

City of



Dover

DATA SHEET FOR CONDITIONAL USE and MINOR SUBDIVISION PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF February 5, 2025

PLANNING COMMISSION MEETING OF February 18, 2025

Plan Title:	Lands of 4BL LLC, Cecil Street Townhouses at 207 N. West Street C-25-01
Plan Type:	Conditional Use and Minor Subdivision Plan
Associated Application:	V-24-06 Variance Requests for 207 N. West Street
Location:	Northeast Corner of Cecil Street and North West Street
Address:	207 N. West Street
Tax Map ID:	ED-05-076.08-02-01.00-000
Owner/Applicant:	4BL, LLC
Zoning:	RG-1 (General Residence Zone)
Current Use:	Vacant (residential structure demolished)
Proposed Use:	Four (4) Townhouse Lots
Site Area:	12,158.214 SF
Sewer & Water:	City of Dover
Trash Service:	City of Dover
Waiver Requests:	Subdivision Waiver – Alley Requirement for Townhouses Rear Emergency Access - Alternative
For Consideration:	Active Recreation Plan (Cash-in-Lieu Request)

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: February 5, 2025

APPLICATION: Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street

FILE #: C-25-01

REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Dawn Melson-Williams, AICP

PHONE #: (302) 736-7196

Note: This review Report 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. PLAN SUMMARY

This application is for review of a Conditional Use and Minor Subdivision Plan to permit the construction of four (4) townhomes on a 12,158.214 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.

This Report was updated with Record Plan sheets (RP-1 and RP-2) dated February 5, 2025.

II. PREVIOUS APPLICATION

BOARD OF ADJUSTMENT – VARIANCES APPROVED (V-24-06)

On November 20, 2024, the Board of Adjustment heard a variance application from the property owner, requesting two variances: Variance 1 - a reduction in the minimum required lot depth from 100 feet to 84.5 feet and Variance 2 - a reduction in the minimum required lot area for two of the lots from 3,000 SF to 2,366 SF. The Board of Adjustment granted the variances requested based on a total parcel size of 12,168 SF.

III. PROJECT DESCRIPTION

The subject property is located on the northeast corner of Cecil Street and North West Street. The applicant is proposing to construct four (4) townhouses on the parcel subdivided into four lots. The homes would front on Cecil Street. Each townhouse is proposed to have a driveway and garage. Two driveways would take access from Cecil Street, one driveway would take access from the Alley (as Revised 2/5/2025), and one driveway would take access from North West

Street.

IV. MINOR SUBDIVISION PLAN REVIEW

Subdivision Waiver – Rear Alley Requirement

This application involves a Minor Subdivision to create the four (4) townhouse lots. Each lot created must comply with the RG-1 zoning district provisions for townhouse units and the variance granted related to these bulk standards.

According to the *Lands Subdivision Regulations* (Appendix A), Article VI, A. – Streets, §13.8, townhouse units are required to have a rear alley; see Code excerpt below.

13.8 All townhouses shall be provided with rear access alleys unless the planning commission finds that alleys are infeasible for the development or finds that the design of the townhouses precludes their suitability. The required alley right-of-way and roadway width may be increased at the discretion of the city manager.

A Subdivision Waiver can be considered by Planning Commission for recommendation to City Council for final action. While there is an alley to the east of the subject site, the new configuration of the lots requires another alley at the rear. Since an additional alley is not planned, a written waiver request for consideration by the Planning Commission was received to eliminate this rear alley. *See Subdivision Waiver Request Letter of February 6, 2025.*

V. ZONING REVIEW

The subject property is zoned RG-1 (General Residence Zone). The Applicant proposes to construct four (4) townhouses, which are permitted as a Conditional Use in the zone. According to the *Zoning Ordinance*, Article 3, Section 2. – General Residence Zones (RG-1 and RG-2):

Section 2. - General residence zones (RG-1 and RG-2).

2.4 *Conditional uses.* The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in [article 10](#), section 1:

- a) Townhouses subject to the following restrictions:
 - i. No more than one dwelling unit shall be permitted upon a lot.
 - ii. No more than four dwelling units shall be permitted in a group of townhouses.
 - iii. Each group of townhouses shall be physically separated from another by no less than two dwelling units of a different housing type from other groups of townhouses on the same side of the street.
 - iv. Townhouse groups shall be designed to minimize points of access to the public street and to take access from an alley or other shared access where such access is available.

The following are the bulk standards of the RG-1 zoning district for the townhouse units:

Article 4 Section 4.2. [RG-1 zones].

