



Office Use Only
Application No. 2020-03-20-083

APPLICATION – VARIANCE REQUEST

Town of Cheswold Planning and Zoning P.O. Box 220; 691 Main Street, Cheswold, DE 19936
Phone: 302-734-6691 Fax: 302-734-1355 Email: cheswoldoffice@comcast.net
Website: <http://cheswold.delaware.gov>

APPLICATION DEVELOPMENT TYPE

- | | |
|---|---|
| <input type="checkbox"/> Single Family Development Plan | <input type="checkbox"/> Single Lot Plan |
| <input checked="" type="checkbox"/> Commercial Industrial Plan (up to 10,000 sq. ft.) | <input type="checkbox"/> Commercial Industrial Plan (10,000 to 50,000 sq. ft.) |
| <input type="checkbox"/> Commercial Industrial Plan (greater than 50,000 sq. ft.) | <input type="checkbox"/> Subdivision (less than 50 parcels) |
| <input type="checkbox"/> Subdivision (50 to 150 parcels) | <input type="checkbox"/> Subdivision (greater than 151 parcels) |
| <input type="checkbox"/> Other Residential Development Plan (such as Driveway; Parking Lot; Utilities; Streets; Sidewalks; Curbs; Gutters; Environment; Open Space – PLEASE EXPLAIN) | |

- Other Commercial Development Plan** (PLEASE EXPLAIN)

Construction of one (1) 6,000 square foot retail building.

APPLICANT INFORMATION

<u>Mountain Consulting, Inc.</u>	<u>c/o Troy L. Adams</u>	<u>302-465-5567</u>
(LAST NAME)	(FIRST NAME)	(HOME PHONE)
<u>103 S. Bradford Street</u>	<u>Dover</u>	<u>DE 19904</u>
(MAILING ADDRESS)	(CITY)	(STATE) (ZIP)
<u>tadams@mountainconsultinginc.com</u>		<u>302-744-9875</u>
(EMAIL ADDRESS)		(WORK PHONE)



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PROJECT SITE/PROPERTY & OWNER INFORMATION

Alexis Properties, LLC c/o Peter Nau 302-242-5917
(LAST NAME) (FIRST NAME) (HOME PHONE) (CELL PHONE)

907 Cow Marsh Creek Road Camden-Wyoming DE 19934
(MAILING ADDRESS) (CITY) (STATE) (ZIP)

solidwalls1@yahoo.com
(EMAIL ADDRESS) (WORK PHONE)

5083 Dupont Highway 4-03-046.00-01-08.00-00001
(E911 or AVENUE/STREET ADDRESS) (MAP ID)

22609 - 2.0 WELL CHESAPEAKE GAS KENT COUNTY SEWER
(PIDN) (LOT #) (ACRES) ARTISAN DELMARVA POWER SEPTIC
 TIDEWATER DELAWARE ELEC. CO-OP

TOWN SECTION (Please Check One)

- OLD TOWN
- NOBLES POND
- EVAN'S FARM
- FOX POINTE
- McGINNIS GREEN
- BUSINESS PARK
- MAIN ST.
- SCHOOL LANE
- STONINGTON
- BLANTON PK.
- RTE. 13 CORRIDOR
- (Other)
- STRIMMEL'S PK.
- DELDOT
- PARKERS RUN
- CHESWOLD VILLAGE

ZONING CODE INFORMATION

CURRENT REQUESTED
 R1 R2 R3 R4 R5 C1 C2 I1 I2 M1 R1 R2 R3 R4 R5 C1 C2 I1 I2 M1

R1 = Residential - Old Town Only C1 = Commercial Neighborhood
R2 = Residential - Single/2 Family C2 = Commercial Highway
R3 = Residential - Multi-family/Townhouse I1 = Light Industrial
R4 = Manufactured/Trailer Park I2 = Heavy Industrial
R5 = Age Defined M1 = Industrial/RESTRICTED

NOTE: TO REQUEST AN M1 ZONING CODE - YOU MUST ALREADY BE ZONEDE AS M1.



