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To:
City of Dover, Delaware
Department of Planning & Inspections
P.O. Box 475 Dover, Delaware 19903
Re: Cassidy Commons at 101-1001 Cassidy Drive, C-21-01

January 31, 2024

LAND DEVELOPMENT REQUEST FOR WAIVER

Elimination of Bicycle Parking

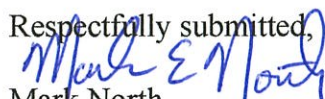
To Whom it May Concern:

The applicant requests to eliminate the bicycle parking requirement as per the Dover, Delaware Code of Ordinances.

It is the applicant's position that Cassidy Commons, unlike a retail, educational use or office park, is not conducive to commuting by bicycle. Individual bicycle parking racks would not likely be convenient, attractive to or utilized by a person who is so inclined to commute by bike. A cyclist would most likely park a personal possession such as a bicycle close to the destination, i.e. the individual tenant space.

The applicant takes the opinion that the lack of bicycle parking will in no way discourage such commuting but rather prevent the occurrence of a damaged to or the theft of the bicycle. The applicant would rather not encourage such a bicycle owner to leave, most likely, an expensive possession unattended on site for the safety of the commuter and their possessions.

We hope you find this waiver request consistent with the intent and purpose of the city zoning regulations, the city land use plan, and the requirements of this article.

Respectfully submitted,

Mark North