

July 16, 2024

CEI Properties, LLC
150 South Bradford Street
Dover, Delaware 19904

City of Dover
Board of Adjustment

Reference: Application #V-24-03.

Dear Board of Adjustment,

My name is Dr. Valentino DeRocili and I am the Managing Partner of CEI Properties, the owners of the building at 150 South Bradford Street.

I am in support of the Downtown Dover Partnership's plan to demolish our building to make way for the necessary improvements to our downtown as the first step in the major revitalization plan. The DDP has worked diligently to find the best location for the start of the revitalization with minimal impact to historical downtown. To that end, the demolition of our building is needed to start this process.

The building you see today does not represent the original structure since several owners have added and taken parts from the building. In the 1990's, the building changed owners about six times. We purchased the building 1999 after it sat vacant for a few years. We ourselves made three large renovations to the building to make it capable of occupancy.

One option considered by the DDP was to relocate the building. We understand a structural engineer made an assessment and determined that moving the building would be incredibly challenging due to past heavy termite damage on structural beams, a collapsing internal chimney and several additions with varying foundations and construction. If you look closely at the front of our building, the second floor which extends over the front porch is not lined up with the center of the building. This is because it was not part of the original building structure but added on to accommodate a second floor apartment. Also, moving the building on City streets would require the removal of trees, street lights, aerial utilities plus finding a suitable place for the building. These are all major challenges.

Since 1999, we have seen major changes downtown causing several businesses to fail, increasing violent crime, vagrancy, loitering, vandalism, assault, prostitution, gun crimes, open drug use, and human defecation.

Searching our location on the City of Dover Police crime mapping system, we found that in just the last three months within a three-block radius, several crimes have been documented by the police. The most frequent are larceny, assault, vandalism, vehicle break-in/theft and weapons. Please see the attached graphics.

Since our building is an island, surrounded by asphalt and concrete, our building has become a hang out for deviants that project an unsafe condition to the area. All businesses need customers and employees. If people do not feel safe, people will not come downtown. Ask them. When businesses fail to attract people, without customers and employees, they eventually wither and die. This is the downtown life cycle we have been witnessing for years.

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Since 1999, we have seen many attempts to revitalize downtown: through the arts, renovation of the Schwartz Center building, bricking of streets, putting overhead utilities underground, upgrading light poles and new sidewalks. All of these singular attempts to change downtown, although they were good attempts at the time, did not have the planned effect. Instead, downtown has diminished and is not thriving. Some blame the downtown problems on the Malls, the Shopping Centers and development along the highway. But ask yourself, why do other Municipalities in our State have vibrant downtown areas with the same highway development and Shopping Centers?

Things have changed. Today, to revitalize, you need a way to bring people downtown who are potential customers and employees so that businesses downtown have a chance. The loss of our building to demolition is only the loss of one building. A key needed to start the revitalization plans that will bring people downtown to have a good experience with the new opportunities revitalization brings. I fear without revitalization and implementation of the current plan, other buildings downtown will start the slow process of “self demolition” whereby they are sitting idle without a business or community need and lacking the resources to maintain them. How many historical buildings have been demolished in the downtown area over the years due to neglect?

We invested in our building downtown in 1999 to make downtown a better place. It did not really go as planned. Now, we are stepping up to have our building demolished as the first step in a plan for revitalization to give downtown another chance to thrive. A single building that will spark several new and exciting opportunities for downtown.

Again, I am in support of the Downtown Dover Partnership’s plan to demolish our building to make way for the necessary improvements downtown as the first step in the major revitalization plan. It is the most logical thing to do.

Thank you for your attention.

