

April 30, 2026
Revised: June 4, 2026

City Of Dover
Department of Planning & Inspections
15 Loockerman Plaza
Dover, DE 19903
302.736.7196
Attn: Dawn Melson-Williams

Re: Bay Village PND - Waiver Request for Rear Alley Requirement (Lots 1-20)
S. White Oak Road
Dover, DE 19903
Tax Parcel #04-05-06800-01-0600-00001
Verdantas Project Number 34677

Dear Ms. Melson-Williams:

On behalf of the Bay Village project, we respectfully request a waiver from the requirements of Appendix A, Article VI, Section 13.8 of the City of Dover Zoning Ordinance, which requires all townhouses to be provided with rear access alleys unless the Planning Commission finds that alleys are infeasible for the development or that the design of the townhouses precludes their suitability. This waiver request applies solely to Lots 1 through 20 within the Bay Village development.

Rear access alleys for these lots are infeasible and unsuitable due to site-specific design, lot configuration, and circulation constraints. These lots are bounded by White Oak Road and by the newly developed subdivision street. The proposed townhouse layout for Lots 1–20 fronts an internal roadway and is configured to function with front-loaded access. Introducing rear access alleys would require additional right-of-way width, pavement, and grading that would disrupt the planned site layout and result in inefficient circulation and unnecessary impervious coverage.

The design addresses emergency access concerns through a continuous 16-foot-wide open rear yard along Lots 1–20. This open rear yard provides clear and unobstructed access for emergency response and maintenance purposes while avoiding the impacts associated with a paved alley. The units will also have firewalls between units as well as non-combustible exterior siding on units 1-20 meeting Article 5, Section 17 of the Zoning Ordinance. Adequate vehicular, pedestrian, and emergency access is maintained through the proposed design.

In response to City staff comments regarding refuse handling, the updated plan includes a designated pedestrian access system to the rear of the lots. A walkway will be provided to allow residents of interior townhouse units to access the rear yard area. This feature will enable owners to easily transport their refuse containers from the front to the rear of their units. Trash and recycling containers will be stored in the rear yards and will be appropriately screened to minimize visibility and maintain the overall appearance of the development. This approach provides a functional and visually appropriate solution for refuse storage and collection without

the need for a rear alley. Importantly, this setup eliminates the need for owners to trespass on adjoining lots, allowing everyone to manage their refuse containers comfortably and respectfully.

Utility services will be accommodated through the proposed front-loaded design and coordinated within the internal street network, consistent with the remainder of the development. The proposed layout maintains adequate access for service providers without the need for additional rear infrastructure.

The proposed layout for Lots 1–20 is consistent with the purpose and intent of the RM-2 zoning district and aligns with the code-compliant design approach utilized for the remaining approximately 230 residential units within the Bay Village development.

Approval of the requested waiver will not adversely affect the public health, safety, or welfare, nor will it negatively impact adjacent properties or the surrounding neighborhood. The proposed design provides adequate access, circulation, emergency accommodation, and functional solutions for refuse storage and utilities while maintaining a cohesive development pattern. For these reasons, we respectfully request that the Planning Commission find that rear access alleys are infeasible and unsuitable for Lots 1–20 and approve a waiver from the requirements of Appendix A, Article VI, Section 13.8 for this limited portion of the Bay Village project.

Thank you for your consideration. Please contact us should you have any questions or require additional information.

Sincerely,

Verdantas



Benjamin Kulp
Project Manager
bkulp@verdantas.com