

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 - Emergency Rear Access Narrative
S. White Oak Road
Dover, DE 19903
Tax Parcel #04-05-06800-01-0600-00001
Verdantas Project Number 34677

Dear Ms. Melson-Williams:

Lots 1–20 of the Bay Village development have been designed in consideration of the requirements of Article 5, Section 17 of the City of Dover Zoning Ordinance, which governs emergency access and fire lane provisions.

In lieu of traditional rear access alleys, the proposed design for Lots 1–20 incorporates open rear yard areas that provide clear and unobstructed access for emergency response activities. This design approach maintains effective emergency access consistent with the requirements of the code while avoiding the operational and physical constraints associated with paved alley construction.

The site layout demonstrates that the units on Lots 1–20 are supported by compliant emergency access through a combination of internal roadways and direct rear yard accessibility. The open rear access, while not required, will be designed per figure 17.1 of Dover code to provide a “subgrade emergency access” to provide a supported subgrade section for fire apparatuses, reinforcing consistency with code expectations.

Additionally, these 20 units will be utilizing non-combustible siding along with fire rated party walls between each unit as required by this portion of the code. Accordingly, the Lots 1–20 layout exceeds the requirements of Article 5, Section 17 by providing safe, reliable, and unobstructed emergency access, while supporting the overall design objectives of the Planned Neighborhood Development.

Please contact us should you have any questions or require additional information.

Sincerely,
Verdantas



Benjamin Kulp
Project Manager
bkulp@verdantas.com