Sincerely,

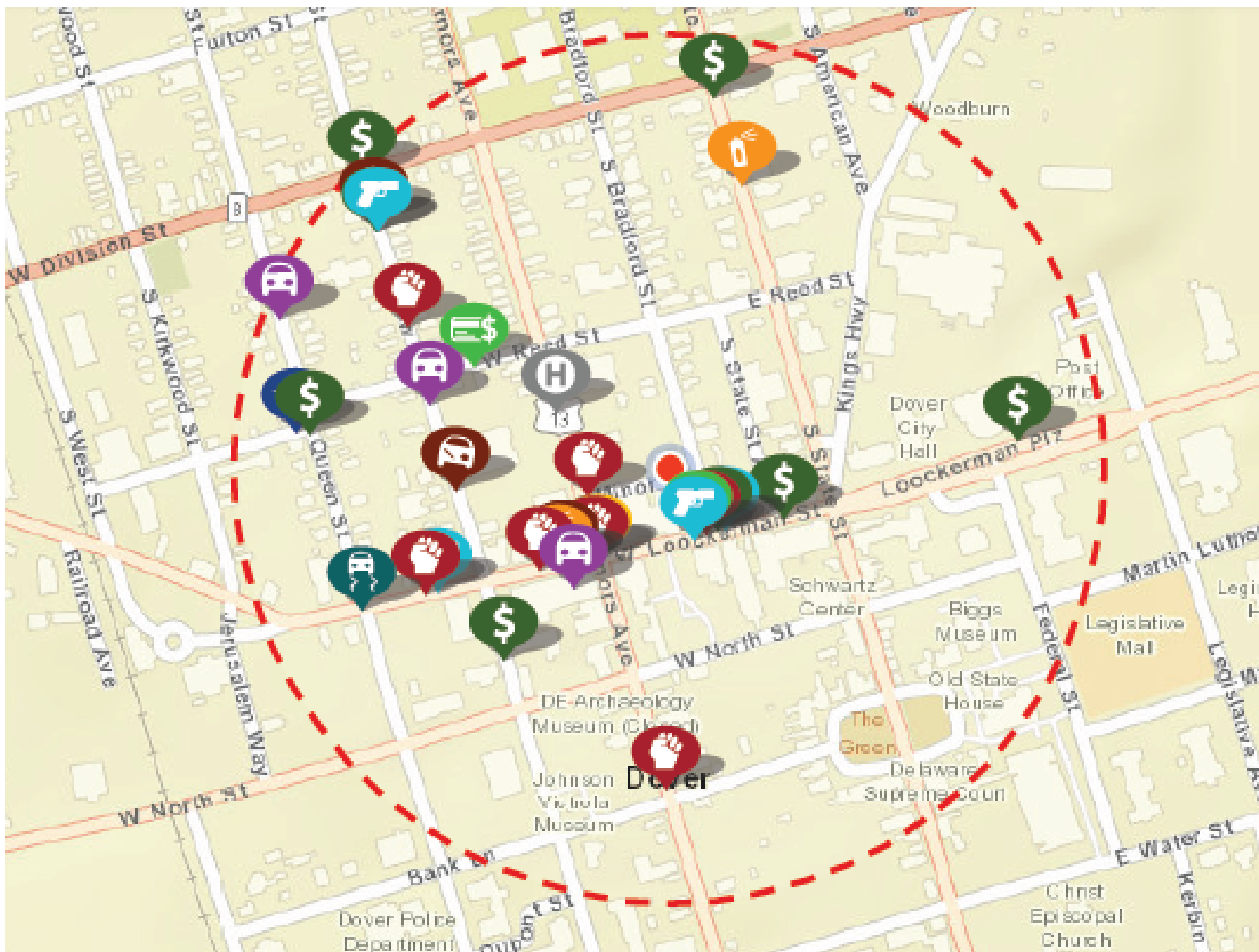


Dr. Valentino DeRocili, Ph.D., CHMM
Managing Partner
CEI Properties, LLC

Attachments:

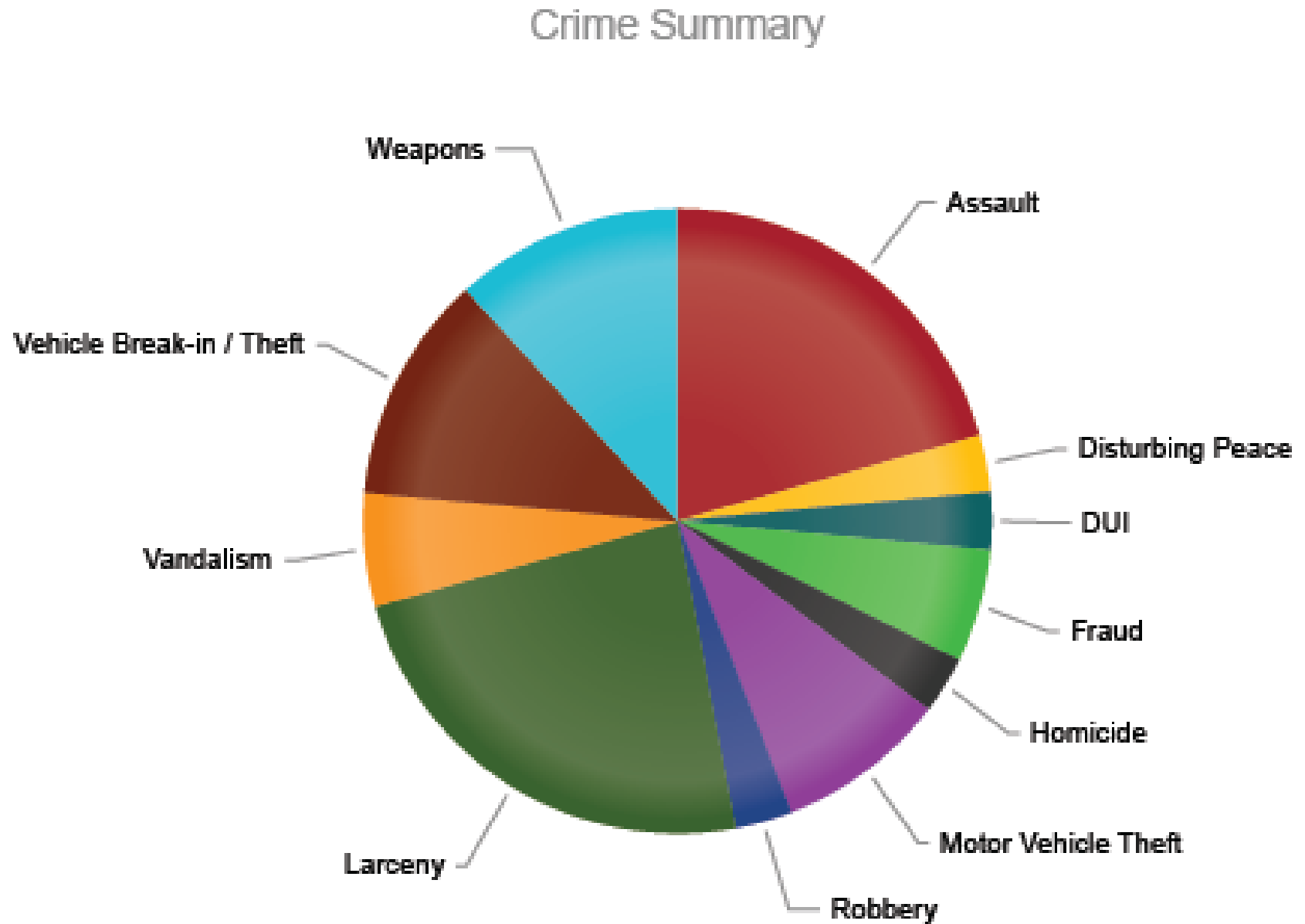
(2- Pages): City of Dover Police Department, Crime Mapping System Graphics.

150 SOUTH BRADFORD STREET, DOVER
CRIME SUMMARY: 04/09/24 TO 07/09/24



Taken from: City of Dover Police Department, Crime Mapping System.

150 SOUTH BRADFORD STREET, DOVER
CRIME SUMMARY: 04/09/24 TO 07/09/24



Taken from: City of Dover Police Department, Crime Mapping System.

Dear Board members,

I write this simple message to voice my support for the Dover's Revitalization Project. I want to see a downtown thriving and creating more parking space is vital to the effort. I believe we all want a community that is connected, unified and prosperous, we can shape the future while honoring the past, Dover's history does not lie solely in two buildings.