Bulk and parking regulations for general residence zone (RG-1) are as follows (see also article 12, definitions; article 5, supplementary regulations; and article 6, off-street parking, driveways and loading facilities):

	One-Family Dwellings Detached	Duplex/One-Family Semi-Detached and Other Dwellings	Townhouses/One- Family Attached
Minimum required:			
Lot area (sq. ft.)	6,000	5,000	3,000
Lot width (ft.) per dwelling unit	50	25	20
Lot depth (ft.)	100	100	100
Front yard (ft.)	15	15	15
Minimum side yard (ft.)	5	10	10
Rear yard (ft.)	30	30	30
Off-street parking spaces/DU	1	1	1
Maximum permitted:			
Building height			
Stories	2½	2½	3
Feet	35	35	35
Lot coverage	45%	50%	60%

(Ord. of 12-14-1992; Ord. No. 2015-13, 10-12-2015)

The project has received variances relating to the lot area and lot depth. See previous discussion of Board of Adjustment Application.

This area is subject to infill standards for the construction of residential units found in *Zoning Ordinance*, Article 5 §1.12.

1.12 *Infill standards*. In locations where a lot or group of lots lies within a developed area, the following standards shall apply to the development of the infill lots:

(a) *Sidewalks*. Standard City of Dover sidewalk, per chapter 98, shall be required to be installed along public street frontage of every infill property by the property owner or developer.

(b) *Landscaping*. Infill structures shall be designed to minimize the impact on existing, mature trees when practical. All residential lots shall include landscaping to include plants and shrubs along the portions of the house that front a public street. No form of vegetation shall be planted on a property in a way that blocks more than half of the front façade(s) from public view.

(c) *Primary facade*. All buildings shall include a primary entry along the property's street frontage, and shall also include a porch or other entry feature.

Conditional Use

This Conditional Use Site Plan is subject to the requirements of Article 10 §1 further discussed below.

With Conditional Use Site Plan applications, the Planning Commission reviews the proposed project to determine whether or not the intended use of townhouses is appropriate in type and scale for the immediate neighborhood. The Commission must also consider whether or not the proposed use will have an adverse impact on the future orderly development of the surrounding area. Article 10, Section 1. – Approval of Conditional Uses states:

Section 1.

On application and after public notice and hearing, the commission may authorize the issuance by the city planner of permits for any of the conditional uses for which this ordinance requires, in the district in which such use is proposed to be located. In approving any such use, the planning commission shall take into consideration the public health, safety and welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, and may prescribe appropriate conditions and safeguards as may be required in order that the results of its action may, to the maximum extent possible, further the expressed intent of this ordinance and the accomplishment of the following objectives in particular:

1.1 *Accessibility for emergency response.* That all proposed structures, equipment or material shall be readily accessible for fire, ambulance, police, and other emergency response;

1.2 *Harmony of location, size and character.* That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the zone in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties;

1.3 *Residential zones.* That, in addition to the above, in the case of any use located in, or adjacent to, a residential zone:

1.31 The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the said residential district or conflict with the normal traffic of the neighborhood; and

1.32 The location and height of buildings, the location, nature and height of walls and fences, the nature and extent of landscaping, and other improvements on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

If the Planning Commission approves a Conditional Use Application, the use is granted as a Conditional Use Permit. Such permits may be permanent, subject to limitations outlined in *Zoning Ordinance*, Article 10 §1.41 or be required by the Commission to undergo periodic renewal using the procedure described in Article 10 §1.42. Any Conditional Use Permit, permanent or not, may be revoked using the procedure described in Article 10 §1.43 if the conditions prescribed by the Commission in conjunction with the issuance of the Conditional Use Permit have not been or are no longer being complied with.

VI. PARKING SUMMARY

The minimum parking requirements for residences in the RG-1 (General Residence Zone) is one (1) parking space for every dwelling unit. Based on the proposal of four (4) dwelling units, a minimum of four (4) off-street parking spaces must be provided as at least one per lot. The Conditional Use Site Plan submitted includes two (2) parking spaces per dwelling unit, one space in each driveway and one space in each garage. The driveway for the end unit (Lot 1) at the corner of Cecil Street and North West Street is proposed to be off of North West Street. The two

middle lots (Lots 2 and 3) have a driveway from Cecil Street. The driveway for the eastern end unit (Lot 4) is proposed from the existing alley (as shown on Revised Plan of 2/5/2025).

