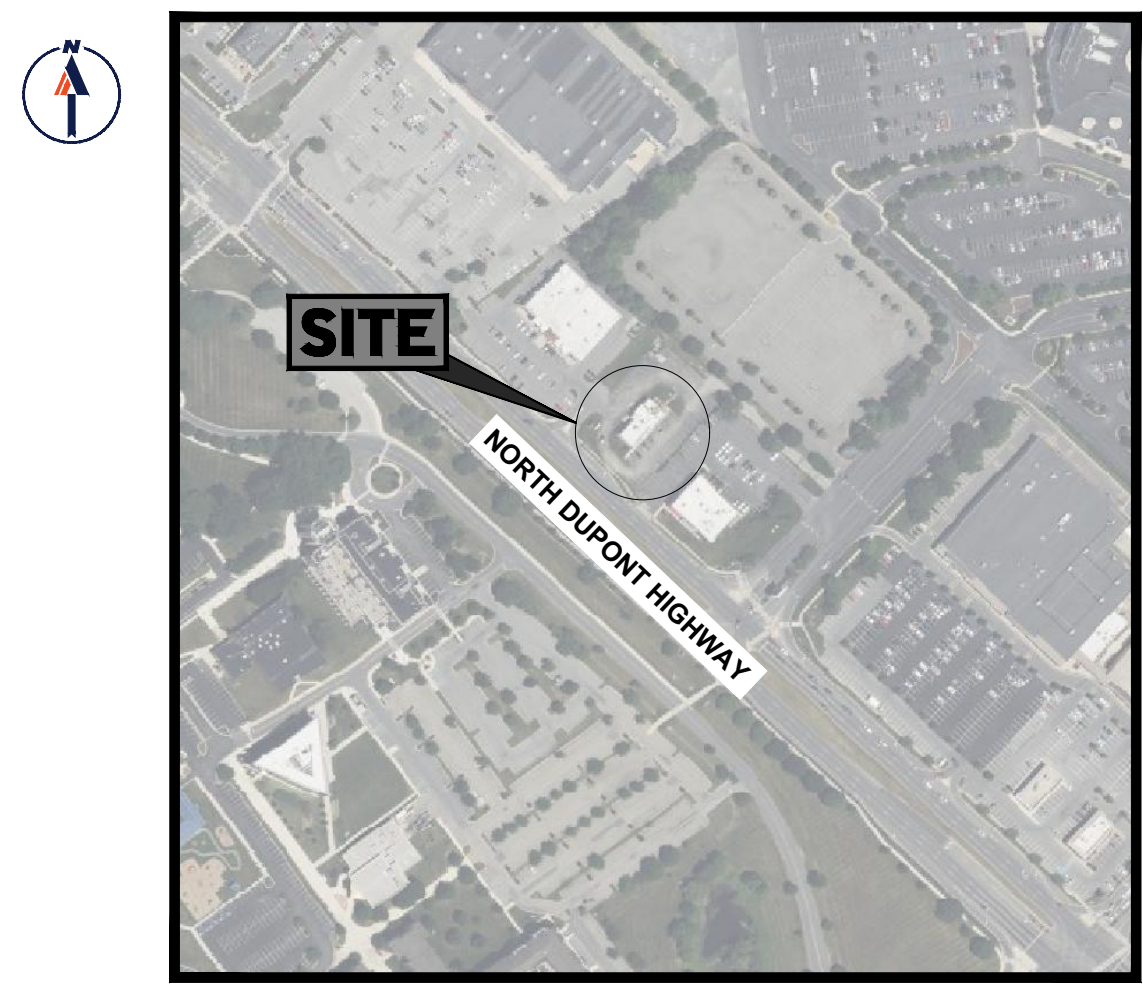


PLAN TO ACCOMPANY BOARD OF ADJUSTMENT APPLICATION

FOR RAISING CANE'S RESTAURANT, LLC

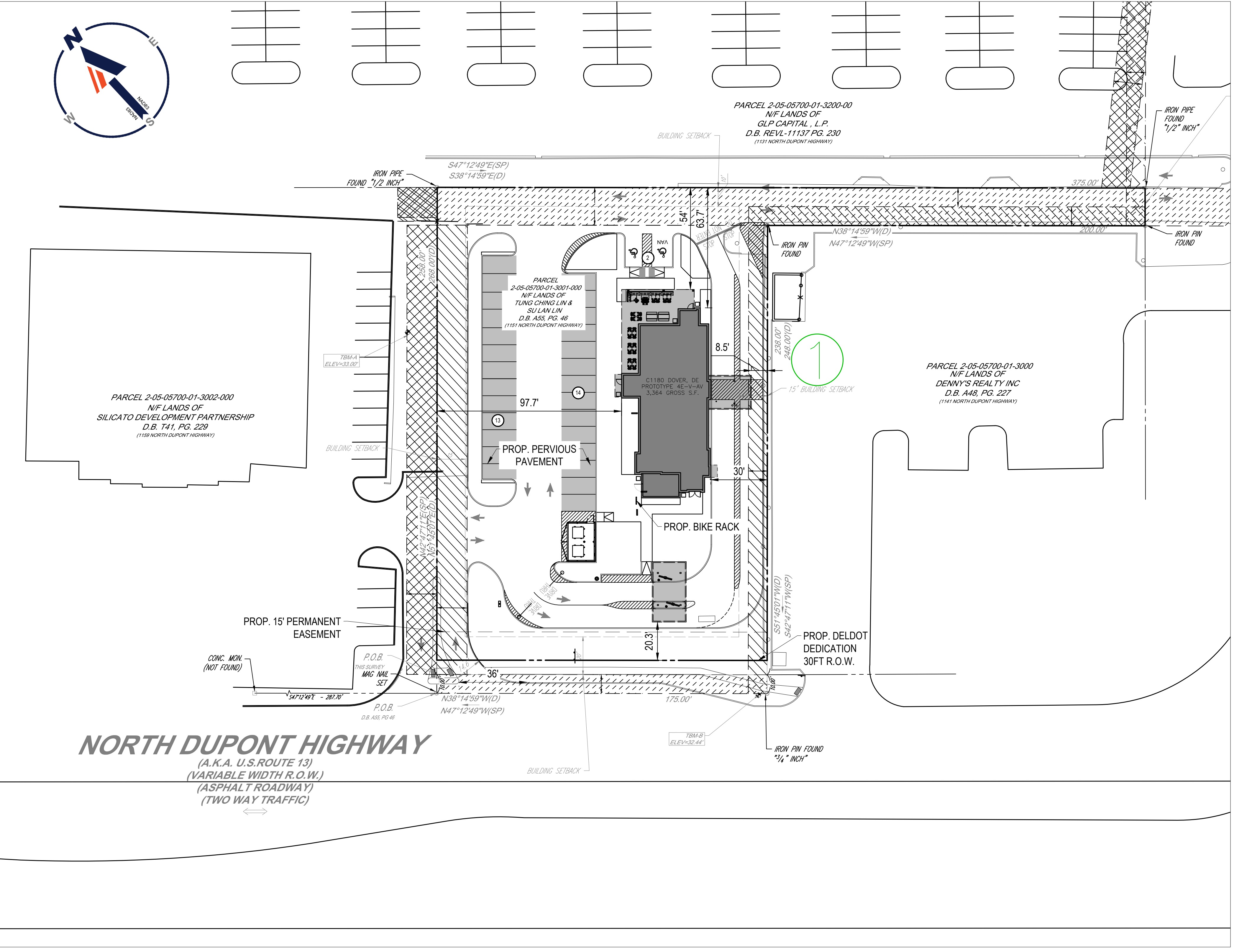


LOCATION MAP
SCALE: 1"=350'
PLAN REFERENCE: Copyright 2024, NEARMAP

THE FOLLOWING VARIANCE IS REQUESTED WITHIN THE APPLICATION
A VARIANCE FROM ARTICLE 4-015 OF THE CITY OF DOVER CODE OF ORDINANCES TO PERMIT A 8.5' SIDE LOT LINE SETBACK (15' REQUIRED)

ZONING TABLE			
TOTAL AREA: 1.15A AC			
APPLICANT/OWNER INFORMATION			
RAISING CANE'S RESTAURANTS, LLC			
880 BIRCHWOOD ROAD PARADISE, DE 19804			
PROPERTY OWNER: TUNG CHING LIN & SU LAN LIN DOVER, DE 19904			
BULK REQUIREMENTS			
ITEM	CODE	REQUIRED	EXISTING
MIN. LOT AREA	S-4015	20,000 SF (0.32 AC)	48,000 SF (1.13 AC)
MIN. LOT WIDTH	S-4015	150.0'	175.0'
MIN. LOT DEPTH	S-4015	150.0'	250.0'
MIN. YARD SETBACKS	S-4015	20.0' FROM STREET R.O.W.	50.0'
FRONT YARD	S-4015	10.0' FROM SIDE LOT LINE	61.0'
