



TOWN OF DEWEY BEACH

www.townofdeweybeach.com

105 Rodney Avenue
Dewey Beach, DE 19971
302-227-6363 (Voice or TDD)
302-227-8319 (Fax No.)

REQUEST FOR BOARD OF ADJUSTMENT HEARING

Please provide the following information and forward to the Building Official at the Dewey Beach Town Hall: Application and Application Fee of \$500.00, made payable to the Town of Dewey Beach, **must be received** before the first day of the month **prior to** the month in which Applicant wishes to be heard by the Board.

Date of Request: 07/21/2022
Name of Requester: Mark Redden, Archology, LLC
Mailing Address: 107 S Washington Street
Milford, DE
Dewey Beach Address: 200 Cullen Street, Dewey Beach
Property Map No. 334 Parcel No. 20.13

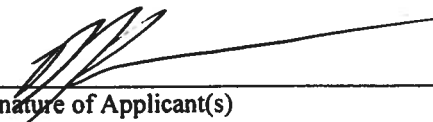
- Nature of Request:
1. Special Exception _____
 2. Variance Seeking a modification to the Table 2 Bulk
Reentry Standards - See Attached
 3. Appeal of Decision of Town Building Official _____
 4. Special Yard Exception _____

Municipal Code Reference: 185-25.1-H - Table 2

Your Interest in the Property: Architect

Zoning District of the Property: RB-2

Please attach description of request and reason for same; also attach Plot Plan and Sketches of same.



Signature of Applicant(s)

For Board Use Only: Date Application & Fee Received: _____
Decision of Board: _____
CASE NUMBER: _____

July 21, 2022

**Re: Fifer's Market Dewey Building
200 Cullen Street, Dewey Beach, Delaware**

This letter is to explain our request for the redevelopment of this property by Fifer's Market into a new building. The goal of this redevelopment is to increase the size of the market and to provide additional short term rentable residential units. We are not asking for relief from most of the zoning code despite the uniqueness of the lot. The lot is an odd shape and is adjacent to Coastal Highway. This provides some additional challenges to the design of the building.

Our one request is a modification to the RB-2 zoning requirement from Table 2 of 3,600 square feet per residential unit. This oddly shaped lot totals 10,048 square foot. This allows us 2.79 residential units on the lot. By the zoning code, we can construct up to 4,000 square foot of residential space on this lot. We'd far prefer to have four 1,000 square foot units than two 2,000 square foot units. This is because smaller units are generally quieter short-term tenants with less parties or other behaviors that can disturb neighbors or lead to excessive cleanup/maintenance issues. As a compromise, we would like permission to round up the 2.78 to three so that we can maintain smaller two-bedroom units for at least two of the apartments. All other setback, floor area, and parking requirements will attach. In fact, because of this request, we will have to provide an additional two parking spaces.



Mark Redden, AIA