VII. SITE CONSIDERATIONS

Sidewalks/ Pedestrian Circulation

Sidewalks currently exist along Cecil Street and North West Street. The existing sidewalk on Cecil Street includes a curb depression where access was taken for the parking behind the former dwelling unit. Any disturbed and ADA non-compliant sidewalks should be replaced with ADA compliant sidewalks. Connecting sidewalks lead from the street frontage sidewalk to each dwelling unit.

Rear Emergency Access

Waiver Request – Alternative Rear Emergency Access

Rear Emergency Access is required for some residential dwelling types. According to Article 5, Section 17 of the *Zoning Ordinance*, either an alley of 16 feet or an open rear yard of 16-foot width is required for Townhouses of three to five units (depending on if fire protected) to serve as rear access. This is to provide access to rear building areas. The plan currently shows an open rear yard (no fences). The applicant is pursuing an alternative method of fire protection through installation of a residential fire sprinkler system. A written Waiver Request was received for Planning Commission regarding this proposed Alternative to providing the Rear Emergency Access via an alley or open rear yard formats. The Fire Marshal's Office will also evaluate any fire protection measures as related to the fire lane requirements of the applicable Fire Codes.

VIII. BUILDING ARCHITECTURE

The Applicant has provided an Architectural Elevation Plan Sheet with the Plan submission. The architectural elevations show two story townhouses with standing seam steel siding, alternating in color and in a vertical pattern. The modern appearance of the townhouses with a 24-foot height would have a flat roof (heat-welded PVC roof membrane) with roof-mounted HVAC equipment. The entry doors face Cecil Street for each townhouse unit. The garage doors, depending on the unit, face either N. West Street or Cecil Street or the alley. The elevation will be updated to reflect the change in garage placement for Lot 4.

IX. TREE PLANTING AND LANDSCAPE PLAN

Zoning Ordinance, Article 5 Section 16 lays out the requirements for tree planting and preservation. A new project is required to provide tree planting at a rate of one (1) tree per 3,000 SF of the "Development Area." The site overall is noted as being 12,158.214 SF, which would require five (5) total trees. A Landscape Plan was submitted with the Conditional Use Plan showing six (6) trees proposed to be planted. The American Holly tree shown closest to the northern lot line is within the sanitary sewer easement and will conflict with the proposed sanitary sewer line to the rear of the proposed townhouses. There are also landscaping provisions associated with the infill standards (see section earlier in this report).

X. ACTIVE RECREATION AREA

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: Request for Cash-in-Lieu

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.

Article 5, Section 10.52 further stipulates how the amount of the cash donation is determined

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.

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. The Applicant has submitted a formal Letter of Request to use the Cash-in-lieu provision. The information on the project’s Active Recreation Plan strategy required to be submitted to the Parks, Recreation and Community Enhancement Committee of City Council for review and approval. A separate Active Recreation Review Report (Request for Cash-in-Lieu) was prepared.

XI. CITY AND STATE CODE REQUIREMENTS:

The subject proposal has been reviewed for code compliance, plan conformity, and completeness in accordance with the agency’s authority and area of expertise. The following items have been identified as elements which need to be addressed by the applicant:

- 1) The applicant is exempt from the requirement to provide Active Recreation Areas, Open Space, or other such Public Facilities. However, a cash-in-lieu fee must be approved by the Parks and Recreation Committee in order for this exemption to be utilized. The Applicant may choose to provide Active Recreation or other such facilities on-site or must otherwise provide the appraised value of the gross land area to calculate the fee. Once this is determined, the Applicant will be required to have the format/fee approved by the Parks, Recreation and Community Enhancement Committee. This application is scheduled to be presented to the Parks, Recreation and Community Enhancement Committee on February 11, 2025
 - a) The applicant has submitted a letter requesting the cash-in-lieu for the Active Recreation Area. They will also need to provide the property appraisal for the Cah-in-lieu amount to be formally calculated.
- 2) According to the *Land Subdivision Regulations* (Appendix A), Article VI, A. – Streets,

§13.8, rear alley access shall be provided for townhouses. A Subdivision Waiver Request to eliminate the alley has been submitted for consideration by the Planning Commission. This will also require review and action by City Council.

