CITY OF DOVER BOARD OF ADJUSTMENT
AGENDA
Wednesday, January 18, 2017 at 9:00 AM

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES of December 21, 2016 Meeting

NEW BUSINESS

Applicant #V-17-01
118 Galaxy Drive. Cellco Partnership dba Verizon Wireless has requested a variance from the requirements of Article 4 § 4.16 of the *Zoning Ordinance* pertaining to maximum permitted building height to allow construction of a 158 foot telecommunications monopole and associated facilities. Subject property is zoned IPM (Industrial Park Manufacturing Zone- Planned Industrial Park) and is subject to the AEOZ (Airport Environs Overlay Zone). The Tax Parcel is ED-05-087.00-01-07.13-000. The owner of record is Independent Newspapers Inc. *Variance #V-15-13 was approved by the Board of Adjustment at its meeting of September 16, 2015. The variance expired because construction did not commence.*

Applicant #V-17-02
341 Saulsbury Road. Whatcoat United Methodist Church has requested a variance from the requirements of Article 5 § 4.7 of the *Zoning Ordinance* pertaining to the maximum permitted sign area for a monument sign located on an Urban Minor Arterial street in order to allow construction of a 24 square foot monument sign. Subject property is zoned RG-1 (General Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone). The Tax Parcel is ED-05-067.19-02-10.00-000. The owner of record is Whatcoat Methodist Church.

ADJOURN

29 Del.C. § 10004(e)(2)
THE AGENDA ITEMS MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

CITY OF DOVER
BOARD OF ADJUSTMENT MINUTES
December 21, 2016

A Regular Meeting of the City of Dover Board of Adjustment was held on Wednesday, December 21, 2016 at 9:03 A.M. with Vice Chairman Ericson presiding. Members present were Vice Chairman Ericson, Mr. Hufnal, Mr. Keller and Mr. Senato. Mr. Sheth was absent.

Staff members present were Mrs. Townshend, Mrs. Purnell, Mr. Diaz, and City Solicitor Mr. William Pepper.

APPROVAL OF AGENDA

Mr. Hufnal moved to approve the agenda as submitted. The motion was seconded by Mr. Senato and unanimously carried 4-0. Mr. Sheth was absent.

APPROVAL OF THE REGULAR BOARD OF ADJUSTMENT MEETING MINUTES OF NOVEMBER 16, 2016

Mr. Keller moved to approve the meeting minutes of November 16, 2016 with the necessary corrections, seconded by Mr. Hufnal and unanimously carried 4-0. Mr. Sheth was absent.

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATION

Mrs. Townshend, Director of Planning and Community Development stated that the meeting today will be conducted in accordance with the agenda. There is one (1) item (new application) on the agenda under New Business. The application file will be read, and the floor will be opened for questions of the applicant by the Board and for public testimony. If the Board needs to consult the City Solicitor, they will recess to discuss legal matters. If the applicant must leave, they can contact the Planning Office at 736-7196 to learn of the Board's decision. A formal notice of the decision will be mailed to the applicants. Approved variances expire after one year if the approved project has not commenced.

All public notice for the new application on this agenda was completed in accordance with code requirements. The meeting agenda was posted in accordance with Freedom of Information Act requirements.

NEW BUSINESS

Applicant #V-16-16

74 Laurel Drive. Karen Hettinger and Mark J. Larlham have applied to the Board of Adjustment for a variance from the requirements of Article 5 § 11.211 (c) of the Zoning Ordinance pertaining to new residential construction within the flood hazard area. They have specifically requested to build to the six (6) foot contour. Subject property is zoned R-10 (One Family Residence Zone). The Tax Parcel is ED-05-077.14-01-32.00-000. The owners of record are Thomas J. Bugbee and Sherrill L. Brekke. *Variance #V-15-07 was approved by the Board of Adjustment at its meeting of April 15, 2015. The variance expired because construction did not commence.*

Exhibits for the Record: Staff report and plans previously submitted by the applicant. Legal

Notice was published in the DSN-on December11, 2016. The public was notified in accordance with regulations.

Vice Chairman Ericson questioned if there was any member present who had a conflict of interest and there was none.

Representative: Mr. Thomas Bugbee, Owner.

Mr. Thomas Bugbee was sworn in by Mr. Pepper.

Mr. Bugbee testified that he is the owner of the property. On April 15, 2015 the Board gave him permission to go to the 6-foot contour line on the property so that he and his wife could build. Since that time things have changed in their lives. They decided that they could not build on the property and would put the property back up for sale. They sold their house and had to downsize to a smaller lot and home. Things did not work out for them so the property is back up for sale and the folks who are wanting to buy the property are needing to go back to the 6-foot contour line so that they can place the home on the property as they asked back on April 15, 2015.

Responding to Mr. Keller's question clarifying that the property had not yet transferred, Mr. Bugbee replied correct, he stills owns the property.

Mr. Keller commented that the report indicates that Mr. Larlham and Ms. Hettinger are the applicants and that Mr. Bugbee was in concert with their application to bring about the variance. Mr. Bugbee replied yes.

