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868 GREENWOOD ROAD
GREENWOOD, DE 19950

April 4, 2024

Dawn Melson-Williams
City of Dover Planning Department
P.O. Box 475
Dover, DE 19903

RE: Lands of Ken Barrett Builders
Project No. 23-077

Dear Dawn,

The City of Dover Zoning Ordinance under Article 6, Section 3.6 (b) requires parking areas and access drives to be curbed. The owner is hereby requesting a waiver from this requirement due to the small paved area and low impact of the parking area. The absence of curbing on this site will also help to maintain the residential feel of the area along New Burton Road which is largely commercial but still residential in nature.

The Dover Land Subdivision Regulations and Zoning Article 5, Section 18 requires the developer to install sidewalk along the public street frontage of a property whenever such property involves a development proposal which is subject to planning commission review and approval.

There is currently no existing sidewalk along New Burton Road. Due to the size and limited space available for development of the property, the owner is hereby requesting a waiver from the requirement to install the required frontage sidewalk along the New Burton Road site frontage.

Thank you for your consideration in this matter.

Sincerely,

Kevin R. Minnich
Professional Engineer