



DATA SHEET FOR RECREATION PLAN REVIEW
Revisit Request for Review of Cash-in-lieu Payment for Active Recreation Area Requirement
PARKS, RECREATION AND COMMUNITY ENHANCEMENT COMMITTEE
MEETING OF April 14, 2026

Previous PLANNING COMMISSION MEETING of February 18, 2025
Previous PARKS, RECREATION and COMMUNITY ENHANCEMENT COMMITTEE
MEETING of February 11, 2025

Plan Title: Lands of 4BL, LLC: Cecil Street Townhouses at 207 W. North Street, C-25-01

Plan Type: Conditional Use Site Plan and Minor Subdivision
Active Recreation Area Plan

Location: Northeast corner of N. West Street and Cecil Street

Address: 207 N. West Street
(Now Addressed as 527, 525, 523, and 521 Cecil Street)

Tax Parcels: ED-05-076.08-02-01.00-000 ED-05-076.08-02-01.01-000
ED-05-076.08-02-01.02-000 ED-05-076.08-02-01.03-000

Owner: 4BL, LLC

Site Area: Total 12,168 SF now subdivided into 4 Lots

Zoning: RG-1 (General Residence Zone)

Current Use: Vacant Land
Proposed Use: Townhouse Lots
Dwelling Units: 4 units

Parking: Required: 2 per dwelling unit
Proposed: 2 per dwelling unit

Water and Sewer: City of Dover

Prior Approval: Active Recreation Plan (Cash-in-Lieu Donation)
With Exemption under *Zoning Ordinance*, Article 5 §10.511

For Consideration: Request for Waiver of Cash in Lieu of Recreation Area Construction

- Consideration of Determination of Suitability under *Zoning Ordinance*, Article 5 §10.171
- Small Development Exemption under *Zoning Ordinance*, Article 5 §10.511

I. PROJECT AND REQUEST SUMMARY

Conditional Use and Minor Subdivision Plan C-25-01 was reviewed to permit the construction of four (4) townhomes on a 12,168-SF parcel of land located at the northeast corner of Cecil Street and North West Street. It was granted conditional approval by the Planning Commission on February 18, 2025. The Plan achieved Final Plan Approval on March 11, 2026 and the plan has been recorded to create the four (4) lots for development with Building Permits currently under review. As part of the review process, the project received approval from the Parks, Recreation and Community Enhancement Committee and Planning Commission to utilize the Cash in Lieu donation instead of providing areas for Active Recreation in the development area of the four lots.

Determination of Cash-in-Lieu Amount

As part of approval of an Active Recreation Area Plan for the project, the Planning Commission accepted that the applicant would make a Cash-in-Lieu payment for the Active Recreation Area. A copy of an appraisal prepared for construction financing was required to be provided to the Planning Office in order to determine the amount of the Cash-in-Lieu payment in accordance with *Zoning Ordinance*, Article 5 Section 10. The applicant submitted a full copy of the appraisal performed by Dover Consulting Services, Inc. as of April 1, 2025 which relates a market value for the parcel of land. The following is a summary of the calculations for the Cash-in-Lieu payment amount under the Small Development exemptions.

2025 Appraisal of Land Value: \$80,700

Cash-in-Lieu Amount = 10% of appraised value of gross land area = **\$8,070**

The *Zoning Ordinance* requires payment of the Cash-in-Lieu donation prior to issuance of the first Building Permit.

Request for Waiver of Cash in Lieu

The Applicant has made a Request to Revisit the Cash in Lieu of Recreation Area Construction; see attached email with Narrative. This Revisit with the Parks, Recreation and Community Enhancement Committee (and Planning Commission) is to allow consideration for Waiver of the Cash in Lieu payment or consideration of accepting a partial (reduced) Cash in Lieu payment.