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CURRENT/PROPOSED LAND USE (Check all that apply)

CURRENT		PROPOSED	
AGRICULTURAL	<input type="checkbox"/>	AGRICULTURAL	<input type="checkbox"/>
INSTITUTIONAL	<input type="checkbox"/>	INSTITUTIONAL	<input type="checkbox"/>
MANUFACTURING	<input type="checkbox"/>	MANUFACTURING	<input type="checkbox"/>
OFFICE	<input type="checkbox"/>	OFFICE	<input type="checkbox"/>
PUBLIC SERVICES	<input type="checkbox"/>	PUBLIC SERVICES	<input type="checkbox"/>
RESIDENTIAL	<input type="checkbox"/>	RESIDENTIAL	<input type="checkbox"/>
SALES	<input type="checkbox"/>	SALES	<input type="checkbox"/>
STORAGE	<input type="checkbox"/>	STORAGE	<input type="checkbox"/>
TRANSPORTATION	<input type="checkbox"/>	TRANSPORTATION	<input type="checkbox"/>
OTHER (Explain Below)	<input checked="" type="checkbox"/>	OTHER (Explain Below)	<input checked="" type="checkbox"/>

PROPOSED USE INFORMATION

Please provide a summary of the proposed USE for the change/s; improvement/s; construction, (ex: "This will be my residences."; or "the building will be used for offices"; or "storage"; etc.), in the space provided below.

Property currently used for commercial business space. The proposed buildings will be for commercial business space and retail.



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APPLICANT/OWNER CERTIFICATION

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. Pursuant to said authority, I hereby permit Town of Cheswold Officials to enter upon my property for the purpose of inspection, and, if necessary, for posting a public notice on the property. And I am requesting approval of the specified development plan/s submitted as part of this application.

Troy L. Adams, P.E. Digitally signed by Troy L. Adams, P.E.
Date: 2020.03.28 13:11:19 -04'00'
(Applicant Signature)

Troy L. Adams
(Applicant Name – PRINT)

3/28/20
(Date)


(Owner's Signature – **REQUIRED** if not the Applicant)

Peter Nau
(Applicant Name – PRINT)

3.30.20
(Date)

APPLICANT VARIANCE REQUEST STATEMENT

Please provide a statement of the type of relief, permission, or review being requested:

Article 14, Section 14-2.E.a

Seeking a variance to reduce the required parking stall size from 10'x20' to a standard 9'x18'. This will allow more efficient use of the property to provide the number of parking spaces within the irregular shaped parcel.

Article 14, Section 14-2.E.C

Seeking a variance to reduce the drive aisle width from 25' to the standard 24' width. This reduction enables more efficient use of the property while being in compliance with all the other zoning requirements for the proposed use.