Sincerely,
Marie Emmons

--

"Man is a mine rich in gems of inestimable value. Education can, alone, cause it to reveal its treasures, and enable mankind to benefit therefrom." - Baha'u'llah

From: Conny Malmberg <cmalmberg@themalmbergfirm.com>
Sent: Monday, July 15, 2024 1:11 PM
To: City Clerks Office <CityClerk@dover.de.us>
Subject: EXTERNAL: Parking Garage Project

Some people who received this message don't often get email from cmalmberg@themalmbergfirm.com. [Learn why this is important](#)

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Chairperson Kishor C. Sheth & City of Dover Board of Adjustment
Department of Planning and Inspections
15 Loockerman Plaza
Dover, DE 19901

**RE: Board of Adjustment Application #V-24-03
Historical Society of Dover (Friends of Old Dover)**

Dear Chairman Sheth and Members of the Dover Board of Adjustment:

I am in opposition to the appeal filed by Friends of Old Dover.

The City of Dover needs the parking project that will be facilitated by the demolition of the two structures located at 148 and 150 South Bradford Street. The decision of the Dover Planning Commission will permit the parking project to proceed. Therefore, I support the Planning Commission's decision to reverse the Historic District Commission, and thereby permit the demolition to proceed.

Respectfully Submitted,

Conny Malmberg



THE MALMBERG FIRM^{LLC}
Constantine F. Malmberg III
30 The Green Dover, DE 19901
(302) 672-5600 Phone
(302) 672-5609 Fax

Dear Board Members

I am a member of the real estate team at The Moving Experience in downtown Dover. The parking situation is one that we have dealt with for a significant time and if we are truly committed to improving Dover's Downtown, we must complete the proposed solution.

At the heart of the Revitalization Project is a public parking facility that promises greater efficiency by reducing the necessity for dedicated parking in every new related project. The funding for this public parking structure has been secured and requires the removal of two existing buildings on Bradford Street. Failure to remove these buildings will not only incur additional costs but also force a redesign that could negatively impact the neighborhood's character. This action could result in a structure that clashes with its surroundings. Moving forward with Dover's current Revitalization project will preserve the integrity of the current theme of the downtown.

My fear is that any delay in the project will cause loss of funding and jeopardize the Transforming Dover Plan. I am looking forward to the increased activity and prosperity that moving promptly with this project will bring. Please do not hinder this progress.

Thank you for your time.

Diane Heydt

Diane Heydt | [The Moving Experience Real Estate](#)

27 W Loockerman St, Dover, DE 19904

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w: www.themovingexperiencede.com

fb: www.facebook.com/themovingexperience

o: [302-241-0899](tel:302-241-0899)



"The Moving Experience IS *inspired customer loyalty*"



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WILLIAM S. HUDSON, 1934-2013
R. BRANDON JONES- RETIRED
JOHN T. JAYWORK - RETIRED
HARRY M. FISHER, III - RETIRED

July 15, 2024

TO: City of Dover Board of Adjustment

RE: Transforming Dover 2030 Parking Proposal

I am writing on behalf of the law firm of Hudson, Jones, Jaywork & Fisher in support of the Transforming Dover 2030 initiative's proposed public parking concept.

Parking in downtown Dover has long been a problem; that is beyond dispute. However, we are concerned that the eminently reasonable solution being proposed by the Transforming Dover 2030 committee is facing opposition that, if successful, could serve to worsen the parking problem, decrease the foot traffic that is vital to a thriving downtown, and disturb the aesthetic on Bradford Street and surrounding areas.

Hudson Jones has occupied a storied place on State Street, in the heart of downtown Dover, for almost 50 years. As a local business which has both contributed to, and reaped the benefits of, a successful downtown Dover, we have a vested interest in the future of our beloved city. We care deeply about preserving and maintaining the charming, historic character of our neighboring properties, while recognizing that economic growth requires adaptability. The proposal from Transforming Dover 2030—which already has funding—would create an efficient parking solution without compromising the treasured character of the downtown corridor.

For the above reasons, Hudson Jones strongly supports the public parking plan submitted by Transforming Dover 2030. I will also emphasize that rejecting this plan risks a loss of or reduction in funding for the entire initiative, to the detriment of all business owners who have a stake in the revitalization of downtown Dover.

Very truly yours,

Laura D. Willis, Esq.
Michael G. Rushe, Esq.
D. Barrett Edwards, III, Esq.

6.

