

August 20, 2026

City of Dover
15 Loockerman Plaza
Dover, DE 19901

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Attn: Dawn Melson-Williams, AICP

RE: **Old Dover Post**
55 Loockerman Plaza
DBF #: 2916A036

Dear Mrs. Melson-Williams:

On behalf of the developer, we are writing this letter to confirm that the site is still in compliance with City of Dover Code with additional dwelling units proposed with the revised building.

As the structural conditions of the existing front portion of the old Dover Post office were unsuitable, the entire building will now be reconstructed. In doing so, the architects were able to create a more efficient design of the floors within the building, allowing for 3 additional studio apartment units. This brings the total dwelling units within the building up from 42 to 45 while keeping the exact same building footprint and total building square footage as the previously approved architectural plans.

As the total building square footage remains the same, this does not affect the floor area to lot area ratio, or the maximum allowed gross floor area. The one effect it does have is on the active recreation area as the 3 additional units raise the required recreation area from 3,150 s.f. to 3,375 s.f. (at a rate of 75 s.f. per dwelling unit). The building revision also did not remove any of the previously approved recreation space which is unchanged as follows: East Zen Garden 2,450 s.f., West Zen Garden 1,643 s.f., Second Floor Gym 506 s.f. As with the previously approved building, the total recreational area is 4,599 s.f., well above what is required. With these minimal changes to the building, and none to the site, both the architectural and site construction plans remain in compliance with City of Dover Code.

If you have any questions or require additional information, please do not hesitate to contact me at (302) 424-1441 or via email at csw@dbfinc.com.

Thank you,
Davis, Bowen & Friedel, Inc.



Chad S. Warren, P.E.
Associate/Sr. Civil Engineer