Attachments for Waiver Request:

- Email of March 31, 2026 with narrative Request for Waiver
- Aerial Map of Subject Site and Proximity to Dover Park (added by Staff for Reference)
- Record Plat of Approved Subdivision C-25-01

Code Citations

Dover Code of Ordinances, Appendix B – Zoning, Article 5 – Supplementary Regulations, Section 10 – Open Space, Recreation and Other Public Facilities outlines the provisions for Active Recreation Area requirements. *Zoning Ordinance*, Article 5 §10.17 describes an option for Cash in lieu of Recreation Area construction and determination of its suitability. This determination of suitability allows for consideration of proximity to existing recreation facilities, land characteristics, and if beneficial to residents. Additionally, Article §10.5 provides the additional guidelines for Exemptions for Small Developments. See the code excerpts that follows:

Article 5 §10

10.17 Cash in lieu of recreation area construction.

10.171 Determination of suitability for cash donation. If the commission determines that the construction of recreation is not practical due to close proximity to existing available recreation facilities or infeasible due to natural characteristics of the land or will not benefit the residents of the development, the commission shall require a full or partial cash in lieu of areas of donation to be made by the developer in lieu of a full or partial dedication of land.

10.5 *Exemption to recreation area and open space dedication.*

10.51 *Exemptions for small developments.*

10.511 *Residential developments with less than five acres of land and less than ten dwelling units.* These developments shall be exempt from the land requirements set forth in [sub]sections 10.1 and 10.2, but shall require a full cash donation to be made by the developer in lieu of a dedication of land.

10.52 *Amount of cash donation.* This cash donation shall be equivalent to ten percent of the appraised value of gross land area. The land area value shall be based on the appraisal prepared for the developer to secure construction financing. This submitted appraisal shall be a copy of the original supplied to the lending institution, with that institution identified, and shall conform in all ways to the Uniform Standard of Professional Appraisal practice and be performed by an appropriately qualified certified appraiser. If an appraisal prepared for construction financing is not available, then the developer shall have an appraisal done in accordance with the procedures set forth in [sub]section 10.174.

II. STAFF RECOMMENDATIONS on Request for Waiver

The following are comments and recommendations from staff of the Planning Office following review of the Applicant's Request for Waiver of the Cash in Lieu payment.

- 1) The *Zoning Ordinance* allows for a determination of suitability and consideration for a full or partial Cash in Lieu donation. The subject lots are about a block south of Mary Street Park located at the corner of Mary Street and North Kirkwood Street. The Capital City Bike Trail is also nearby.
- 2) Previously, the project was authorized for the Cash in Lieu Payment option and upon receipt of the appraisal information the payment amount was determined. Based on the code provisions for Cash in Lieu under the Small Development Exemption, the Cash in Lieu Payment is \$8,070 due to the land value of the property.
- 3) Due to the proximity of the lots to the Mary Street Park and evaluation of the reasonableness of the payment amount versus the project's development size, Staff recommends that consideration be given to the Applicant's request for Waiver of the Cash in Lieu payment or to accepting a partial (reduced) Cash-in-lieu payment.
 - a. Any Cash in Lieu payment donation is placed in the Parkland Reserve Account which is a separate account to be used for parks, playgrounds, or recreational purposes.

The following is the original Review Report prepared for the Council Committee of the Whole: Parks, Recreation and Community Enhancement Committee Meeting of February 11, 2025 and Planning Commission Meeting of February 18, 2025. It is included for reference.

Note: The Review Report of February 2026 was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The Report was completed with additional review and editing by the City's Planning Office.

I. PROJECT SUMMARY:

This application is for review of a Conditional Use and Minor Subdivision Plan to permit the construction of four (4) townhomes on a 12,168-SF parcel of land located at the northeast corner of Cecil Street and North West Street. The property is currently a vacant parcel of land, after the prior residential structure was demolished. The property for the proposed development is zoned RG-1 (General Residence Zone). The owner of record is 4BL, LLC. Property Address: 207 North West Street. Tax Parcel Number: ED-05-076.08-02-01.00-000. Council District 4. *For Consideration: Active Recreation Plan Review. See Attached Plan Sheets.*

II. ACTIVE RECREATION AREA PLAN SUMMARY:

Article 5, Section 10 of the *Zoning Ordinance* requires the reservation of open space, recreation and other public facilities as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring conditional use approval, site development plan approval, or land subdivision approval by the City of Dover Planning Commission.