Responding to Mr. Hufnal's question whether the home that the applicants plan to put on the lot is in the same footprint as what is in the diagram in the exhibit, Mr. Bugbee replied that the applicant has a different footprint than what they were going to use.

Ms. Karen E. Hettinger was sworn in by Mr. Pepper.

Ms. Hettinger testified that she assumed that Mark J. Larlham and I are considered applicants because they are not the owners. They have entered into a real estate agreement to purchase 74 Laurel Drive property. Exhibit C is their proposed site plan and they used Scott Engineering as well. The footprint of the house although different from Mr. Bugbee still falls within the 6-foot contour line as the Board had previously approved.

Responding to Mr. Hufnal's particular interest whether the house fell within the same footprint line of the floodplain, Ms. Hettinger replied yes. She also used the same engineer as Mr. Bugbee. Although, the footprint looks a little different than Mr. Bugbee plan it stills fall within the 6-foot contour line.

Responding to Mr. Senato's question whether the perimeter is the same as Mr. Bugbee and there is not increase or decrease in the design or size of the house or where it is going to meet with the 6-foot contour line and floodplain, Ms. Hettinger replied that although the house may be a different

style as you can compare the footprint of what Mr. Bugbee submitted and what they submitted. Their plan is Exhibit C and it is in accordance with the previously approved variance.

Responding to Mr. Senato's question whether the perimeter of Ms. Hettinger home meets the perimeter that he sees in the original plan and that there was no change, Ms. Hettinger replied yes, the 6-foot contour line and there is no change.

Responding to Mr. Hufnal's question if they were planning to build soon and why were they requesting a variance now, whether it was necessary to get the mortgage or something the applicant is getting ready to build, Ms. Hettinger replied that the plan is to purchase the property, and of course they do not want to purchase the property if the Board is not going to approve, and then be holding a property that they cannot build upon.

Responding to Mr. Hufnal's question whether they need the approval to go to settlement, Ms. Hettinger replied correct.

Vice Chairman Ericson opened the public hearing.

Mr. John W. Warren was sworn in by Mr. Pepper.

Mr. Warren of 82 Laurel Drive testified that he owned a vacant lot next door to the lot in question and he was present to speak out in favor of the variance. He thinks it will enhance the appearance of the neighborhood.

Mr. Keller stated that he recalls that Mr. Warren spoke rather highly of the property and upkeep and his contribution of the surrounding area.

Mr. Warren stated that he thinks it was in April 2016 that he came before the Board to get approval to put an extension on his shed. He thanked the Board for their approval. The project is complete and it gave him a lot more storage. He appreciates the approval.

Vice Chairman Ericson closed the public hearing after seeing no one else wishing to speak.

Vice Chairman Ericson questioned if there was any additional correspondence for the record. There was none.

He was pleased to hear that the request will assist hopefully in the near future the sale and ultimate construction of the dwelling on this property as the Board have in fact seen it before in relation to the historical nature of the variance request for the property and in support of Staff's report the testimony given today and the comments made.

Mr. Keller moved to approve application V-16-16 to allow for the building to be constructed within the flood hazard area, the 100-year floodplain to the 6-foot contour line for reasons stated and supported by the Staff Report. The motion was seconded by Mr. Senato and was unanimously carried 4-0. Mr. Sheth was absent.

Mr. Keller moved to adjourn the meeting, seconded by Mr. Senato and unanimously carried 4-0. Mr. Sheth was absent.

Meeting adjourned at 9:23 A.M.

Sincerely,

Maretta Savage-Purnell
Secretary

City of Dover
Board of Adjustment

January 18, 2017

V-17-01

Location:	118 Galaxy Dr
Applicant:	Cellco Partnership dba Verizon Wireless
Owner:	Independent Newspapers Inc
Tax Parcel:	ED-05-087.00-01-07.13-000
Application Date:	December 14, 2016
Present Zoning:	IPM (Industrial Park Manufacturing Zone- Planned Industrial Park) AEOZ (Airport Environs Overlay Zone- Noise Area A)
Present Use:	Vacant/Undeveloped
Proposed Use:	Telecommunications monopole and associated facilities
Reviewed By:	Bill Cook, Planner I
Variance Type:	Area Variance
Variance Requested:	Permit a 115 foot increase in the maximum height permitted to allow construction of a telecommunications monopole **150 feet** in height. *Note: The agenda and public notice were released referencing a requested 158 foot height. The correct height requested for the proposed monopole is 150 feet.*

Project Description
The applicant is requesting an area variance from the requirements of Article 4 § 4.16 of the *Zoning Ordinance* Zoning Bulk and Parking Regulations pertaining to the maximum permitted building height in the IPM (Industrial Park Manufacturing Zone- Planned Industrial Park). Specifically they are requesting a variance to exceed the maximum height requirement by 115 feet in order to allow construction of a 150 foot telecommunications tower and associated facilities at the selected location on the site.

