

**CITY OF MILFORD**  
**NOTICE OF ORDINANCE ADOPTION**

NOTICE IS HEREBY GIVEN that City Council of the City of Milford hereby adopted the following ordinance during a regular session on March 27, 2023:

**ORDINANCE 2023-10**

Conditional Use Application of Jaasiel, LLC  
0.304 +/- acres of land located at the northwest corner  
of the NE Front Street and East Street intersection  
Address: 115 NE Front Street Comprehensive Plan Designation: Commercial  
Zoning District: C-2 (Central Business District) Present Use: Single-Occupancy Retail  
Proposed Use: Mixed Use – (3) Commercial Tenant Spaces and (10) Apartments  
Tax Parcel: MD-16-183.10-03-68.00

WHEREAS, the applicant proposes to convert the one-story single-occupancy commercial building into a two-story mixed uses structure containing (3) commercial tenant spaces on the first floor and (10) residential apartments on the second floor; and

WHEREAS, Chapter 230-13(C)(10) states “all dwellings other than single-family with a maximum density of 12 units per acre in conjunction with nonresidential use” are considered a conditional use subject to approval from City Council; and

WHEREAS, the City of Milford Planning Commission will consider the application during their regular meeting on March 21, 2023, at which time interested parties will publicly comment on the application; and

WHEREAS, Milford City Council will hold a Public Hearing on March 27, 2023, allowing for additional public comment, after which City Council will make a final determination on the application; and

WHEREAS, the notice as required by Chapter 230, was published in the Delaware State News on March 5, 2023 and provided to property owners within 200 feet of the subject parcel.

NOW, THEREFORE, the City of Milford hereby ordains as follows:

Section 1. Upon the adoption of this ordinance by City Council, a conditional use permit will be granted to Jaasiel, LLC to allow a Mixed Use – (3) Commercial Tenant Spaces and (10) Apartments at 115 NE Front Street.

Section 2. Construction shall commence within one year of the date of issuance of the permit, otherwise the Conditional Use becomes void.

Section 3. Dates.

City Council Introduction: March 13, 2023

Planning Commission Review & Public Hearing: March 21, 2023

City Council Public Hearing: March 27, 2023

Effective: April 6, 2023

Section 4. If this ordinance is adopted by City Council, it will become effective 10 days following the date the action is taken. If not adopted, the ordinance becomes null and void unless addressed at a later date. Should that occur, the ordinance would be republished, and new notices mailed to properties within 200 feet of the subject parcel(s).

Please contact the City Clerk’s Office at 302-422-1111 Ext 1300 or by email at [cityclerk@milford-de.gov](mailto:cityclerk@milford-de.gov) for additional information.

DSN 043023