- 3) A written waiver request was submitted for consideration by the Planning Commission related to the Rear Emergency Access provisions if an open rear yard (no fencing) or alley cannot be provided for the project. The application proposed an alternative to fire protection measure by using a sprinkler system.
- 4) Title Sheet (TS-1):
 - a) General Note #27 indicates that sanitation will be provided by a private hauler. These townhouse units are eligible for City trash collection, so this note should be deleted.
 - b) Data Column:
 - i) Correct the Owner name to “4BL, LLC.”
 - ii) Provide the bulk standards, including setbacks and lot coverage, for each lot. Each lot must comply individually with the required bulk standards, except for those standards for which the Board of Adjustment approved variances.
 - iii) Remove the note “Trash pickup will be private” and indicate that the City of Dover will provide trash collection.
 - c) Update the Owner’s Certification to use the entity name “4BL, LLC” not, Tidemark Construction.
- 5) Site Plan (SD-2):
 - a) Add the depth dimension on the interior lot lines. (These are shown on the revised Record Plan sheets of 2/5/2025.)
 - b) Label driveway and sidewalk width and depth. Sheet RP-2 shows it as asphalt paving of 10-foot width.
- 4) Landscape Plan (LS-1):
 - a) In the tree planning calculation, correct the number of trees required to be on-site overall from (4) to (5).
 - b) Note that no tree plantings may be placed within 10 ft of any underground utilities. It appears that at least one of the American Holly trees is within 10 feet of the sanitary sewer lines or other utility lines.
 - c) Add landscape requirements of plants and shrubs at front of each unit as part of infill standards.
- 5) The Record Plan Sheets (RP1 and RP2) of February 5, 2025 have provided updated and clarifying information on the lot dimensions. This clarified information appears to comply with the variances granted by the Board of Adjustment. Ensure that all sheets in the plan set are updated appropriately.
 - a) Previously it was noted that if a survey of the property yielded different information on lot dimensions, then the Planning Office may need to update the Board of Adjustment as related to the variances they granted (V-24-06).
- 6) Ensure compliance with infill standards for porch or other entry features for each townhouse unit.

- 7) The plan involves a Minor Subdivision to create four (4) townhouse lots. A Record Plan set to create the lots and identify easements was submitted February 5, 2025 and will be reviewed to confirm plan requirements and details for compliance.

XII. RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

In accordance with the *Zoning Ordinance*, Article 10 §1, the Planning Commission in considering and acting upon Conditional Use Plans may prescribe appropriate conditions and safeguards so that the public health, safety, and welfare, the comfort and convenience of the public in general, and the residents of the immediate neighborhood in particular shall be taken into consideration. These safeguards may to the maximum extent possible further the expressed intent of the *Zoning Ordinance* and the accomplishment of several objectives in particular listed in subsections 1.1 to 1.3.

- 1) Conditional Use for Townhouses: The request is for the establishment of townhouses through the Conditional Use process. The proposal is consistent with the *2019 Comprehensive Plan*, Housing and Community Development Chapter, Goal 1: Encourage Balanced Housing Opportunities for all Residents of the City, Recommendation 1: Encourage the Use of Mixed Housing Types.

This project is located within the City's Downtown Development District where the development of quality housing is a priority. The proposed development is consistent with the goals of the Downtown Development District program.

- 2) Active Recreation Area: Planning Staff notes that there are currently no Active Recreation Areas proposed with this Conditional Use Plan/ Minor Subdivision Plan submission. As this project is exempt from requiring Active Recreation, the Applicant may choose to implement an Active Recreation Plan or otherwise pay a cash-in-lieu by providing the appraised value of the gross land area for review by the Parks, Recreation and Community Enhancement Committee. The applicant is pursuing the Cash-in-lieu option and will be required to submit the appraisal for the property so Planning staff can calculate the amount.
- 3) Lot Configuration:
 - a) Planning Staff is supportive of relocation of the garage and driveway for the easternmost lot (Lot 4) to be from the alley at side of the townhouse unit) rather than at the front from Cecil Street. This format shown on the 2/5/2025 Record Plan would allow for on-street parking to remain.
 - b) Consider options for access to the rear yards of Lots 2 and 3 for maintenance.
 - c) Ensure there are storage areas (in garage space) or elsewhere for the trash and recycling containers for all units.

XIII. ADVISORY COMMENTS TO THE APPLICANT:

- 1) In the event that major changes and revisions to the Conditional Use Site Plan occur in the finalization of the Conditional Use Plan, contact the Department of Planning and

Inspections. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the Plan.

