

January 30, 2023

City of Lewes
114 E. 3rd Street
P.O. Box 227
Lewes, DE. 19958

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.*

Attn: Janelle Cornwell, AICP, City Planning & Development Officer

Re: **Gibbs Commercial**
Loading Zone Waiver
Tax Map # 335-8.12-80.00
DBF# 3397A001

Dear Ms. Cornwell,

On behalf of the Owner, Gibbs Company, Inc., we respectfully request a reduction in the number of loading spaces required from three to two. Per the Municipal Code of the City of Lewes, Section 197-62, Off-street loading section: (B); for retail and eating and drinking establishments containing between 20,000 and 40,000 square feet (sf) of floor area, three loading spaces are required.

For the subject parcel 23,596 sf of floor area are proposed including the 8,596 sf for the existing building. The existing building has a driveway to the rear of the building for access to an overhead door and workshop/storage area. This serves as the loading for the existing building. In addition, the new building would only require 2 loading spaces per the code. Furthermore, we believe the two loading spaces are sufficient based on the anticipated delivery times and operating hours of the different uses on the site and the constraints of available area for an additional loading space. Finally, the total floor area is on the low side of the 20,000 to 40,000 square feet range.

For the reasons described above we respectfully request that the requirement for three loading spaces be reduced to two. Should you have any questions regarding this request, or if additional information is required, please contact me at (302) 424-1441 or via e-mail at cdm@dbfinc.com.

Sincerely,
Davis, Bowen & Friedel, Inc.



Cliff Mumford, P.E.
Associate

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Attn: Janelle Cornwell, AICP, City Planning & Development Officer

Re: **Gibbs Commercial**
Residential Buffer Area – Width reduction request
Tax Map # 335-8.12-80.00
DBF# 3397A001

Dear Ms. Cornwell,

On behalf of the Owner, Gibbs Company, Inc., we respectfully request a reduction in the width of the residential area buffer from 30' to 20' found in the Municipal Code of the City of Lewes, Section 170-26, General Standards and guidelines section: D(2)(f)[1], as adopted on May 24, 2022, for the eastern portion of the property adjacent to a residential property. The pertinent section of the code is shown below:

1. *Residential area buffers as defined below shall be provided as follows:*
 - a. *Residential area buffers shall be provided along a shared property line in the following instances:*
 - ii. *Proposed nonresidential development adjacent to residential dwellings located in a zoning district which permit attached or detached dwellings.*
 - b. *Residential area buffers shall provide a minimum thirty-foot vegetated buffer and shall be included in open space and shall not be located on individual lots meeting one of the following standards:*
 - i. *A planting strip within the required thirty-foot buffer consisting of a mix of canopy trees, understory trees, and shrubs to provide a functional screen between the developments.*
 - ii. *A landscaped rolling berm at least four feet in height within the required thirty-foot buffer.*
 - iii. *A solid fence or wall designed with durable materials, texture, and colors compatible with the adjacent residential development. The fence or wall will be set back at least five feet from the shared property line, with suitable landscaping on both sides.*

Reason for Request:

The proposed layout of the site includes a 20' residential area buffer along the eastern property line with a 6' high fence and landscaping. If the buffer is required to be expanded to 30', it would result in the loss of an additional four (4) parking spaces and a reduction in the size of the landscaped parking islands. The landscaped parking islands may be used for stormwater infiltration and this area needs to be maximized to support that effort. The inclusion of a 6' high privacy fence along the eastern property line of the site will mitigate the effects of glare and noise on the neighbor. In addition, the adjoining property sits four to five feet higher than the subject parcel, thus further mitigating glare from effecting the neighbor.

For the reasons described above we ask that the requirement for a 30' residential area buffer from the adjacent parcel to the east (parcel 79.00) be reduced to the proposed 20' buffer from the parking lot to the eastern property line provided on the site plan.

Should you have any questions regarding this request, or if additional information is required, please contact me at (302) 424-1441 or via e-mail at cdm@dbfinc.com.

Sincerely,
Davis, Bowen & Friedel, Inc.



Cliff Mumford, P.E.
Associate