Exemption to Recreation Area and Open Space Dedication

The *Zoning Ordinance* Article 5, Section 10.511 notes that residential developments with less than five acres of land and less than ten dwelling units are considered a “small development” and as such are exempt from requiring recreation area and open space facilities, but shall require a cash donation to be made by the developer in lieu of a dedication of land.

The Applicant is therefore not required to provide such recreation facilities, but must otherwise pay a cash-in-lieu fee. This fee is determined based off the appraised value of the gross land area. The appraisal document with the appraised value of the gross land area must be submitted to the Planning Office so that the fee calculation (Cash-in-Lieu amount) may be completed. The information is required to be submitted to the Parks, Recreation and Community Enhancement Committee of City Council for review and approval.

III. REVIEW PROCESS

The Planning Office has prepared this Active Recreation Area Report outlining the requirements based on the *Zoning Ordinance*. The Parks, Recreation and Community Enhancement Committee will make a recommendation. The Planning Commission must act to accept the Recreation Area Plan as part of the Site Plan review process.

The Parks, Recreation and Community Enhancement Committee will review the Recreation Area Plan at their meeting on February 11, 2025. The Planning Commission Public Hearing and Review of the Conditional Use/Minor Subdivision Plan C-25-02 is scheduled for February 18, 2025.

IV. CODE CITATIONS:

Dover Code of Ordinances, Appendix B – Zoning, Article 5 – Supplementary Regulations, Section 10 – Open Space, Recreation and Other Public Facilities (select excerpts).

Article 5 Section 10

Section 10. - Open space, recreation, and other public facilities.

The City of Dover shall require the reservation of open space, recreation, and other public facilities in accordance with the provisions of this section as a condition of approval for all one-family dwelling, two-family dwelling and multiple-family dwelling residential developments requiring conditional use approval, site development plan approval, or land subdivision approval by the City of Dover Planning Commission.

10.1 Recreation areas.

10.11 Purpose. The purpose of this section is to ensure that active recreation areas are provided as an integral design element within residential developments and that such facilities are of an adequate scale in relation to the size of the residential development and which provide residents with a variety of active recreational pursuits.

10.12 Dedication required. The commission shall require the dedication or reservation of recreation areas, and the subsequent construction of recreation facilities of a character, extent and location suitable to the needs created by a development for recreation facilities as defined and in accordance with the design guidelines set forth.

10.13 Definition. The following are illustrative of the types of recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore to count toward satisfaction of the recreation area requirements of this section: tennis courts, handball courts, racquetball courts, swimming pools, saunas and exercise rooms, meeting or activity rooms within clubhouses, baseball and soccer fields, basketball courts, volleyball courts, swings, slides and play apparatus, and developed walking, jogging or biking trails.

10.5 *Exemption to recreation area and open space dedication.*

10.51 *Exemptions for small developments.*

10.511 *Residential developments with less than five acres of land and less than ten dwelling units.* These developments shall be exempt from the land requirements set forth in [sub]sections 10.1 and 10.2, but shall require a full cash donation to be made by the developer in lieu of a dedication of land.

10.52 Amount of cash donation. This cash donation shall be equivalent to ten percent of the appraised value of gross land area. The land area value shall be based on the appraisal prepared for the developer to secure construction financing. This submitted appraisal shall be a copy of the original supplied to the lending institution, with that institution identified, and shall conform in all ways to the Uniform Standard of Professional Appraisal practice and be performed by an appropriately qualified certified appraiser. If an appraisal prepared for construction financing is not available, then the developer shall have an appraisal done in accordance with the procedures set forth in [sub]section 10.174.

10.53 *Separate recreation account.* The cash donation shall be deposited in a separate account to be used for parks, playgrounds or recreational purposes.

10.54 *Appeal of appraised value.* If the city does not accept the land value established by the appraisal detailed in [sub]section 10.52, the city may, at the developer's expense, require another appraisal be performed. This appraisal will be let on a bid basis between at least three qualified, certified and licensed appraisers selected by the city. The appraiser(s) who prepared the original appraisal in [sub]section 10.52 cannot be a party to this appeal appraisal.