- 2) Following Planning Commission approval of the Conditional Use Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff and the other commenting agencies. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement (Final Plan Approval).
- 3) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.
- 4) For building construction, the requirements of the building code and the fire code must be complied with. Consult with the Chief Building Inspector and City of Dover Fire Marshal for these requirements. The resolution of these items may impact the site design including such items as building dimensions and height, building openings, and fire protection needs, etc.
- 5) The applicant/developer shall be aware that prior to any development or ground disturbing activities on the site the appropriate site inspections and permits are required. This includes activities to clean-up existing vegetation, the import of fill dirt, etc.
- 6) Construction may have an effect on the adjacent property owners and adjacent roadways. Any work requiring the closing or rerouting of local traffic should be coordinated as to offer the least amount of inconvenience to the adjacent property owners.
- 7) The addresses for the new townhouse units proposed will need to be confirmed with the City's Tax Assessment Office and GIS Division. The existing address may be revised and new addresses assigned.
- 8) The applicant shall be aware that Conditional Use Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover. Each townhouse unit will require a Building Permit.
- 9) This property is located in the Downtown Redevelopment Target Area and Dover Downtown Development District where there are City Incentives for eligible projects. Contact Planning Staff for more information and applications.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: JANUARY 29, 2025



APPLICATION: Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West St.

FILE #: C-25-01

REVIEWING AGENCY: City of Dover Department of Public Works and Water & Wastewater

CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services

CONTACT PHONE #: 302-736-7025

CONTACT EMAIL #: jlyon@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

SANITATION

1. Trash collection site shall be oriented for side-loading pick-up if customer is utilizing City of Dover sanitation services.
2. The containers shall be wheeled to Cecil Street for collection.

STORMWATER

1. Final site plan approval will not be granted until a copy of the approved Stormwater/Erosion and Sediment Control Plan from Kent Conservation District is submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.

STREETS

1. Final site plan approval will not be granted until a copy of the approved entrance plan, signed by DelDOT is submitted to our office.
2. Please add the following notes to the plans:
 - a. 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 and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.
 - b. 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.
3. Please provide spot elevations at the proposed driveway locations. Staff will need to review to confirm positive drainage on Cecil Street.

4. It shall be unlawful for any person to alter the curb of any street so as to create a curb depression for the purpose of permitting vehicles to enter onto or exit from the city streets, without a permit issued by the city manager

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
 - b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC pipe.
4. The water service shall include a curb stop at the property line and the meter shall be installed in a pit within a non-traffic bearing location (including pedestrian).
5. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed buildings. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meter must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
6. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
7. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. The Department of Public Works will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
8. Water services shall be either type K copper or SDR-9.
9. The City of Dover does not have a water main located adjacent to the proposed properties on Cecil Street. A new plan must be provided for review.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "...any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures, including cleanouts.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Minimum slope criteria shall meet Ten States Standards. Provide flow calculations to justify sizing of the sewer mains, showing that velocity requirements are met. Waiver requests must be approved by the Department of Public Works.
6. The desired location for sewer mains is under the centerline of the street. One-tenth of a foot (0.1') drop must be provided across all manholes. The minimum slope for eight-inch (8") sanitary sewer pipe is 0.004 feet/feet. Minimum cover is 3.0 feet.
7. Sanitary sewer manholes shall be spaced no more than 400 feet apart.
8. The minimum size of all sanitary sewer laterals shall be six-inch (6").
9. Sanitary sewer laterals shall be connected directly to the main, not manholes, unless impracticable, as determined by the Department of Water & Wastewater.
10. Please provide a twenty-foot (20') easement for the proposed wastewater main. This shall be dedicated to the City of Dover for maintenance and ownership. No structures shall be installed within the easement.
11. Doghouse manholes are not allowed in the City of Dover.

GENERAL

1. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.
2. No trees may be planted within ten feet (10') of utility infrastructure.
3. No structure may be installed within ten feet (10') of utility infrastructure, please depict all underground utilities and structures on the utility plan sheet to confirm compliance.
4. The final site plan must be submitted in the following compatible digital formats:
 - a. AutoCAD 2018 (.dwg format).
 - b. Adobe Reader (.pdf format).

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. None.

ADVISORY COMMENTS TO THE APPLICANT

WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans must be submitted to the Division of Public Health, Office of Drinking Water for review and approval. The owner/developer will be responsible for providing all completed forms and plan sets to the City of Dover as required for submission to the Office of Drinking Water. Plans will not be submitted to the Office of Drinking Water until review has been completed by our office.
3. Hydrant flow testing is currently only performed during the spring and fall. The applicant must call the Department of Water & Wastewater directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.
4. Water impact fees will be required to be paid prior to Certificate of Occupancy for this project.

WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Wastewater impact fees will be required to be paid prior to Certificate of Occupancy for this project.

