-01-03.00-000	2024-10	PC Recommended Approval 4/15/2024	CC Approval 5/13/2024
Z-24-05	Lands of Chiang & Sons	1241 College Park Drive	CPO	IO	1.1024	ED-05-067.00-02-12.08-000	2024-11	PC Recommended Approval 5/20/2024	CC Approval 06/10/2024
Z-24-06	Lands of PAM CUBED Real Estate Holdings LLC	1216 McKee Road	CPO, COZ-1	IO, COZ-1	1.2302	ED-05-067.00-01-34.00-000	2024-31	PC Recommended Approval 12/16/2024	CC Approval 1/13/2025

Subdivision

File #	Plan Name	Location	Tax Parcel(s)	Type	Lots	Acreage	Action
SB-24-01	Lands of Wyoming LLC	3.8904 AC Wyoming Avenue Rear zoned R-10	ED-05-077.17-06-02.01-000	Major Subdivision (Conceptual Plan)	6	4.2311	PC denied on 8/19/2024

Site Plans

File #	Plan Name	Location	Zoning	Description	Review Type	Bldg Sq Ft (new/addition)	DU	Acres	Tax Parcel	Action
S-24-01	Eden Hill Farm TND Multi-Family Apartments	224, 214, 200 S. Greenberry Ln; 225, 215, 205 Ann Moore St; 112, 106, 100 S. Greenberry Ln; 113, 107, 101 Ann Moore Street	TND	Apartments	Administrative Site Plan Review	0	144	3.2	ED-05-076.04-01-07.00-000, ED-05-076.04-01-06.00-000, ED-05-076.04-09.00-000, and ED-05-076.0401-08.00-000	Filed 12/15/2023; Final Plan Approval 8/27/2024
S-24-02	Ridgely Blvd Clubhouses	355 Ridgely Boulevard (was 355 Ann Moore Street)	TND	Clubhouses	Administrative Site Plan Review	6,817	0	2	ED-05-076.04-01-980-000	Filed 12/13/2023; Final plan Approval 7/2/2024
S-24-03	Lands of Delmarva Land Holdings LLC	101-1001 Cassidy Drive	M, AEOZ	Warehouse - 6 Buildings	PC Review Site Plan	59,700	0	10	ED-05-077.00-01-28.04-000	PC Conditional Approval 3/18/2024
S-24-04	Dunkin Donuts	1128 Forrest Avenue	C-2A,COZ-1	Parking Lot Expansion	Administrative Site Plan Review	0	0	8	ED-05-076.11-02-59.00-000	Filed 2/23/2024; Final Plan Approval 5/31/2024
S-24-05	Lands of Ken Barrett	1413 New Burton Road	C-1A	Office Building	PC Review Site Plan	3,026	0	0	ED-05-085.11-01-01.00-000	PC Conditional Approval 5/20/2024
S-24-06	Leander Lakes III	2285 Forrest Avenue and 2161 Forrest Avenue	RM-2, COZ1	Apartments entrance change	PC Review Site Plan	0	200	27	ED-05-075.00-01-06.00-000 ED-05-075.00-01-05.00-000	PC Conditional Approval 5/20/2024
S-24-07	Marie's Little Lamb Daycare	322 Westwind Drive	R-8	Large Family Child Daycare	Administrative Site Plan Review	0	1	0	ED-05-068.10-01-41.00-000.	Filed 4/19/2024
S-24-08	Modern Maturity Center	1121 Forrest Avenue	IO, COZ-1	Renovations- Longwood Entrance	Administrative Site Plan Review	1,348	0	14	ED-05-076.07-01-250.000-000	Filed 5/10/2024; Final Plan Approval 10/6/2024
S-24-09	Procter & Gamble Warehouse Expansion & Parking Improvements	1340 W North Street	IPM, SWPOZ	Warehouse Expansion/Parking Improvements	PC Review Site Plan	120,000	0	85	ED-05-076.00-01-07.00-000	PC Conditional Approval 6/17/2024
S-24-10	Stoltzfus Warehouse	1285 College Park Dr	M	Warehouse	PC Review Site Plan	5,120	0	1.507	ED-05-067.00-02-12.02-000	PC Conditional Approval 7/15/2024
S-24-11	Warehouse/Logistics Building	601 Garrison Oak Drive-GOTBC Lot#3	IPM-3, SWPOZ	Warehouses	PC Review Site Plan	100,000	0	12.813	LC-05-068.00-02-03.00-000	PC Conditional 8/19/2024

S-24-12	Mum Mum Meka's training Academy	58 Village Drive	RG-3	Large Family Child Daycare	Administrative Site Plan Review	0	1	0.1	ED-05-067.15-01-09.00-000	Filed 7/20/2024
S-24-13	Flex Use Facilities Commercial Warehouse Business Park	350 Lafferty Lane	M, AEOZ	Commercial Warehouse Business Park	PC Review Site Plan	Phase 1: 54,000, Phase 2 42,000, Phase 3: 123,750 SF		19.74	ED-05-077.16-02-05.00-000	PC Conditional Approval 9/16/2024

Site Plans

File #	Plan Name	Location	Zoning	Description	Review Type	Bldg Sq Ft (new/addition)	DU	Acres	Tax Parcel	Action
S-24-14	Legislative Hall Parking Garage	425 East Avenue	IO, H	Parking Garage of 344 parking spaces	PC Review Site Plan and Architectural Review Certification	127,500	0	5.28	ED-05-077.10-01-02.00-000	PC Conditional Approval 9/16/2024
S-24-15	Delaware Supreme Court Building	55 The Green	IO, H	Building Addition and Renovation	Administrative Site Plan Review	730	0	3.74	ED-05-077.09-05-32.00-000	Filed 8/6/2024
S-24-16	Miracles of Life Childcare	19 Nicholas Drive	R-8, PND	Large Family Child Daycare	Administrative Site Review	0	1	0.17	ED-05-063.20-01-51.00-000	Final 9/11/2024; Final Plan 10/11/2024
S-24-17	William Henry Middle School Regional Bus Parking Lot	65 Carver Road	IO, COZ-1	Regional Bus Parking Lot	PC Site Plan Review	0	0	42.58	ED-05-076.07-01-55.00-000	PC Conditional Approval 10/21/2024
S-24-18	Raising Cane's Restaurant	1151 N DuPont Hwy	C-4	New Restaurant	Administrative Site Review	3,659	0	1.13	ED-05-057.00-01-03.01-000	Filed 9/20/2024
S-24-19	Legislative Hall Building Addition	411 Legislative Avenue and adjacent lot	TO, ROS, H	Building Addition	PC Site Plan Review and Architectural Review Certification	56,820	0	2.8	ED-05-077.09-05-15.00-000, ED-05-077.09-05-14.00-000	PC Conditional Approval 11/18/2024
S-24-20	Lands of Ditko Properties LLC	1004 S State Street	C-2A	Office Building	PC Site Plan Review	1,140	0	0.26	ED-05-077.17-07-27.00-000	PC Conditional Approval 12/16/2024