Previous Variance
Variance V-15-13 was approved by the Board of Adjustment at its meeting of September 16, 2015. The variance expired after one year because construction did not commence. The Notice of Decision is attached (Exhibit A).

Adjacent Zoning and Land Use
The monopole and compound are planned to be located in the northeast corner of the 6.71 acre site located east of Starlifter Avenue with frontage on Galaxy Drive to the north and Horsepond Road to the south and addressed as 118 Galaxy Drive. The subject parcel presently is undeveloped.

Immediate surrounding properties are also zoned IPM (Manufacturing Zone-Planned Industrial Park) and consist of commercial and industrial uses. There is an R-8 (One Family Residential) zoned lot to the southwest of the site and across Horsepond Road.

A Zoning Map exhibit (Exhibit B) prepared by staff is found in the Appendix of this Report showing the subject property location and surrounding zoning.

Code Citations

Bulk and parking regulations, Article 4 § 4.16 for IPM (Industrial Park Manufacturing Zone-Planned Industrial Park) are as follows:

For All Permitted Uses:	**IPM (Planned Industrial Park)**	
Minimum Required:	**REQUIRED**	**REQUESTED**
Lot area	2½ acres average; 60,000 sq. ft. minimum	2½ acres average; 60,000 sq. ft. minimum
Lot width (ft.)	150	150
Lot depth (ft.)	250	250
Front yard (ft.)	60	60
Side yard (ft.)	40	40
Rear yard (ft.)	40	40
Side or rear yard which adjoins a residential zone (ft.)	100	100
Off-street parking space:		
Per 800 sq. ft. of floor area	1	1
Per employee, per largest working shift (if greater than the requirement under the floor area calculation)	1½	1½
Maximum Permitted:		
Building height		
Stories	2	2
Feet	35	150
Floor area ratio	0.5	0.5

Applicant's Proposed Project

The applicant has submitted nine (9) pages illustrating the proposed plans for the site, found in **Exhibit C** attached. References are made to the sheet numbers printed on the right side of the pages.

The overall site plan, shown on Sheet Z-1 identifies the location of the proposed tower and compound and the relationship to the subject property, surrounding properties, and adjacent rights of way.

Sheet Z-2 shows a more detailed plan of the compound layout including equipment location, surfaces and fencing. An elevation view of the compound and monopole is on Sheet Z-3.

Access to the compound is planned via a driveway from Galaxy Drive. Any Site Development Plan will be subject to procedures specified in *Zoning Ordinance* Article 10 §2.

Please Note: References in Exhibit C on sheets Z-1, Z-2, and Z-3 to a height of 158 feet to the top of the lightening rod should be corrected to 150 feet at the top of the lightening rod. The variance request is for a total height of 150 feet, which is the same as the request granted by variance V-15-13. See V-15-13 Notice of Decision (Exhibit A) attached.

Exceptional Practical Difficulties Tests
Zoning Ordinance Article 9 §2 dictates the specific powers and duties of the Board of Adjustment with regard to granting variances. Specifically the Board must determine:

> 2.1 Variance **–** The board shall have the authority to authorize variances from provisions of the Zoning Ordinance that are not contrary to public interest where the board determines that a literal interpretation of the Zoning Ordinance would result in undue hardship or exceptional practical difficulties to the applicant. In granting variances, the board shall determine that the spirit of the Zoning Ordinance is observed and substantial justice is done.
>
> 2.11 Area Variance. A variance shall be considered an area variance if it relates to bulk standards, signage regulations, and other provisions of the Zoning Ordinance that address lot layout, buffers, and dimensions. In considering a request for an area variance, the board shall evaluate the following criteria and document them in their findings of fact:
>
> > (a) the nature of the zone in which the property lies;
> > (b) the character of the immediate vicinity and the contained uses therein;
> > (c) whether, if the restriction upon the applicant**'**s property were removed, such removal would seriously affect neighboring properties and uses; and
> > (d) 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 a permitted use under the provisions of the Zoning Ordinance.

Review of Application
As part of the application, the applicant was asked to summarize how the requested variance relates to the criteria.

1. The nature of the zone in which the property lies.

   Applicant Responses:
   "The subject property is typical of other properties in the IPM (Industrial Park Manufacturing Zone- Planned Industrial Park) Zoning District. A portion of the lot contains environmental constraints, such as wetlands, that limit development."

   Staff Response:
   The lot is larger than immediately surrounding lots zoned IPM, however a portion of the subject lot has environmentally protected areas that preclude development.

2. The character of the immediate vicinity and the contained uses therein.

   Applicant Responses:
   "The subject property is unimproved, and includes wooded areas and wetlands. The subject property is located in an industrial park."

   Staff Response:
   The area of wetlands noted is found in the northwestern corner of the property south of Galaxy Drive (Exhibit D). Approximately the same area is also wooded. There are single story commercial buildings on surrounding parcels as well as undeveloped parcels in the industrial park subdivision known as Kent County AeroPark.

   Private communications antennae and towers such as that which the applicant has proposed, as well as public infrastructure, are permitted uses and are found with the IPM zone throughout the city.