10.55 *Payment of cash donation.* One hundred percent cash donation provided under this [sub)section [10.5] shall be collected prior to issuing the first building permit for the development.

10.6 *Construction phasing.* The recreation and open space areas shall be completed in a proportion equal to or greater than the proportion of residential dwelling units completed, except that 100 percent of the recreation and open space areas shall be completed prior to issuing building permits for the final 20 percent of the dwelling units proposed. Building permits shall not be issued for dwelling units unless the requirements of this section are met.

10.7 *Council approval.* Prior to acceptance by the planning commission, all areas planned for public dedication, or cash donations provided under this section must be submitted to, and approved by the parks, recreation, and community enhancement committee of the City of Dover, and shall be subject to final review and approval by [the] city council.

Regarding the calculation of the amount of the cash donation, the *Zoning Ordinance* in Article 5 §10.52 specifies that the “cash donation shall be equivalent to ten percent of the appraised value of gross land area” and this value shall be “based on the appraisal prepared for the developer to secure construction financing.” The Applicant is aware of the need to submit this Appraisal document; upon its submission to the required Cash-in-lieu donation amount will be calculated.

V. STAFF RECOMMENDATIONS

The following are comments and recommendations from staff of the Planning Office following review of the Active Recreation Area Plan (Potential request for Cash-in-Lieu).

- 1) Staff recommends that a Cash-in-lieu donation of an Active Recreation Area be approved for this project. The project is located Downtown, across from the Senator Bikeway, and within walking distance of City parks and recreation amenities.
 - a. The Cash-in-lieu amount is yet to be determined as a land appraisal submission is required to be submitted to the Planning Office.
 - b. This Request must be reviewed by the Parks, Recreation & Community Enhancement Committee of City Council so that they may provide a recommendation to the Planning Commission.
 - c. The payment of the Cash-in-lieu is required prior to the issuance of the Building Permit for this first dwelling unit. The donation amount is deposited in the City’s Parkland Reserve Fund account.

VI. ADVISORY COMMENTS

- 1) In the event that major changes and revisions to the Plan occur in the finalization of the Plan, contact the Planning Office. Examples include reorientation of buildings, relocation of site components, changes in floor area or unit count, or design revisions impacting Active Recreation Areas. These changes may require resubmission for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.
- 2) The Parks, Recreation, and Community Enhancement Committee shall submit to the Planning Commission a report detailing the recommendations as to the Recreation Area Plan.

Attachments (to Original Report):

- Select pages from the C-25-01 Plan set

From: [Cameron Llewellyn](#)
To: [Melson-Williams, Dawn](#)
Cc: [Lori Llewellyn](#)
Subject: EXTERNAL: Cecil Street Townhomes
Date: Tuesday, March 31, 2026 3:35:31 PM

Dawn,

Lori and I appreciate the guidance you have provided throughout the Cecil Street Affordable Townhomes project. We value the City's partnership as we work to deliver four modest, for-sale homes—one of which is intended for our daughter and son-in-law.

That said, the process to date has been challenging. We have experienced extended delays and slow response times, over \$45,000 in engineering costs, and significant carrying costs. For a small, four-unit project, these impacts are substantial. If bulk standards were more aligned with the existing lot fabric of downtown Dover, and if administrative flexibility were available at the staff level, these homes would likely already be completed and occupied.

We applaud the SJR8 Housing Reform Program, which seeks to address many of the barriers we have encountered. However, those reforms do not provide relief to the buyers currently waiting for these homes.

Unfortunately, due to these delays, our daughter and son-in-law have been forced to sign a lease for an apartment, as construction has not progressed. As a result, we now face the financial burden of carrying that unit for an additional 6–7 months, or alternatively incurring penalties to terminate their lease early.

From the outset, we made intentional design decisions to improve both safety and livability. Specifically, we elected to install a full sprinkler system, eliminating the need for a rear alley. While this adds cost to each home, it reduces impervious coverage, **provides meaningful and usable backyard space**, and limits opportunities for undesirable activity. These yards are functional spaces for families—whether for children's play, small patios, or general outdoor use.