GENERAL

1. The applicant is advised that depending upon the size of the existing water service and sanitary sewer lateral to be abandoned, flowable fill may be required.
2. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

SANITATION / STORMWATER / STREETS

1. None.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER ELECTRIC
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
STAFF D.A.C. MEETING DATE: JAN 29, 2025

APPLICATION: Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street

FILE #: C-25-01

REVIEWING AGENCY: City of Dover Electric Department

CONTACT PERSON: Shawn Burgett, Engineering Services & System Operations Superintendent

CONTACT PHONE #: 302-674-7568

CONTACT EMAIL: sburgett@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. Any relocation or upgrade of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
2. Owner is responsible for locating all existing underground facilities to include electric, water and gas.
3. Owner is responsible for site and/or street lighting.
4. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
5. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
6. All Engineering and design for Dover Electric will be engineered upon receipt of final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

GENERAL

1. Final site plan must be submitted in a digital format compatible with AutoCAD 2010 (.dwg format) and Adobe Reader (.pdf format), if applicable.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

1. Owner must give the City of Dover Electric Department three (3) months' notice prior to construction. Owner is responsible for following the requirements outlined in the City of Dover's Electric Service Handbook. The handbook is now available on the website at the following link: <https://evogov.s3.amazonaws.com/media/27/media/13108.pdf>.

ADVISORY COMMENTS TO THE APPLICANT

1. Provide load sheets as soon as possible for proper sizing of transformers and creation of primary fee estimates. Current load sheets can be found at the following link:
<https://www.cityofdover.com/media/Electric%20Department/COD%20Electric%20Load%20Sheet.pdf>.
2. Electric service is currently provided by the City.
3. If any upgrade to electric supply needs to be accomplished, customer will be responsible for all costs associated with the project.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 01/29/25

APPLICATION: Lands of 4BL, LLC, Cecil Street Townhouses at 207 N. West St

FILE #: C-25-01 REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.usPHONE #: (302) 736-4457

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is residential townhouses
2. Emergency access to rear building areas compliant with City of Dover Code (Appendix B- Zoning, Article 5- Supplementary Regulations, Section 17);

all four stories and greater buildings require 24ft fire lane at the rear.

All two to three story apartment structures require an 18ft Secondary Fire Lane at the rear.

All townhouses (3-8 units with no fire protection) require a 16ft alley or 18ft secondary fire lane at the rear.
3. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley, shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure in accordance with the following:

One-family and two-family residential structures, height, the number shall measure a minimum of four inches in height, location, the number shall be placed on the house above or to the left or right of the front entrance, color, the number shall be contrasting to the background color, Arabic numerals, all numbers shall be Arabic numerals.

Multiple-family dwellings, measurements, the number shall measure a minimum of six inches when identifying individual apartments with exterior doors, and 12 inches when identifying buildings with apartment complexes where there are two or more buildings not assigned street addresses. Individual buildings with street addresses shall have numbers measuring six inches, *location*, numbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot, *color*, numbers shall be contrasting to the background color, *Arabic numerals*, all numbers used shall be Arabic numerals.

Commercial, industrial and office buildings, height, the numbers shall measure a minimum of 12 inches in height, *location generally*, numbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot,

property line or driveway, should the building be located far enough from a public or private road so that the numbers are not clearly visible from the street, then the street address shall also be posted on the property at or near the property line or driveway to said building,

color; each building, numbers shall be contrasting to the background color and shall be placed on each building in the complex,

Arabic numerals, all numbers used shall be Arabic numerals,

Shopping centers. Shopping centers consisting of two or more stores shall have a tenant or suite number affixed to the front of the tenant space and on the outside of the rear door which corresponds with that tenant space. Numbers shall measure six inches in height.
(City of Dover Code of Ordinances, 98-344)

4. Project to be completed per approved Site Plan.
5. Full building and fire plan review is required.
6. Construction or renovations cannot be started until building plans are approved.
7. Fire alarm systems, fire suppression systems, hoods, exhaust ducts, and hood suppression systems require a fire permit from the Fire Marshal's Office. This work cannot be started until the permit is approved.
8. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
9. The following is City Ordinance, Appendix B-Zoning, Article 8 Enforcement and Penalties:

Section 1. - Building permits.

No building or structure in any district shall be erected or structurally altered without a building permit duly issued upon application to the building inspector. No building permit shall be issued unless the proposed construction or use is in full conformity with all the provisions of this ordinance. Any building permit issued in violation of the provisions of this ordinance shall be null and void and of no effect, without the necessity for any proceedings for revocations or nullification thereof, and any work

undertaken or use established pursuant to any such permit shall be unlawful (see section 4 for penalties).