   The property is also within the AEOZ (Airport Environs Overlay Zone-Noise Zone Area A). Communications facilities are a permitted use within the applicable sub-area of the AEOZ zone. This zone poses no additional restrictions related to height. Regulations related to noise attenuation do not apply to this project as it is not inhabited.

3. Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses.

   Applicant Responses:
   "The construction of a 158' *[sic]* monopole would not adversely affect neighboring properties and users, because the subject property is within an industrial park in the Planned Industrial Park Zoning District. The proposed monopole will benefit neighboring properties and users, by improving telecommunications service."

   Staff Response:
   Staff does not believe the granting of a variance would adversely impact neighboring properties. The proposed location is distant from the primary population centers and main thoroughfares of the city. The use is in keeping with the permitted uses in the zone and the types of uses found in surrounding properties.

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 a permitted use under the provisions of the *Zoning Ordinance*.

   Applicant Responses:

"The imposition of a 35' height restriction would result in exceptional practical difficulty to Verizon Wireless. Verizon would not be able to satisfy its service objectives and fill significant gaps in coverage and/or capacity if unable to construct a 158' *[sic]* telecommunications monopole at the subject property. A 35' tall monopole would not provide adequate coverage or even have the ability to communicate with the rest of the Applicant's telecommunications network. Telecommunications uses are permitted as utility uses in the Planned Industrial Park Zoning District. The existing environmental constraints on the property pose exceptional practical difficulties related to improving the property or finding tenants. The location of the designated wetlands likely poses challenges related to building and utility siting therefore denial of the variance would further limit the ability of the owner to make improvements or secure tenants."

Staff Response:
Staff cannot comment on the issue of service capacity, but notes that the proposed site is on the east side of town, and near uses, jobs and residences associated with Dover AFB. The proposed site is also near the important Route 1 transportation route as well as Route 13.

From the perspective of the lessee, the denial of a variance may create degradation in service for Verizon Wireless customers in the area, which could be an exceptional practical difficulty if the company were unable to maintain adequate service in the area to meet demand.

From the perspective of the property owner, staff believes that the existing environmental constraints on the property pose exceptional practical difficulties related to improving the property or finding tenants. The location of the designated wetlands likely poses challenges related to building and utility siting therefore denial of the variance would further limit the ability of the owner to make improvements or secure tenants.

Variance Recommendations:

Staff recommends approval of the area variance for reasons as follows:

- With regard to previously approved and subsequently expired variance V-15-13, the facts, site conditions, and proposed construction are unchanged.
- The placement of a monopole and associated compound is in keeping with the surrounding commercial and industrial uses and the character of an industrial park.
- The placement of a monopole and associated compound is in keeping with the permitted uses of the IPM zone as private utility infrastructure.
- The applicant has demonstrated exceptional practical difficulty as a 35 foot tall monopole would be insufficient at providing adequate services.

Advisory Comments to Applicant:

- Improvements to the property are subject to Site Development Plan approval processes and appropriate permits from the City of Dover Planning Department and other agencies. Based on existing information provided, it would be filed as an Administrative Site Plan.
- Variances become null and void if work has not commenced within one (1) year of the date the variance was granted. At present there is no provision for extension of variance approval.

GUIDE TO ATTACHMENTS

Exhibit	Description/Author	# Pages
A	V-15-13 Notice of Decision (City Solicitor/Board of Adjustment)	2
B	Zoning Exhibit Map (Staff)	1
C	Site Plans: "DOV- Charger Way" (Applicant) Pages cited in Report: Z-1, Z-2, Z-3	9
D	Zoning Exhibit Map #2 (Wetland Areas) (Staff)	1

Exhibit A

CITY OF DOVER, DELAWARE

BUILDING ZONE ORDINANCE
DECISION

Case No. V-15-13 Dover, Delaware
Date: September 16, 2015
Applicant: Cellco Partnership d/b/a Verizon Wireless
Owner: Independent Newspapers, Inc.

Decision of the Board of Adjustment on the Application of: Owner/Lessee

STATEMENT OF FACTS

This is an application for an area variance from the requirements of Article IV Section 4.16 of the Zoning Ordinance, Zoning Bulk and Parking Regulations, pertaining to the maximum permitted building height in the IPM (Industrial Park Manufactuing Zone - Planned Indusrial Park). The Code requires a maximum height of 35 feet, and applicant is seeking to construct a 145-foot telecommuncations tower with a 5-foot lightening rod, for a total building height of 150 feet along with associated facilities at the site. This monopole and compound are planned to be lcoated in the northeasterly corner of the 6.71-acre site located east of Starlifter Avenue with frontage on Gallaxy Drive to the north and Horsepond Road to the south, the address being 118 Gallaxy Drive, which parcel is presently undeveloped. The immediately surrounding properties are also zoned IPM and consist of commercial and industrial uses. There is an R-8- (One Family Residential) zoned lot to the southwest of the site and across Horsepond Road. The original variance application sought a monopole with a height of 158 feet, but upon consultation with Dover Air Force Base, applicant was asked to reduce the height to a total of 150 feet which is the variance sought in the present application with the approval of Dover Air Force Base. The Basic premise of the application was to provide better service for Verizon Wireless customers in the area. From the perspective of the property owner, because of the wetlands on the site, including its location, it would appear to be very difficult for the owner to develop the property so that the denial of the variance would create exceptional practical difficulties for the owner.