Despite these considerations, each unit is still subject to a \$2,000 active recreation fee. While described as a "cash donation," this functions in practice as a direct cost burden—one that is ultimately borne by first-time and moderate-income homebuyers. In today's housing market, even modest additional costs can meaningfully impact affordability and access to homeownership.

This requirement also appears inconsistent with the City's adopted policies. The 2019 Comprehensive Plan prioritizes expanding affordable homeownership opportunities, and recent statewide initiatives emphasize reducing barriers to housing production and affordability. From our perspective, allocating \$2,000 toward a buyer's closing costs would provide a far more direct and meaningful benefit than funding off-site recreation improvements.

Additionally, the Zoning Ordinance provisions for active recreation appear to support relief in this case:

- **Section 10.514** requires 150 square feet of active recreation area per unit. The Cecil

Street homes provide approximately 850 square feet of usable, sodded rear yard space for interior units and approximately 1,320 square feet for end units.

- **Section 10.515**, applicable to developments within the Downtown Redevelopment Target Area (Appendix C), reduces this requirement to 75 square feet per unit. While we have been unable to confirm whether this parcel falls within that boundary due to limitations accessing the City's mapping resources, the site is located within the Downtown Development District and functions as part of the broader redevelopment area.

Further, the project is directly connected to meaningful recreational assets. The homes are located along the Capital City Trail, providing access to downtown amenities, First State Heritage Park, and Silver Lake Park. Nearby neighborhood amenities, including Mary Street Park and the Division Street Playground, offer additional accessible recreational opportunities.

Given the significant delays, the substantial costs already incurred, the recreational amenities already provided both on-site and nearby, and the project's clear alignment with the City's housing and redevelopment goals, we respectfully request a waiver of the active recreation fee.

We respectfully request to be placed on the agenda for the April 14th City Council of the Whole Parks and Recreation Committee meeting to present this request and provide any additional information that may assist in your consideration.

We appreciate your consideration and would welcome the opportunity to discuss this further.

Sincerely,

Cameron and Lori Llewellyn

Planning & Inspections View Map



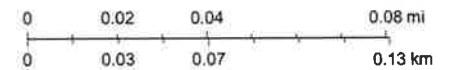
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☐ Dover_Boundary

☐ Dover Parcels

Subject Cecil St Townhouse Lots

1:2,257



VGIN, Microsoft, Vantor

RECORD PLAN FOR CONDITIONAL USE PLAN CECIL STREET TOWNHOMES CITY OF DOVER, KENT COUNTY, DELAWARE

GENERAL NOTES

- These drawings show information obtained from the best available records regarding pipes, conduits, telephone lines, and other structures and conditions which exist along the lines of the work at and below the surface of the ground. The owner and engineer disclaim any responsibilities for the accuracy or completeness of said information given. If the contractor relies on said information, he does so at his own risk. The giving of the information on the contract drawings will not relieve the contractor of his obligations to support and protect all pipes, conduit, telephone lines, and other structures/improvements.
- The contractor shall notify the following, two (2) weeks prior to the start of construction and shall coordinate construction and erosion control with the utility companies involved:

Dover Department of Public Utilities.....1-302-736-7025
Miss Utility.....1-800-282-8555
Kent Conservation District.....1-302-741-2600
Larson Engineering Group, Inc.....1-302-731-7434
- All materials and workmanship shall meet the State of Delaware Standards and Specifications, dated August 2001 and any addendum thereto.
- All disturbed area within the State Right-Of-Way, but not in pavement, shall be topsoiled (6" minimum), fertilized and seeded.
- A 24-hour (minimum) notice shall be given to the District Permit Supervisor prior to starting entrance construction.
- All construction shall be marked for traffic and pedestrian safety.
- The contractor shall provide all equipment, labor, and materials for any miscellaneous or test pit excavations required by the engineer.
- The owner is responsible for the acquisition of all easements, both permanent and temporary.
- The contractor assumes all responsibility for any deviations from these plans unless said deviation is approved by the engineer. Contractor shall receive written permission from the engineer if a deviation of the plans is necessary.
- All sidewalks shall meet each door at finished floor elevation.
- All disturbed areas shall be smoothly graded to provide positive drainage in the direction of flow arrows herein and stabilized with topsoil, seed, and mulch. If settlement occurs, topsoil seed, and mulching shall be repeated until settlement subsides (see erosion and sediment control specifications).
- Trenches shall not remain open overnight. If it is necessary for trenches to remain open, steel plates capable of bearing traffic shall be used to completely cover the trench openings.
- All sediment and erosion control facilities shall conform to Delaware Erosion and Sediment Control Handbook, Dec. 2003.
- All fire lanes, fire hydrants, and Fire Department connections shall be marked in accordance with the State Fire Protection regulations.
- Topography was field verified by Larson Engineering Group, Inc. in December 2024.
- Boundary information was prepared by Larson Engineering Group, Inc. in December 2024.
- No wetlands on this site.
- The Kent Conservation District reserves the right to add, modify or delete any erosion and sediment control measures as it deems necessary.
- The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
- If the approved plan needs to be modified, additional sediment and stormwater control measures may be required as deemed necessary by the Kent Conservation District.
- All construction/demolition debris shall be removed off-site to an approved solid waste facility.
- All construction shall be done in accordance with Delaware Department of Transportation Standard Specifications for Road and Bridge Construction, dated June 2022 and Standard Construction Details, dated 9/24/24.
- All entrances shall conform to the State of Delaware Department of Transportation and will be subject to approval.
- Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free access ramping at points of intersection with street crossings on at other locations so as to afford reasonable barrier-free pedestrian movement and site access.
- In accordance to Appendix A, Article VI, Section B.3, all sidewalks shall ascend from the curbstone to the building line at the ratio of one-quarter of an inch to the foot. Nothing in this section shall be construed to affect any pavement previously laid by order of the city council, until it is taken up and relaid.
- The site is located in Zone X (unshaded): Areas of less than 0.2% annual chance of flood per FIRM map panel number 10001C0166H dated May 5, 2003.
- All stormwater management facilities, including storm drains and catch basins, located on site shall be owned and maintained by the property owner in perpetuity.

DeIDOT NOTES:

- All entrances shall conform to DeIDOT Development Coordination Manual (DCM) and shall be subject to its approval.
- Shrubby, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property owner's land a sight easement should be established and recorded with all affected property owners to maintain the required sight distance.

**DeIDOT
NO OBJECTION TO
RECORDATION**
February 17, 2026
DATE

OWNER'S CERTIFICATION

We, 4BL, LLC hereby certify to the ownership of the property described and shown on this plan, that the plan was made at our direction, and that we acknowledge the same to be our act and that we desire the plan to be recorded according to law.

Date 02.11.2026

Signature

Print: Cameron Llewellyn
4BL, LLC

RECEIVED FOR RECORD
3/12 A.D. 2026
TIME 12:35 PM
Recorder
RECORDED

PLOT BOOK 161 PAGE 2
SIZE 24 x 36

ENGINEER'S CERTIFICATION

I, Douglas J. Liberman PE, hereby certify that I am a Registered Engineer, Land Surveyor, or Architect in the State of Delaware, that the information shown hereon has been prepared under my supervision and to the best of my knowledge and belief represents good engineering, surveying, and/or architectural practices as required by the applicable laws of the State of Delaware.

Date 2/10/26

Signature

Douglas J. Liberman Engineer

RECORD PLAT

Recorded in the Kent County Recorder
of Deeds Office on _____ in
Plat Book _____ page _____

APPROVED C-25-01

This plan reflects conformity with all applicable conditions of approval specified by the City of Dover Planning Commission at its meeting of February 18, 2025
Name Douglas J. Liberman
Date March 11, 2026

DATA COLUMN

Plan Purpose: Subdivision of existing parcel into 4 residential lots for construction of 4 residential townhomes.

Plan Type: Conditional Use & Minor Subdivision Plan

Parcel Number: ED-05-076.08-02-01.00-00001

Owner Address: 4BL, LLC
114 W Reed Street
Dover, DE 19904
Representative: Cameron Llewellyn
Phone: (302) 359-4646

Property Address: 207 N. West St.
Dover, DE 19904

Site Area: 12,158.214 Sq. Ft.; 0.279± Acres.