1.1 No building permit shall be issued for the construction or alteration of any building upon a lot without frontage upon, or legal permanent access to, a public street improved to the satisfaction of the planning commission, or without access to a public sewer.

1.2 No building permit shall be issued for any building where the site development plan of such building is subject to approval by the planning commission, except upon approval of such plans approved by the said commission.

1.21 No building permit shall be issued for any building in a subdivision unless the subdivision plot has been approved by the planning commission.

1.3 No building permit shall be issued for a building to be used for any conditional use in any zone where such use is allowed only with approval of the planning commission, unless and until such approval has been duly granted by the said commission.

(Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Rear Emergency Access is required as outlined in item # 2 listed above. This can be waived if the townhouses are sprinklered.

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)

2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)

2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)

2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)

2009 IBC (International Building Code)

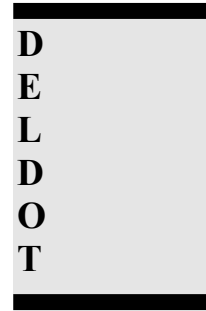
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations

2021 Delaware State Fire Prevention Regulations

City of Dover Code of Ordinances

*If you have any questions or need to discuss any of the above comments, please call the above contact person listed.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY



APPLICATION: Lands of 4BL, LLC: Cecil Street Townhouses

FILE#: C-25-01

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Brian Williams

PHONE#: 302-760-2141

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department. Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. Because the City of Dover requires a record plan, it will need to be recorded with the Department. A pre-submittal meeting is required with DelDOT.



KENT CONSERVATION DISTRICT

1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901 • (302) 608-5370 • WWW.KENTCD.ORG

CITY OF DOVER DEVELOPMENT ADVISORY COMMITTEE APPLICATION REVIEW COMMENTARY FEBRUARY 2025

APPLICATION: Lands of 4BL, LLC – Cecil Street Townhouses at 207 N. West Street

FILE #: C-25-01

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Cullen Baker

PHONE: (302) 608 - 5370

EMAIL: stormwater@kentcd.org

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

1. As the disturbance for this site will exceed 5,000 square feet, a detailed sediment and stormwater management plan must be reviewed and approved by the District prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:
 - a. The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
 - b. The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
 - c. A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.

ADVISORY COMMENTS TO THE APPLICANT:

1. Revise the existing impervious on the plans to include the house and shed that was demoed from the site. since the house and shed have historically been on this site, we can include this in the existing impervious.
2. KCD is in favor of the subdivision waiver for the alley requirement. This would reduce the amount of impervious on site, allowing this to be a standard plan application, not requiring a stormwater BMP.
3. Please note the Kent Conservation District will not review an application more than three times. If after the third review the plan is still not found to be approvable, the application will be denied, and a new application with review fees are to be re-submitted to continue a detailed plan review.
4. A letter of no objection to recordation will be provided upon approval of the Sediment and Stormwater Management Plan.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
ADVISORY BRIEF
D.A.C. MEETING DATE: 2/5/2025

**Dover/Kent
County
Metropolitan
Planning
Organization**

C-25-01 Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street

FILE # C-25-01 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob PHONE #: (302) 387-6030

Attached, please find comments submitted by Dover Kent MPO for each of the current City of Dover Development Advisory Committee (DAC) applications. These comments are a part of the MPO's ongoing goals of promoting transportation safety and connectivity within the region. They are submitted in accordance with the support given by the MPO Council on November 6, 2024.

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

City of Dover Planning Commission
Conditional Use Site Plan Review

C-25-01 Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street

Dover Kent MPO has no major objections to the conditional use site plan, but several recommendations are included in the comments. Sidewalks are currently present along the property's frontage, which means the area is relatively safe for pedestrians. As far as bicycle connectivity, West Street and Cecil Street at this location both have a Level of Traffic Stress (LTS) of 1. Sharrows are present on Cecil Street, and a separated bicycle lane has been added to West Street, providing a safe connection to the Senator Bikeway.

To improve pedestrian connectivity, Dover Kent MPO recommends installing crosswalks at the intersection of West Street and Cecil Street. This feature would probably be most effective if it were to cross West Street, as is the case with the intersections to the south. ADA ramps are already installed at the intersection, but they may need to be widened or shifted to align with new crosswalks.

Finally, if the applicant wanted to reduce the impact of curb cuts and a sloping sidewalk on Cecil Street, it might make sense to move the driveway of the easternmost unit to the alleyway. Doing



this would also provide additional on-street parking on Cecil Street. Note that this is a suggestion for improving ADA accessibility along the property's frontage, though doing so is not a requirement from the City of Dover

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.