DECISION

It was the unanimous vote of the Board (K. C. Sheth, Chairman; Mr. Hufnal; Mr. Senato; and Mr. Keller) to grant he variance as requested for a monopole of a total height of 150 feet.

In reaching its decision,the Board considered a lengthly presentation by the applicant, Cellco Partnership d/b/a Verizon Wireless along with expert testimony and numerous exhibits. The Board also considered the recommendation of staff for approval of the variance. In particular, in reaching its decision the Board considered the nature of the Zone in which the property lies, which is IPM and in a Planned Industrial Park Zoning District, with portions of the subject property being environmentally protected due to wetlands, which would preclude development. Further, the Board considered the character of the immediate vicinity and contained uses therein and noted that the area of wetlands is found in the northwest corner of the property, south of Gallaxy Drive, with the same area being wooded with single-story commercial buildings on surrounding parcels as well as undeveloped parcels in the Industrial Park subdivision known as Kent County Aero Park. Private communictions attenae and towers such as that requested have been approved and are located in the IPM Zone throughout the City. The property is also within the AEOZ (Airport Environs Overlay Zone - Noise Zone Area A). Communication facilities are permitted as a use within the applicable sub-area of the AEO Zone. This Zone poses no additional restrictions related to height. Regulations related to noise attenuation do not apply to this variance.

Next, the Board considered whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses, and found that the proposed location is distant from the primary populations centers and main thoroughfares of the City. The use is in keeping with permitted uses in the Zone and the types of uses found in surounding properties.

Finally, the Board considered whether, if the restriction were not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the lessee and owner in their efforts to make normal improvements in the character of the use of the property that is a permitted use under the provisions of the Zoning Ordinance. The Board found that imposition of a 35-foot-height restriction would result in exceptional practical difficulty to the lessee, Verizon Wireless, because it would not be able to satisfy its service objectives and fill significant gaps in coverage and/or capacity if it were unable to consruct a 150-foot telecommunications monopole on the subject property. A 35-foot-tall monopole would not provide adequate coverage or even have the ability to communicate with the rest of the applicant's telecommunications network. Further, regarding exceptional practical difficulties to the owner, because of environmental constraints on the property, it would appear that the owner would have extreme difficulty in developing the property and would be much in need of the granting of the variance for income and development purposes.

