



City of Dover, DE
Department of Planning and Inspections
P.O. Box 475, Dover, Delaware 19903
(302) 736-7010 Fax: (302) 736-4217
www.cityofdover.com

_____ Area Variance
_____ Use Variance
_____ Appeal
_____ Pre-App Date

Board of Adjustment Application

Application Information

Property Address: 1151 N. Dupont Highway, Dover, DE

Tax Parcel Number: 2 05 05700.01 3001 000

Owner Name: Tung Ching Lin

Property Zoning: C-4 Highway Commercial

Variance (s) Requested: Variance from the provisions of Section 4.7 of the Dover Code to permit five (5) wall signs

*Provide eight (8) copies of any survey, drawings, photos, site plan, etc. that may help support your application, and your response to the criteria. The criteria for a use variance and appeal are on the back of the form.

Area Variance

An area variance shall be evaluated on the following criteria: **Please state how your request meets each of these four (4) criteria.**

1. The nature of the zone in which the property lies;
2. The character of the immediate vicinity and the contained uses therein;
3. Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses; and
4. Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is permitted uses under the provisions of the zoning ordinance.

Signature

I Tung Ching Lin do affirm that I am the property owner on which the variance is sought and that all the information provided in this application is accurate to the best of my knowledge and belief.

PDA for Tung Ching Lin
Signature Title

10/17/24
Date

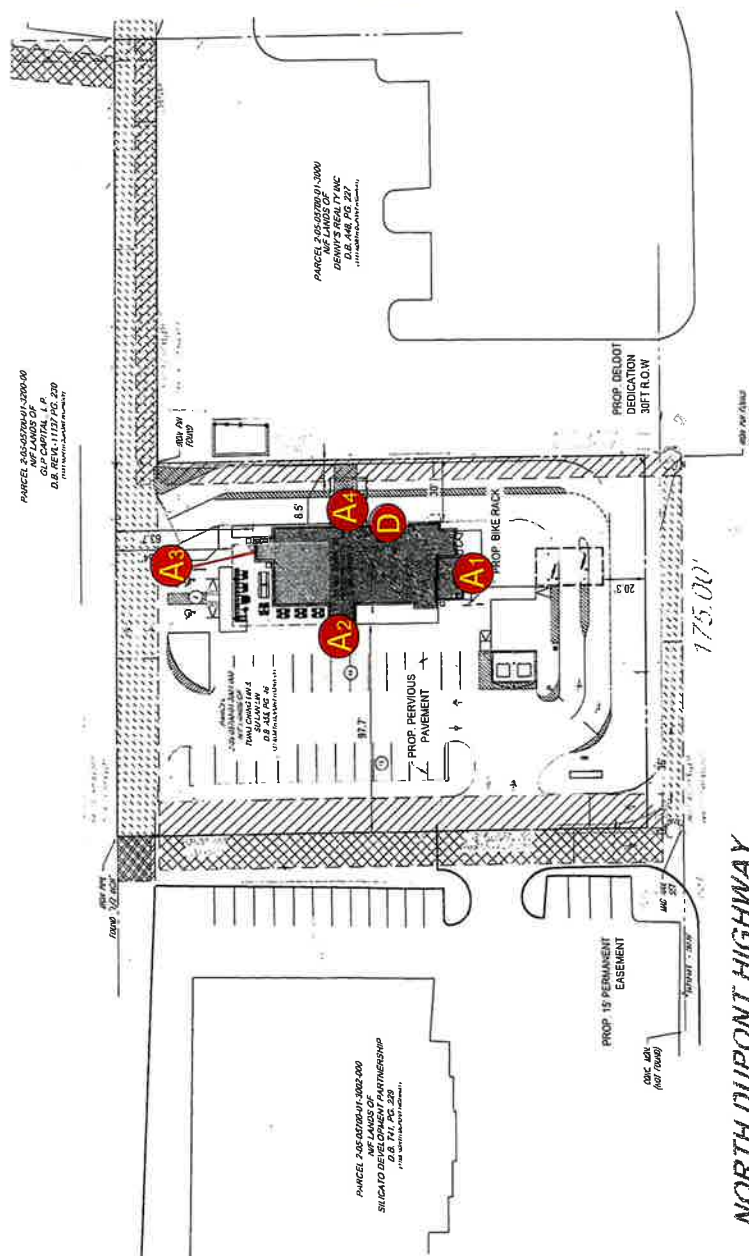
Area Variance:

1. The nature of the zone in which the property lies; Parcel is zoned C-4, Highway Commercial, which permits the proposed use, a Restaurant with Drive Through as a by right use.
2. The character of the immediate vicinity and the contained uses therein; There is currently a Grotto's Restaurant to the west and a Chipotle and Vitamin Shoppe to the east of the site. Located to the rear is the Dover Downs Casino. The parcel sits on Rt. 13 (DuPont Hwy), a commercial highway which runs through Dover. In addition, the site currently contains a former Boston Market restaurant which is now closed and vacant as a result of the Company's bankruptcy.
3. Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses; The property is located along Rt. 13, a busy commercial highway, with other similar uses adjoining it and located in the vicinity. The request to add three additional walls signs on the proposed building on this site will not negatively impact the adjoining properties which are also commercial uses.
4. Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in his efforts to make normal improvements in the character of that use of the property that is permitted uses under the provisions of the zoning ordinance. The proposed restaurant and drive through are an entirely new type of fast food restaurant for the Dover market. As such, signage is extremely important for advertising the use to those who are not familiar with the Raising Cane's brand. Signage is also particularly important along a commercial highway serving a number of other retail and restaurant uses with limited time to "catch one's eye" as they drive along the highway. In addition, the site served as a Boston Market restaurant for a number of years, so it is imperative to get the word out that the prior use is no longer at this location and has been replaced with a new use.

SITEMAP: WALL SIGNS

Qty	Description
4	Wall Signs
1	Painted Mural/ Wall S

Variances required to allow 5 wall signs in excess of 2 permitted wall signs.



NORTH DUPONT HIGHWAY

[illegible]

Location: Dover, DE

Site ID: RC1780

Date: 06/04/2024

AGI PM: Scott Rogers

For the first time, the author has provided a model to help us understand the role of the family in the development of the child. The author has also provided a model to help us understand the role of the family in the development of the child. The author has also provided a model to help us understand the role of the family in the development of the child.



CUTSHEET
WS-8FT

COPY & DROP SHADOW ARE AS
FOLLOWS: 'RAISING' IS FIRST SURFACE
APPLIED TRANSLUCENT VINYL 3M
#3630-015 'YELLOW', DROP SHADOW
IS FIRST SURFACE APPLIED TRANSLUCENT
VINYL 3M #3630-53 'CARDINAL RED'

BORDER IS PAINTED 'BLACK'
BACKGROUND IS SURFACE APPLIED
TRANSLUCENT VINYL 3M #3630-73 'RED'
.150" THERMO FORMED CLEAR
POLYCARBONATE FACE
REGISTER MARK IS PAINTED 'BLACK'
DOUBLE EMBOSSED LETTERS ARE
PAINTED SECOND SURFACE 'WHITE'
EMBOSSED AROUND LETTERS IS
PAINTED SECOND SURFACE 'BLACK'

EMBOSSED SURFBOARD IS AS FOLLOWS:
-SIDES ARE PAINTED TO MATCH
PANTONE #109C 'YELLOW'
-GRAPHICS ARE SECOND SURFACE
APPLIED DIGITAL PRINT