Lots: Existing 1
Proposed 4

Existing Zoning: RG-1 (General Residence)

Datum: NAVD88

Existing Use: Residential/Vacant
Proposed Use: Residential/Townhouse

Percent existing lot coverage: 29.7%

Posted Speed Limit: 25 MPH

The site is not located within a
Traffic Improvement District

Sewer Service: Gravity, City of Dover

Water Service: City of Dover

Trash Service: City of Dover

Required Bulk Standards	Townhouse/DU Family Attached	Lot			
		1	2	3	4
Minimum required					
Lot Area (sq. ft.)	3000* (2366)	3723.26	2367.41	2368.09	3699.45
Lot Width	20'	44.00'	28.00'	28.00'	43.65'
Lot Depth	100'* (84.50')	84.50'	84.54'	84.56'	84.59'
Front Yard	15'	15.8'	15.8'	15.8'	15.8'
Side Yard (minimum)	10'/0	N/A	0	0	15.7'
Rear Yard	30'	30.8'	30.8'	30.8'	30.9'
Off-Street Parking Spaces/DU	1	2	2	2	2
Maximum Permitted Building Height Stories	35' 3	26' 2	26' 2	26' 2	26' 2
Lot Coverage	60%	35.%	54.9%	54.9%	35.1%

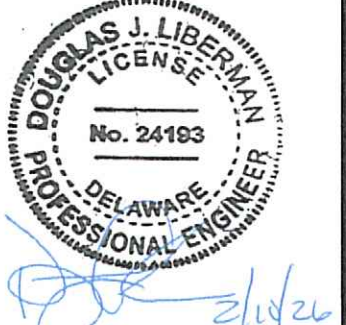
*Bulk Standards Modified by Board of Adjustment Variance

WAIVER GRANTED ON FEBRUARY 18, 2025

- Waiver from Land Subdivision Regulations (Appendix A), Article VI, A.—Streets, Section 13.8; To waive the requirement for townhouses to have rear alleys.
- Waiver from Zoning Ordinance Article 5, Section 17 to waive the rear emergency access by providing sprinkler systems within the proposed townhouses.
- Active Recreation Area — Exemption granted on March 17, 2025 to recreation area and open space dedication by providing the required open space due to "small development" designation of site per Zoning Ordinance Article 5, Section 10.511.

VARIANCES GRANTED ON NOVEMBER 20, 2024

- (City of Dover Board of Adjustment under Case No. V-24-06)
- Variance from Article 4, Section 4.2 to allow a lot area of 2,366 Sq. Ft. for Lots 2 and 3 from the required 3,000 Sq. Ft.
 - Variance from Article 4, Section 4.2 to allow a lot depth of 84.50 Ft. from the required 100 Ft.

DATE 2/5/25	SCALE AS NOTED	RECORD PLAN — TITLE SHEET
JOB NO. 24-022	DRAWN BY YATuroczy	FOR CONDITIONAL USE PLAN
APPLICATION NO. C-25-01	DESIGNED BY DULiberman	CECIL STREET TOWNHOMES
APPROVED BY DULiberman	CHECKED BY DULiberman	CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
DATE 1/21/26	REVISION Per DeDOT Comments	PREPARED FOR: 4BL, LLC
		LARSON ENGINEERING GROUP INC. CIVIL ENGINEERING & LAND PLANNING 910 SOUTH CHAPEL STREET • SUITE 200 NEWARK, DE 19713 Phone: (302) 731-7434 Fax: (302) 731-8211
SIGNATURE	DATE	SHEET NO.: RP-1

lands n.o.f.
JOHN & KAREN MARBLE
TAX PARCEL NO.: ED-05-076.08-02-02
DEED REF.: 6100-9
ZONED: RG-1 (GENERAL RESIDENCE)
PART OF ROSEMARY TWILLEY SUBDIVISION
(PLOT BOOK 31, PAGE 3)