_____

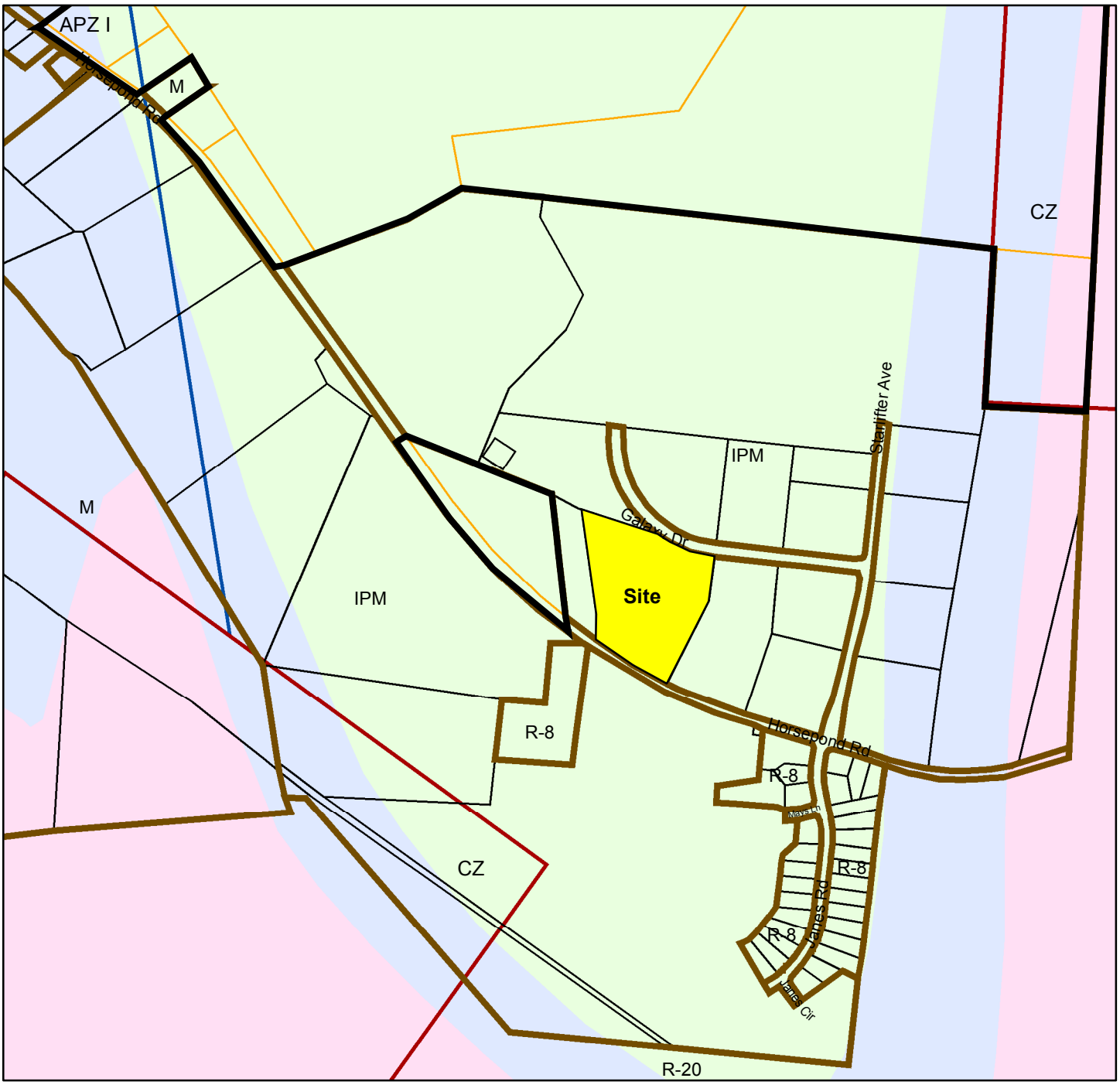
K. C. SHETH, Chairman

City of Dover

Department of Planning & Inspections

Exhibit B

Application No.: V-15-13



Title: Cellco Partnership dba Verizon Wireless
Address: 118 Galaxy Dr
Parcel ID: ED-05-087.00-01-07.13-000
Zoning: IPM, AEOZ Noise Zone 4
Owner: Independent Newspapers Inc
Date: 8/24/2015

Legend

- Subject Property
- Zoning
- Dover Parcels
- Kent County Parcels
- Dover Boundary

Noise Zones

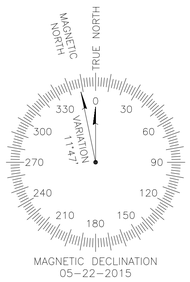
- 65db Area A
- 70db Area B
- 75db Area C
- 80db Area D

Air Accident Zone

- APZ I
- APZ II
- CZ

N W E S

0 400 800 1,600 Feet



CELLCO PARTNERSHIP d/b/a

verizonwireless

SITE NAME:

DOV-CHARGER WAY

NEW BUILD

118 GALAXY DRIVE
DOVER, DELAWARE 19901
KENT COUNTY

Exhibit C

NOTE TO GENERAL CONTRACTOR

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM ENGINEER.

SITE INFORMATION

SITE NAME:	DOV-CHARGER WAY
SITE ADDRESS:	118 GALAXY DRIVE DOVER, DELAWARE 19901
JURISDICTION:	KENT COUNTY, DELAWARE
ZONING:	IPM - PLANNED INDUSTRIAL PARK
TAX PARCEL #:	2-05-08700-01-0713-00001
PARCEL SIZE / COMPOUND SIZE:	6.5 ACRES / 2,500 S.F.
SITE COORDINATES:	N 39° 08' 30.45" (NAD 83) W 75° 28' 21.98" (NAD 83)
DEED BOOK / PAGE:	699 / 90
GROUND ELEVATION:	26'± (AMSL)
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	150'± AGL
OVERALL HEIGHT:	158'± AGL (TOP OF LIGHTNING ROD)
ANTENNA RAD CENTER:	150'± AGL
LANDLORD NAME:	INDEPENDENT NEWSPAPERS, INC.
CONTACT NAME:	ED DULAN 302-270-2292
LANDLORD ADDRESS:	110 GALAXY DRIVE DOVER, DELAWARE 19901
APPLICANT:	CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS 5175 CAMPUS DRIVE PLYMOUTH MEETING, PENNSYLVANIA 19462
APPLICANT CONTACT:	JOHN HERRIOTT (609) 439-1200

CODE ANALYSIS

BUILDING CODE:	IBC 2012
ELECTRICAL CODE:	NEC 2011
FIRE CODE:	NFPA 1 2009, 2012 NFPA 101
USE GROUP:	U (UTILITY)
CONSTRUCTION TYPE:	IIB

PROJECT DESCRIPTION

1. NEW EQUIPMENT SHELTER TO BE INSTALLED ON NEW CONCRETE PAD.
2. NEW 35 kW GENERATOR TO BE INSTALLED ON NEW CONCRETE PAD.
3. NEW PROPANE TANK TO BE INSTALLED ON NEW CONCRETE PAD.
4. TWELVE (12) NEW ANTENNAS AND ANTENNA MOUNTS TO BE INSTALLED ON TOWER.
5. TWO (2) NEW HYBRID CABLES TO BE INSTALLED ALONG THE OUTSIDE OF THE TOWER AND ALONG A NEW ICE BRIDGE.
6. NEW ELECTRICAL SERVICE TO BE INSTALLED TO SHELTER.
7. NEW TELEPHONE SERVICE TO BE INSTALLED TO SHELTER.



