



BOARD OF ADJUSTMENT AGENDA
Thursday, April 8, 2021

In accordance with the State of Emergency Declaration issued by Governor John Carney that became effective on March 13, 2020, all public meetings of the City of Milford shall be conducted electronically through Zoom until further notice to prevent unnecessary public gatherings.

This meeting is available to the public by accessing the following link:
<https://zoom.us/j/99394757863>

Members of the public may also call in by dialing:
1-646-558-8656 Webinar ID: 993 9475 7863

Public Comments are encouraged on the items as noted on the agenda and must be submitted via email to cityclerk@milford-de.gov no later than the start of the meeting. Attendees may also alert the City Clerk that they wish to speak at the appropriate time by submitting their name, address, and agenda item on which they would like to comment via the Zoom Chat function or the Raise Your Hand feature during the meeting. All written comments received will be read into the record at the meeting.

10:00 A.M.
PUBLIC HEARING ®

Application Number / Name	:	21-007 / Lands of Joel Ellwanger
Applicant/Owner	:	Joel & Jessica Ellwanger 417 S. Walnut Street Milford, DE 19963
Application Type	:	Variance
Present Comprehensive Plan Map Designation	:	Low Density Residential
Present Zoning District	:	R-1 (Single-family Residential District)
Present Use	:	Single-family Detached
Tax Map & Parcel	:	3-30-10.08-018.00
Size and Location	:	1.13 +/- acres of land located on the east side of S. Walnut St between Kings Highway & Clarke Avenue. Addressed as 417 S. Walnut Street

Applicant proposes to construct a 24' x 50', 1,200 square foot detached accessory building 19'9" in height on the above referenced property as shown on the provided property sketch. The property currently contains a single-family detached dwelling that contains 2,061 square feet of living space.

Variance #1

The applicant is seeking a variance from Chapter 230-9(B)(5)(b) which states "private residential garages shall not exceed 750 square feet." The applicant is seeking approval to construct a 1,200 square foot detached accessory building which would exceed the code requirement by 450 square feet.

Variance #2

The applicant is seeking a variance from Chapter 230-9(D)(4) which states "accessory buildings shall not exceed 15 feet in height." The applicant is seeking approval to construct a 19'9" tall detached accessory building which would exceed the code requirement by 4'9".

REGULAR MEETING

Call to Order-Chairman Warfel

Pledge of Allegiance

Approval of Minutes

Findings of Fact:

Variance(s)

*21-003 Joseph & Renate Wiley
600 & 602 SE Front Street
Tax Map 3-30-7.17-183.00*

*21-004 Piney Branch, LLC
319 Hall Place.
Tax Map 1-30-3.11-030.00 & 027.02*

*21-005 Benjamin Success
213 N. Rehoboth Boulevard.
Tax Map MD-16-183.07-01-10.00*

*21-006 Coastal Properties DE, LLC
811 SE Second Street.
Tax Map 3-30-7.17-235.00*

*20-057 Liborio Milford
Simpsons Crossing Subdivision Lot 682
Tax Map 1-30-3.00-1341.00*

*20-058 Liborio Milford
Simpsons Crossing Subdivision Lot 706
Tax Map 1-30-3.00-1365.00*

*20-059 Liborio Milford
Simpsons Crossing Subdivision Lot 707
Tax Map 1-30-3.00-1366.00 5.00*

Adjournment

Ⓢ Public Comment, up to three minutes per person, will be accepted.

**SUPPORTING DOCUMENTS MUST BE SUBMITTED TO THE CITY CLERK IN ELECTRONIC FORMAT
NO LATER THAN ONE WEEK PRIOR TO MEETING; NO PAPER DOCUMENTS WILL BE ACCEPTED OR DISTRIBUTED
AFTER PACKET HAS BEEN POSTED ON THE CITY OF MILFORD WEBSITE.**