



**BOARD OF ADJUSTMENT AGENDA**  
**Thursday, August 11, 2022**

*Joseph Ronnie Rogers Council Chambers, Milford City Hall, 201 South Walnut Street, Milford, DE 19963*

*Per the Declaration of a Public Health Emergency issued by Governor Carney on July 13, 2021 and the virtual meeting provisions as provided in Senate Bill 94, Milford City Council and Committee meetings will be held virtually beginning in 2022. Public Comments are encouraged on the items as noted on the agenda. Virtual attendees may alert the Deputy 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 Q&A function or by using the Raise Your Hand function during the meeting. All written public comments received prior to the meeting will be read into the record.*

*This meeting is also available to the public by accessing the following link:*

<https://zoom.us/j/99394757863>

*or*

<http://www.cityofmilford.com/553/Watch-Public-Meetings>

*Members of the public may also call in by dialing:*

*1-301-715-8592 Webinar ID: 993 9475 7863*

**10:00 A.M.**  
**PUBLIC HEARINGS ®**

Call to Order-Chairman Warfel

Pledge of Allegiance

Approval of Minutes

Unfinished Business

New Business

Application Number / Name	:	22-019 / Lands of Vickie Mouzon
Applicant/Owner	:	Vickie Mouzon 7680 Calico Place Milford, DE 19963
Application Type	:	Variance
Present Comprehensive Plan Map Designation:	:	Moderate Density Residential
Present Zoning District	:	R-1/R-2/R-3 Planned Unit Development
Present Use	:	Single-family detached
Proposed Use	:	Single-family detached

Size and Location : 0.084 +/- acres of land known as Lot 498  
of the Milford Ponds Subdivision

Address : 7680 Calico Place

Tax Map & Parcel : 1-30-6.00-481.00

*Chapter 230-40(B)(4) which states “an open unenclosed porch, patio, or deck may project into required side and rear setback areas, provided that all such structures shall observe a minimum setback of 10 feet from the rear property line and be no closer to the side property line than the principal dwelling setback or 10 feet, whichever is less.” The applicant proposes to construct a 12’ x 24’ deck and associated steps 5 feet of the rear property line resulting in an encroachment of 5 feet into the required setback area.*

Application Number / Name : 22-020 / Thanh Liem Properties, LLC

Applicant/Owner : Thanh Liem Properties, LLC  
112 French Street  
Wilmington, DE 19801

Application Type : Variance

Present Comprehensive Plan Map Designation: Low Density Residential

Present Zoning District : R-2 (Residential District)

Present Use : Single-family Detached Dwelling

Proposed Use : Single-family Detached Dwelling and  
Vacant Lot

Size and Location : 0.44 +/- acres of land located along the west  
side of North Street approximately 215 feet  
north of the N. Church Street intersection

Address : 604 North Street.

Tax Map & Parcel : MD-16-183.06-02-21.00

Variance #1

*Chapter 230-10(D)(1)(c) which states the “minimum lot width shall be 80 feet.” The applicant proposes a subdivision that would result in a lot width of 79.54 feet, which is 0.46 feet less than what is required by City Code.*

Variance #2

*Chapter 230-10(D)(1)(c) which states the “minimum lot width shall be 80 feet.” The applicant proposes a subdivision that would result in a lot width of 70.46 feet, which is 9.54 feet less than what is required by City Code.*

Application Number / Name : 22-021 / Lands of Ruth Clifton

Applicant/Owner : Ruth Clifton  
306 Warner Road  
Milford, DE 19963

Application Type : Variance

Present Comprehensive Plan Map Designation: Low Density Residential

Present Zoning District : R-2 (Residential District)

Present Use : Bakery

Proposed Use : Bakery w/ Refrigeration Unit

Size and Location : 0.172+/- acres of land located at the  
southwest corner of SE Fourth Street

Address : 602 SE Fourth Street.  
Tax Map & Parcel : 3-30-11.05-133.00

*Chapter 230-21(B) states a retail use requires 1 parking space per 200 square feet of gross floor area. The existing building contains 2,200 square feet, which based on the zoning code, requires 11 off-street parking spaces. The applicant is seeking approval to reduce the required off-street parking spaces for the existing business from 11 spaces to 0.*

#### FINDINGS OF FACT:

*Lands of / Lands of Judy Schulman for variance in R-2 (Residential District)  
Tax Map & Parcel(s) 3-30-11.05-090.00; Hearing on: July 14, 2022*

#### 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.**

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