

To: City of Dover Planning Department

From: Horizon Property Investments LLC
PO Box 491
Camden, DE 19934
302-270-4114
Mbrown300@comcast.net

Re: Board of Adjustment submittal with response to questions

We hereby request vacancies for the following:

Lot #1 (Northern Home)- Reduction in Lot width to 66.5 feet from the required 70 foot.

Lot #2 (Middle Home)- Reduction in lot width to 62.94 feet from the required 70 foot.

Lot #3 (Southern Home)- Reduction in lot width to 67.8 feet from the required 70 foot.

Lot coverage of 44% (4097sqft) from the permitted 35% (3243 sqft)

We are hereby submitting plans to the Board of adjustments for variances for 519, 527, 533 Kerbin St Dover DE 19904. The following are the response to the questions for an Area Variance:

1. The property is currently Zone R-8. There is no request to change zoning. The property is currently 3 single family homes on one parcel. To the south and west are single family homes zoned R-8. To the north and east are buildings in the IO.
2. The properties to the south and west are single family homes typical of the properties included within this request. The buildings to the North and East are government and business.
3. If this request is approved, there would not be any noticeable changes viewed by the surrounding properties. These homes already function as single-family houses and currently maintain the property lines that are proposed.
4. The intent of the request is because 2 of the 3 current tenants have expressed interest in purchasing the property. The applicant is willing to entertaining the sale which would not be possible within the current configuration of being one parcel. The properties are currently maintaining the proposed property line. The properties already have separate address compliant with the tax assessor's office. This would just make it official and all conditions are existing.

If approved it is our intention to administratively apply for a subdivision of these partials.

Thank you for your attention to our request. Please feel free to reach out at the contact information above.



Matthew Brown