

PROPOSED 10' WIDE DRIVEWAY
(TYPICAL OF 4)

N. WEST STREET
(60' WIDE RIGHT-OF-WAY)

PROPOSED 5' WIDE ENTRY SIDEWALK

CECIL STREET
(60' WIDE RIGHT-OF-WAY)

ALLEY
(12' WIDE RIGHT-OF-WAY)

KIRKWOOD STREET
(60' WIDE RIGHT-OF-WAY)

lands n.o.f.
JOHN & KAREN MARBLE
TAX PARCEL NO.: ED-05-076.08-02-02
DEED REF.: 6100-9
ZONED: RG-1 (GENERAL RESIDENCE)
PART OF ROSEMARY TWILLEY SUBDIVISION
(PLOT BOOK 31, PAGE 3)

lands n.o.f.
BYLER INVESTMENTS LLC
TAX PARCEL NO.: ED-05-076.08-02-12.00
DEED REF.: 12821-122
ZONED: RG-1 (GENERAL RESIDENCE)

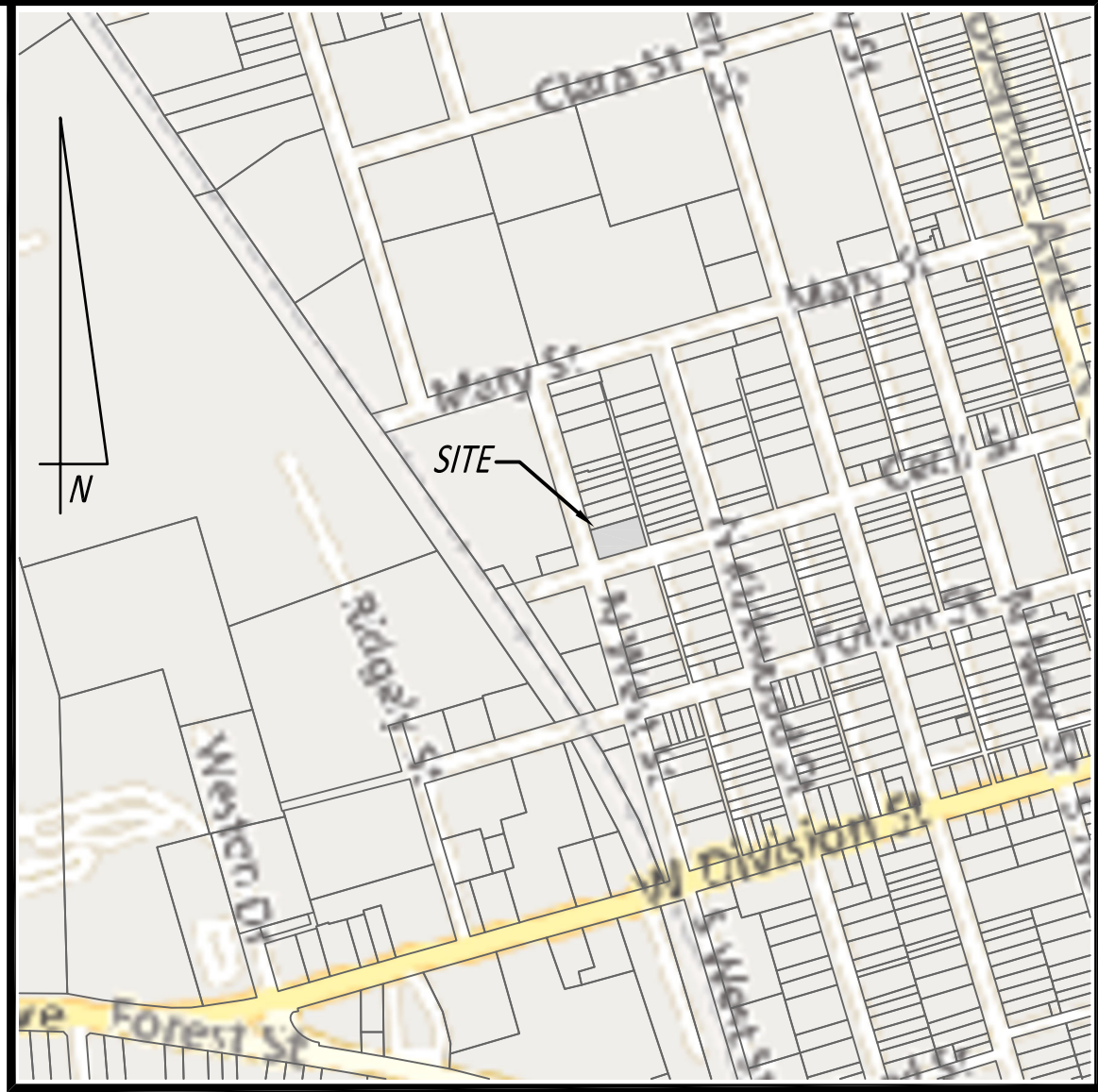
lands n.o.f.
CHARLES C. WHITE
TAX PARCEL NO.: ED-05-076.08-02-13.00
DEED REF.: 015-451
ZONED: RG-1 (GENERAL RESIDENCE)