AREA MAP

DOVER, DELAWARE
SCALE: 1" = 2,000'-0"

DIRECTIONS:

DEPART CAMPUS DRIVE TOWARD BUTLER PIKE. TURN LEFT ONTO COLD POINT HILL ROAD. KEEP STRAIGHT ONTO BUTLER PIKE. TURN RIGHT ONTO PLYMOUTH ROAD. TAKE RAMP LEFT FOR I-476 SOUTH TOWARD VALLEY FORGE / CHESTER. TAKE RAMP RIGHT FOR I-95 SOUTH TOWARD CHESTER. AT EXIT 11, TAKE RAMP RIGHT FOR I-495 SOUTH TOWARD PORT OF WILMINGTON / BALTIMORE. KEEP STRAIGHT ONTO I-95 SOUTH / US-202 SOUTH. AT EXIT 4A, TAKE RAMP RIGHT FOR SR-7 SOUTH / SR-1 SOUTH TOWARD BEACHES / DOVER. BEAR RIGHT ONTO US-13 SOUTH / SR-1 SOUTH / SOUTH DUPONT HIGHWAY. KEEP STRAIGHT ONTO SR-1 SOUTH. AT EXIT 98, TAKE RAMP RIGHT FOR SR-8 TOWARD DOWNTOWN DOVER / LITTLE CREEK. TURN LEFT ONTO SR-8 / NORTH LITTLE CREEK ROAD. TURN RIGHT ONTO FOX ROAD. TURN LEFT ONTO SOUTH LITTLE CREEK ROAD. TURN RIGHT ONTO HORSEPOND ROAD. TURN LEFT ONTO STARLIFTER AVENUE. TURN LEFT ONTO GALAXY DRIVE. THE SITE IS ON THE LEFT HAND SIDE.

Exhibit B

SHEET INDEX

DRAWING SHEET	DRAWING TITLE
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	COMPOUND PLAN
Z-3	ELEVATION
Z-4	SHELTER, FOUNDATION DETAILS & NOTES
Z-5	CONSTRUCTION DETAILS
Z-6	GENERATOR DETAILS
Z-7	LP TANK DETAILS
Z-8	ANTENNA PLAN & DETAILS

PROJECT CONTACT INFO

VERIZON WIRELESS ENGINEER:	TARRA GOSNELL
VERIZON WIRELESS RF ENGINEER:	LELAND BROWN
VERIZON WIRELESS OPERATIONS MANAGER:	PETER BURKE
VERIZON WIRELESS REAL ESTATE CONTACT:	JOHN HERRIOTT
VERIZON WIRELESS AE CONTACT:	TOM LADIK
POWER CONTACT:	CITY OF DOVER 302-349-9090
TELCO CONTACT:	VERIZON

CELLCO PARTNERSHIP d/b/a

verizonwireless

5175 CAMPUS DRIVE
PLYMOUTH MEETING,
PENNSYLVANIA 19462

advantage engineers

7070 SAMUEL MORSE DRIVE, SUITE 150
COLUMBIA, MARYLAND 21046
PHONE (443) 367-0003
FAX (443) 367-3548

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7		
6		
5		
4		
3		
2	08-04-15	REVISED ZONING DATA
1	07-17-15	REVISED
0	05-22-15	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY:	EV
CHECKED BY:	JF
SCALE:	NOTED
JOB NO:	M130625.00