lands n.o.f.
BYLER INVESTMENTS LLC
TAX PARCEL NO.: ED-05-076.08-02-12.00
DEED REF.: 12821-122
ZONED: RG-1 (GENERAL RESIDENCE)

lands n.o.f.
CHARLES C. WHITE
TAX PARCEL NO.: ED-05-076.08-02-13.00
DEED REF.: 015-451
ZONED: RG-1 (GENERAL RESIDENCE)

lands n.o.f.
CHARLES C. & DIANE E. FERGUSON
TAX PARCEL NO.: ED-05-076.08-02-14.00
DEED REF.: 4932-140
ZONED: RG-1 (GENERAL RESIDENCE)

lands n.o.f.
WILLIAM D. & BONNIE L. PENNINGTON
TAX PARCEL NO.: ED-05-076.08-02-15.00
DEED REF.: 2402-305
ZONED: RG-1 (GENERAL RESIDENCE)

EASEMENT LINE DATA

SEGMENT	LENGTH	DIRECTION
E1	110.07'	N73°35'10"E
E2	20.00'	N16°24'50"W

DEMOLITION NOTES

- D-1 SAWCUT AND REMOVE EXISTING SIDEWALK TO LIMIT SHOWN.
D-2 REMOVE EXISTING CURBING TO LIMIT SHOWN FOR DRIVEWAY AND UTILITY CONSTRUCTION.
D-3 EXISTING TREE TO BE REMOVED.

SITE NOTES

- G-1 INSTALL BITUMINOUS PAVEMENT FOR DRIVEWAY, DRIVEWAY WIDTH 10'.
G-2 PROPOSED 5' WIDE SIDEWALK SEE DETAIL ON SHEET SD-4.
G-3 PROVIDE DRIVEWAY APRON PER DETAIL ON SHEET SD-4.
G-4 20' WIDE SEWER EASEMENT FOR BENEFIT OF CITY OF DOVER.
G-5 PROVIDE CONCRETE SIDEWALK TO MATCH EXISTING WIDTH.

CECIL STREET
(LOCAL ROAD-CITY OF DOVER)
(60' WIDE PUBLIC RIGHT-OF-WAY)

BENCHMARK
DHSET
N=423383.7084
E=623061.8870
ELEV.=33.58

DelDOT
REVIEWED FOR
GENERAL
CONFORMITY
Feb. 17, 2026

GRAPHIC SCALE



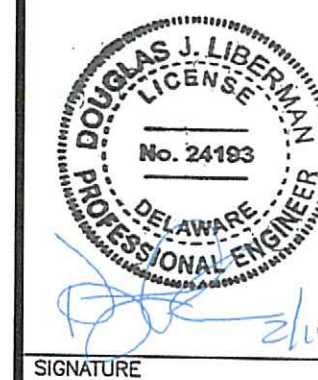
(IN FEET)
1 inch = 10 ft.

LEGEND

EXISTING CONTOUR	---
EXISTING STORM DRAIN LINE	SD
STORM DRAIN MANHOLE	⊙
FLOW ARROW	→
EXISTING SAN. SEWER LINE	SS
SANITARY SEWER MANHOLE	⊙
EXISTING SEWER CLEANOUT	⊙
EXISTING WATER LINE	W
EXISTING FIRE HYDRANT	⊙
EXISTING WATER VALVE	⊙
EXISTING UTILITY POLE	⊙
EXISTING GUY WIRE	—
EXISTING OVERHEAD ELECTRIC	—
SIGN	⊙
FENCE LINE	—
EXISTING DECIDUOUS TREE	⊙

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DATE	SCALE
2/5/25	1"=10'
JOB NO.	DRAWN BY
24-022	YATuroczy
APPLICATION NO.	DESIGNED BY:
C-25-01	DJLiberman
APPROVED BY:	CHECKED BY:
DJLiberman	DJLiberman
DATE	REVISION
1/21/26	Per DelDOT Comments
2/4/26	Per City of Dover Comments



CONDITIONAL USE PLAN CECIL STREET TOWNHOMES

CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DELAWARE
PREPARED FOR: 4BL, LLC

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