FRONT ELEVATION

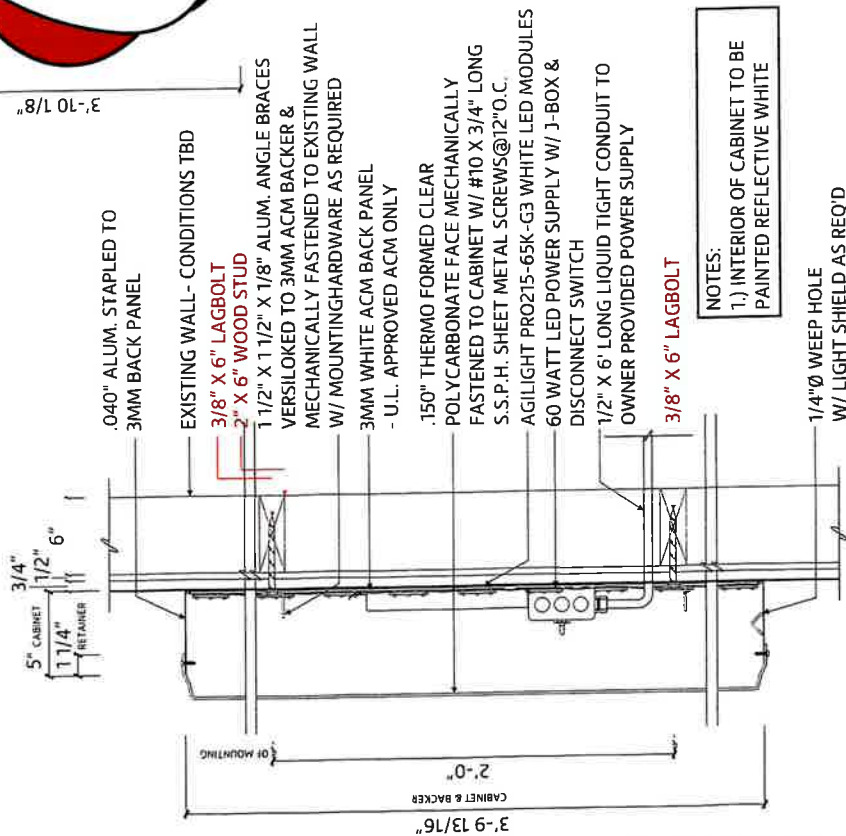
24.14

Sign Area

COLOR CHART	
	3M #3630-15 'YELLOW'
	3M #3630-73 'RED'
	3M #3630-53 'CARDINAL RED'

ELECTRICAL DATA	
VOL TAGE	120
AMPERAGE	1.8

NOTES:
1.) INTERIOR OF CABINET TO BE
PAINTED REFLECTIVE WHITE



SECTION



Location: Dover, DE

Date: 06/04/2024

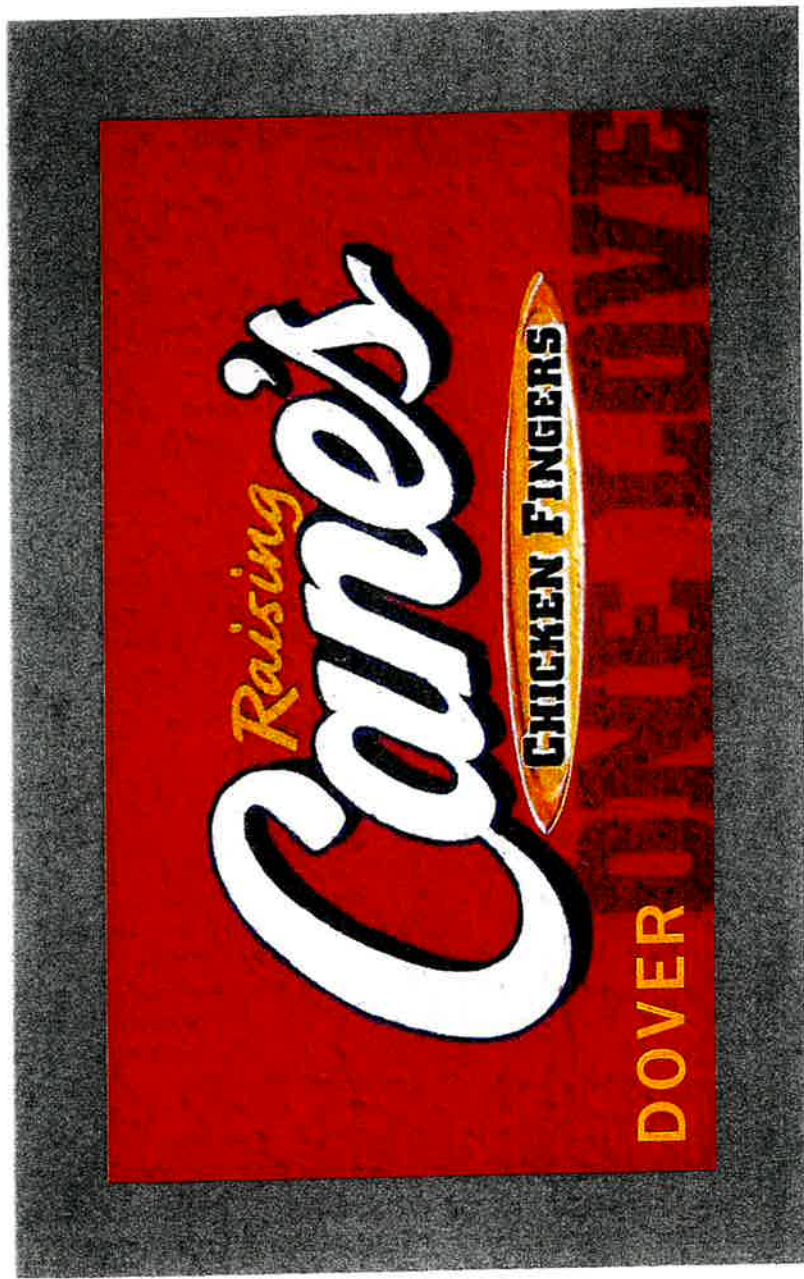
Site ID: RC1180

AGI PM: Scott Rogers



15'-6"

9'-0"



139.50

Square Footage

FOR ARTIST RENDERING USE ONLY
MURAL PROVIDED BY OTHER VENDOR



Location: Dover, DE
Date: 06/04/2024
Site ID: RC1180
AGI PM: Scott Rogers