SIDE YARD	S-4015	10.0' FROM REAR LOT LINE	105.0'
REAR YARD	S-4015	10.0' FROM REAR LOT LINE	105.0'

PARKING TABLE			
ITEM	CODE	REQUIRED	PROPOSED
STANDARD PARKING SPACES	S-4015	1 SPACE PER 300 SF GFA 5,384 SF = 1,795 SPACES (REQ.)	27 SPACES
ADA PARKING SPACES	S-4015	1 SPACE PER 50 SPACES (2 SPACES: 1 VAN ACCESSIBLE)	2 SPACES (1 VAN ACCESSIBLE)
BIKE PARKING SPACES	S-600-010	1 SPACE PER 20 PARKING SPACES (2 SPACES REQ.)	10 SPACES



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DEA240021.00-0A
DRAWN BY: RY
CHECKED BY: DMK
DATE: 07/02/2024
CAD ID: P-SITE-BOA-
PROJECT: **PLAN TO ACCOMPANY BOARD OF ADJUSTMENT APPLICATION FOR**
Cane's
PROPOSED DEVELOPMENT
1151 N DUPONT HIGHWAY
CITY OF DOVER
DOVER, DELAWARE 19901
2-05-05700-01-3001-000

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
www.BohlerEngineering.com

SHEET TITLE: **PLAN TO ACCOMPANY BOARD OF ADJUSTMENT APPLICATION**

SHEET NUMBER: **1**

ORG. DATE - 07/02/2024