

DATE: May 5, 2022

TO: Janelle Cornwell, AICP
City of Lewes

FROM: Eric W. Wahl, RLA
Pennoni Associates

RE: **Major Subdivision Application Preliminary Submission**
Conceptual Plat Plan - Roosevelt Landing
Waiver Request
Tax Maps: 335-4.14-110.00 and 111.00
Pilottown Road, Lewes, DE 19958

Ms. Cornwell,

Per the City's requirements, we are formally requesting the following waiver from the Subdivision Code of the City of Lewes:

- Section 170-27.H.(5) states the maximum length of a permanent dead-end street is 200 feet. We are requesting a waiver of 125-feet to provide for a maximum street length of 325-feet. The cul-de-sac is necessary and practicable based on the preexisting developments adjacent to the property, and no possible through street can be achieved for the redevelopment of this property. The layout of the proposed subdivision is the most efficient use of the land due to the narrowness of the property size and shape. The waiver, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare. Due to the lot requirements and the existing overall parcel size, an extension of the maximum cul-de-sac length is warranted so that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and Code. Without the requested relief, the Applicant is faced with an extraordinary hardship in configuring lots of comparable size and similarly marketable dimensions.

We look forward to presenting the project to the Planning Commission.

Should you have any questions or need further information, please do not hesitate to contact us.

Sincerely,



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