lands n.o.f.
CHARLES C. & DIANE E. FERGUSON
TAX PARCEL NO.: ED-05-076.08-02-14.00
DEED REF.: 4932-140
ZONED: RG-1 (GENERAL RESIDENCE)

lands n.o.f.
WILLIAM D. & BONNIE L. PENNINGTON
TAX PARCEL NO.: ED-05-076.08-02-15.00
DEED REF.: 2402-305
ZONED: RG-1 (GENERAL RESIDENCE)

VARIANCES REQUESTED

- Variance from Article 4, Section 4.2 to allow a lot area of 2,366 Sq. Ft. for Lots 2 and 3 from the required 3,000 Sq. Ft.
- Variance from Article 4, Section 4.2 to allow a lot depth of 84.50 Ft. from the required 100 Ft.



DATA COLUMN

Plan Purpose: Obtain variances necessary to support subdivision of existing lot into four townhouse lots.

Tax Parcel Number: ED-05-076.08-02-01.00-000

Datum: N.G.V.D.

Site Area: 12,168 Sq. Ft. = 0.279± Acres

Existing Zoning: RG-1 (General Residence)

Bulk Area Standards (Townhouse):

	Minimum	Proposed
Lot Area:	3,000 Sq. Ft.	2,366 Sq. Ft.
Lot Width:	20 Ft.	28 Ft.
Lot Depth:	100 Ft.	84.50 Ft.
Front Yard:	15 Ft.	15 Ft.
Side Yard:	10 Ft.	10 Ft.
Rear Yard:	30 Ft.	30 Ft.
Off-Street Parking:	1 Per DU	1 Per DU

Building Stories:

Maximum	Proposed
3 Story	3 Story

Building Height:

35 Feet	35 Feet
---------	---------

Lot Coverage:

60%	55.0%
-----	-------

Proposed Lot Area:

Lot	Area
1	3,718 Sq. Ft.
2	2,366 Sq. Ft.
3	2,366 Sq. Ft.
4	3,718 Sq. Ft.
Average Lot Area:	3,042 Sq. Ft.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATE 10/10/24	SCALE 1"=20'	BOARD OF ADJUSTMENT PLAN FOR 207 N WEST STREET CITY OF DOVER, KENT COUNTY, DELAWARE PREPARED FOR: TIDEMARK	CADD FILE: B04 Plan_Tidemark-West3
JOB NO. 24-022	DRAWN BY YATuroczy		
APPLICATION NO.:	DESIGNED BY: DLiberman		
APPROVED BY: DLiberman	CHECKED BY: DLiberman		
DATE	REVISION		
		LARSON ENGINEERING GROUP INC. CIVIL ENGINEERING & LAND PLANNING 910 SOUTH CHAPEL STREET • SUITE 200 NEWARK, DE 19713 Phone: (302) 731-7434 Fax: (302) 731-8211	SHEET NO.: BP-1
SIGNATURE	DATE		