Alexis Properties, LLC

907 Cow Marsh Creek Rd
Camden, DE 19934

V.
500 Delaware Ave.
Wilmington, DE 19801

62-10/311

3/30/2020

PAY
TO THE
ORDER OF

TOWN OF CHESWOLD

\$ **3,450.00

Three Thousand Four Hundred Fifty and 00/100***** DOLLARS

TOWN OF CHESWOLD
P.O. BOX 220
CHESWOLD, DE 19936

MEMO

BOA APPLICATION



AUTHORIZED SIGNATURE

MP

⑈001585⑈ ⑆031100102⑆ 203091 947⑈

2020-03-20-083

UNIT #1
40'x37.5'
1,500± S.F.
FF 43.40

BUILDING #1
6,000± S.F. TO1

UNIT #2
40'x25'
1,000± S.F.
FF 43.40

UNIT #3
40'x25'
1,000± S.F.
FF 43.40

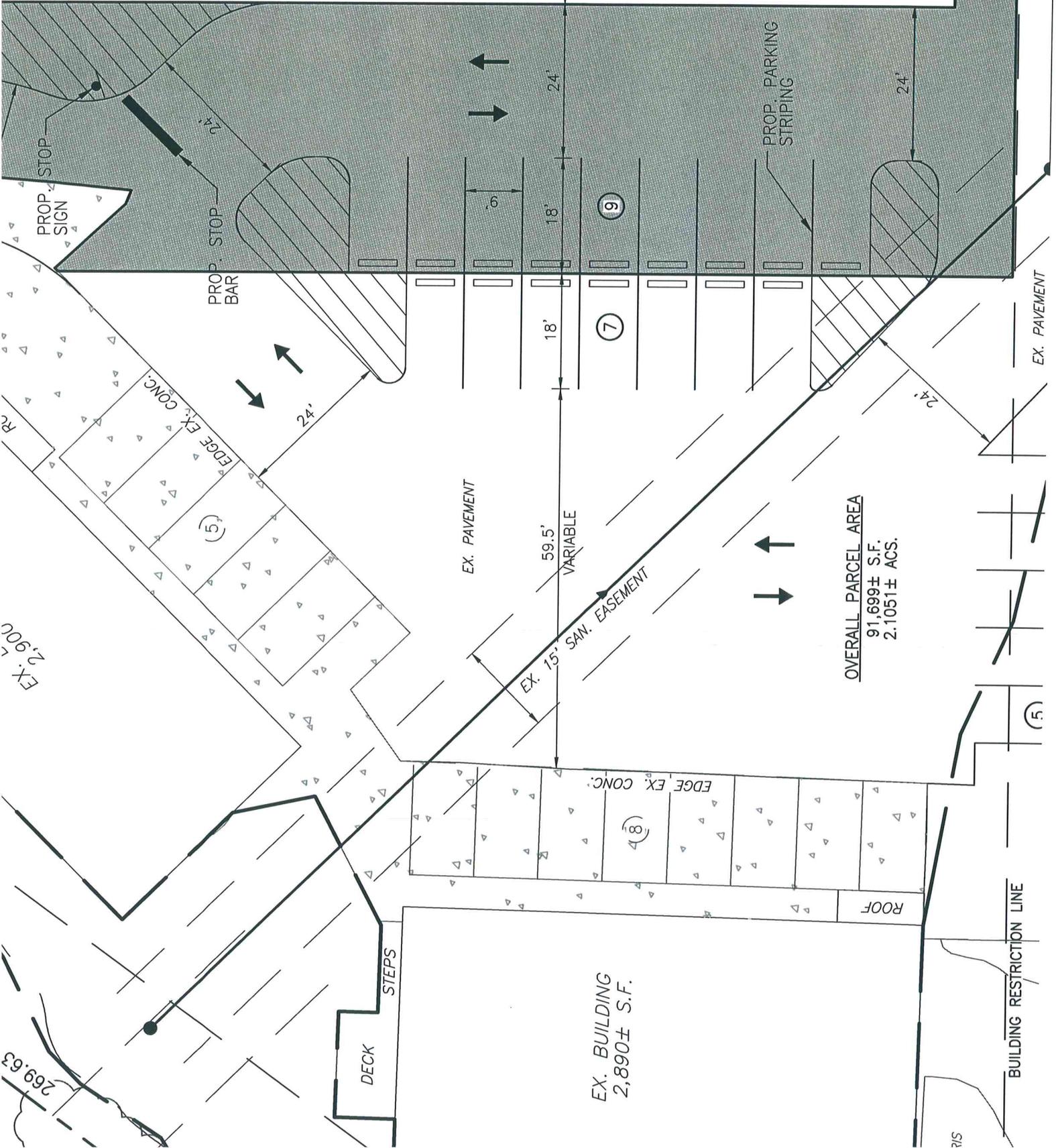
UNIT #4
40'x25'
1,000± S.F.
FF 43.40

2020-03-20 003
UNIT #5
40'x37.5'
1,500± S.F.
FF 43.40

O.H. DOOR

5' PROP. 5' P.C.C. SIDEWALK

30'



EX. 2,900

(5)

(9)

(7)

OVERALL PARCEL AREA
91,699± S.F.
2.1051± ACS.

EX. PAVEMENT

(5)

EX. BUILDING
2,890± S.F.

BUILDING RESTRICTION LINE

RIS