February 6, 2025

Ms. Dawn Melson-Williams
City of Dover Planning
15 Loockerman Street
Dover, DE 19903

**RE: LANDS OF 4BL, LLC – CECIL STREET TOWNHOMES
APPLICATION C-25-01
SUBDIVISION WAIVER REQUEST**

Dear Dawn:

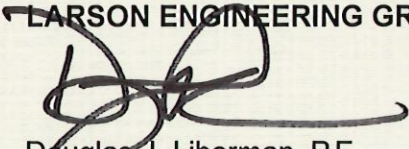
This letter is to serve as a request for a subdivision waiver of the rear alley requirement for the above referenced project. We are requesting a waiver of Land Subdivision Regulations (Appendix A), Article VI, A.-Streets, Section 13.8, townhouse units are required to have a rear alley.

We are asking for the waiver as the requirement of adding the alley will increase the impervious percentage on the lots over the maximum allowed 60% coverage. Kent Conservation District is in favor of granting the waiver based on reducing the impervious area on the lots per their comments in the DAC Report. The addition of the alley will significantly decrease the available green space associated with the rear yards of the proposed townhomes. Therefore, we respectfully request granting a waiver of Land Subdivision Regulation (Appendix A) Article VI, A.-Streets, Section 13.8, rear alley access for townhomes.

Please review this request and call me if you have any questions.

Sincerely,

LARSON ENGINEERING GROUP, INC.



Douglas J. Liberman, P.E.
Vice President

Pc: Cameron Llewellyn

February 6, 2025

Ms. Dawn Melson-Williams
City of Dover Planning
15 Loockerman Street
Dover, DE 19903

**RE: LANDS OF 4BL, LLC – CECIL STREET TOWNHOMES
APPLICATION C-25-01
WAIVER REQUEST – ALTERNATIVE REAR EMERGENCY ACCESS**

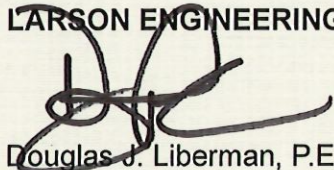
Dear Dawn:

This letter is to serve as a request for a Waiver of City of Dover Zoning Ordinance, Article 5, Section 17 that requires either an alley of 16 feet or an open rear yard of 16 feet width to serve as rear access. The four townhouse lots shall be protected by a residential fire sprinkler system instead of providing a rear emergency access alley/lane. Additionally, we are placing a sewer main in the rear of the lots to serve the units. This sewer main will have a 20' wide easement associated with it that will not allow structures to be placed within the easement. This will provide a 20' wide open area access to the rear of the townhomes. Therefore, we respectfully request a waiver of the City of Dover Zoning Ordinance, Article 5, Section 17 requiring either an ally of 16 feet or an open rear yard of 16 feet width.

Please review this request and call me if you have any questions.

Sincerely,

LARSON ENGINEERING GROUP, INC.



Douglas J. Liberman, P.E.
Vice President

Pc: Cameron Llewellyn

February 6, 2025

Ms. Dawn Melson-Williams
City of Dover Planning
15 Loockerman Street
Dover, DE 19903

**RE: LANDS OF 4BL, LLC – CECIL STREET TOWNHOMES
APPLICATION C-25-01
ACTIVE RECREATION AREA – CASH-IN-LIEU**

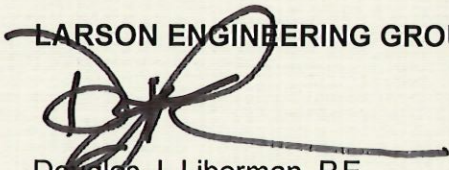
Dear Dawn:

This letter is to serve as a request for an Exemption to Recreation Area and Open Space Dedication through cash-in-lieu per the City of Dover Zoning Ordinance Article 5, Section 10-511. This proposed development consists of four townhouse lots so it would be considered a "small development" and therefore, be exempt from requiring active open space area and open space facilities. The developer is willing to provide a cash-in-lieu payment per the Zoning Ordinance.

The developer has ordered an appraisal for the property and will forward this when it is received. The cash donation shall be 10% of the appraised value of the gross land area per the Zoning Ordinance.

Please review this request and call me if you have any questions.

Sincerely,


LARSON ENGINEERING GROUP, INC.

Douglas J. Liberman, P.E.
Vice President

Pc: Cameron Llewellyn