From: Dave Clapp <djaaclapp@gmail.com>

Sent: Monday, July 15, 2024 1:53 PM

To: City Clerks Office <CityClerk@doover.de.us>

Subject: EXTERNAL: Board of Adjustment Application #V-24-03 Historical Society of Dover (Friends of Old Dover)

Some people who received this message don't often get email from djaaclapp@gmail.com. [Learn why this is important](#)

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Dear Chairman Sheth,

I am aware that the Friends of Old Dover have appealed to the Board of Adjustment because its position is that the Planning Commission should have conducted a public hearing, I oppose their appeal.

The City of Dover needs additional parking and this will be furthered by the removal of the buildings on South Bradford Street. I support the Planning Commission's decision to reverse the Historic District Commission and allow the demolition to proceed.

Sincerely,

Dave Clapp

Chairperson Kishor C. Sheth & City of Dover Board of Adjustment
Department of Planning and Inspections
15 Loockerman Plaza
Dover, DE 19901
Via email to: cityclerk@doover.de.us

**RE: Board of Adjustment Application #V-24-03
Historical Society of Dover (Friends of Old Dover)**

Dear Chairman Sheth and members of the Dover Board of Adjustment:

Please make this correspondence a part of the official record of the July 17, 2024, 9:00 am, proceedings of the Board of Adjustment concerning Application #V-24-03 filed by the Historical Society of Dover ("Friends of Old Dover").

I am in opposition to the appeal filed by Friends of Old Dover.

The City of Dover needs the parking project that will be facilitated by the demolition of the two structures located at 148 and 150 South Bradford Street. The decision of the Dover Planning Commission will permit the parking project to proceed. Therefore, I support the Planning Commission's decision to reverse the Historic District Commission, and thereby permit the demolition to proceed.

I understand the Friends of Old Dover have appealed to the Board of Adjustment because its position is that the Planning Commission should have conducted a public hearing. I have been advised and adopt the position that the Dover Board of Adjustment is not the proper venue to hear such appeals.

Additionally, even if the Board of Adjustment was the proper venue to hear such appeals, my position is that the Dover Planning Department properly rendered an advisory opinion that the Dover Planning Commission was not required to conduct a public hearing.

Thank you for your service on the Board of Adjustment and for considering my comments.

Philip McGinnis, CCIM, GAA, ACoM, ALC, e-PRO
[McGinnis Commercial Real Estate Company](#)
555 East Loockerman Street
Dover, 19901
302-736-2710 office
302-270-0656 cell
<mailto:pjm@mcginnisrealty.com>

Hello,

I live and work in downtown Dover. I am in support of tearing down the two houses on Bradford Street to build a parking garage.

Yours,

Laura Parks

31 Maple Lane

Dover, DE 19901

Good morning!

I am writing to lend my support to the downtown Dover revitalization project. This project represents the long culmination of many individuals hard work. To derail it and bog it down in bureaucracy would discourage any future projects in the Dover area, which we all know is in desperate need of economic revitalization.

Please keep the project on schedule and demolish the already-approved buildings required for the project to proceed.

Chris Mahoney

CM

Dear Planning Commission of Dover, I once lived and worked in Dover, from 1984 until 1997. Since 1997, I have maintained ties to Dover in a number of ways. My wife and I owned a rental property in Dover, we have friends in Dover, and have been members of the Friends Of Old Dover.

I was recently informed that there is plan for development that involves demolishing both 148 S. Bradford Street, and 150 S. Bradford Street. To me, this would be a terrible destruction of some of the historic charm and beauty of Dover. Those two structures are contributing to what is left of Dover's beauty and history.

So many plans have been proposed for Downtown Dover and none involve much preservation.

I have visited towns like Frederick, MD, Leesburg, VA, and see how those towns have created vibrant downtowns and preserved their history. Why can't Dover do as well?

I would think that instead of demolishing what is remaining of Dover's charm and character, there could be instead a movement to preserve.

As it is, the Historic District Commission feels the structures should survive, and I think the Planning Commission should see it the same way.

The most recent, awful demolition of the former home of Manlove Hayes, the historic home directly across from the hospital, was one very sad thing. Please don't let the same thing happen to historic structures on S. Bradford Street.

Sincerely,

Will Parkhurst
Hyattsville, MD, 20781
301-252-5275