DRAWING TITLE:
TITLE SHEET

DRAWING SHEET:
T-1

SHEET NUMBER:
1 OF 9

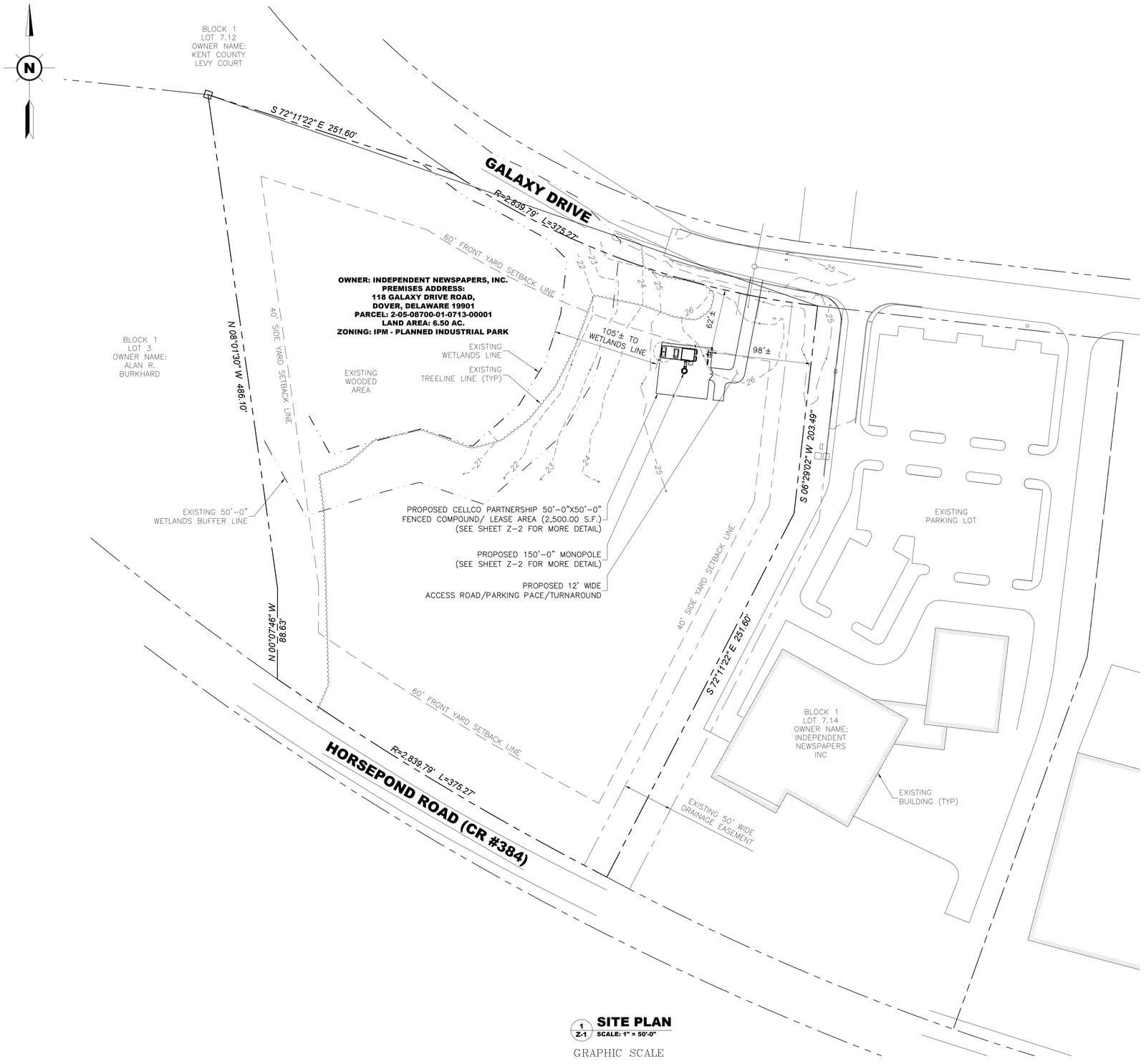
SITE INFORMATION:

SITE NAME:
DOV-CHARGER WAY

SITE ADDRESS:
118 GALAXY DRIVE
DOVER, DELAWARE 19901

JURISDICTION:
CITY OF DOVER
KENT COUNTY

W. JEFFERY NAGORNY, P.E.
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 9553



1 Z-1 **SITE PLAN**
SCALE: 1" = 50'-0"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50ft.
(SCALE BASED ON FULL SIZE 24"x36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING AN APPROVED PLAN "EXISTING FEATURES SURVEY" BY ASH ASSOCIATES, INC, DATED 01-29-2015 AND SHOULD NOT BE CONSTRUED AS AN ACCURATE SURVEY.
2. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMUS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
9. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL #10001C018J, DATED 07-07-2014, THE PROPOSED SITE IS NOT IN A FLOOD PLAIN.

BULK REQUIREMENTS

ZONING DISTRICT: IPM - PLANNED INDUSTRIAL PARK

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. AREA:	2.5 AC (avg) / 60,000 SF (min.)	6.5 ACRES	NO CHANGE
MIN. LOT WIDTH	150 FT	±629 FT	NO CHANGE
MIN. LOT DEPTH	250 FT	±512 FT	NO CHANGE
MIN. FRONT YARD:	60 FT	N/A	±62 FT
MIN. SIDE YARD:	40 FT	N/A	±98 FT
MIN. REAR YARD:	40 FT	N/A	N/A
MAX. BUILDING HEIGHT:	35 FT/2 STORIES	N/A	*±158 FT

* VARIANCE REQUESTED (TOP OF LIGHTING ROD)

811 Know what's **below.** **Call** before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

CELLCO PARTNERSHIP d/b/a
verizonwireless
5175 CAMPUS DRIVE
PLYMOUTH MEETING,
PENNSYLVANIA 19462

advantage engineers
7070 SAMUEL MORSE DRIVE, SUITE 150
COLUMBIA, MARYLAND 21046
PHONE (443) 367-0003
FAX (443) 367-3548

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7		
6		
5		
4		
3		
2	08-04-15	REVISED ZONING DATA
1	07-17-15	REVISED
0	05-22-15	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY:	EV
CHECKED BY:	JF
SCALE:	NOTED
JOB NO:	M130625.00

DRAWING TITLE:
SITE PLAN

DRAWING SHEET:
Z-1

SHEET NUMBER:
2 OF 9

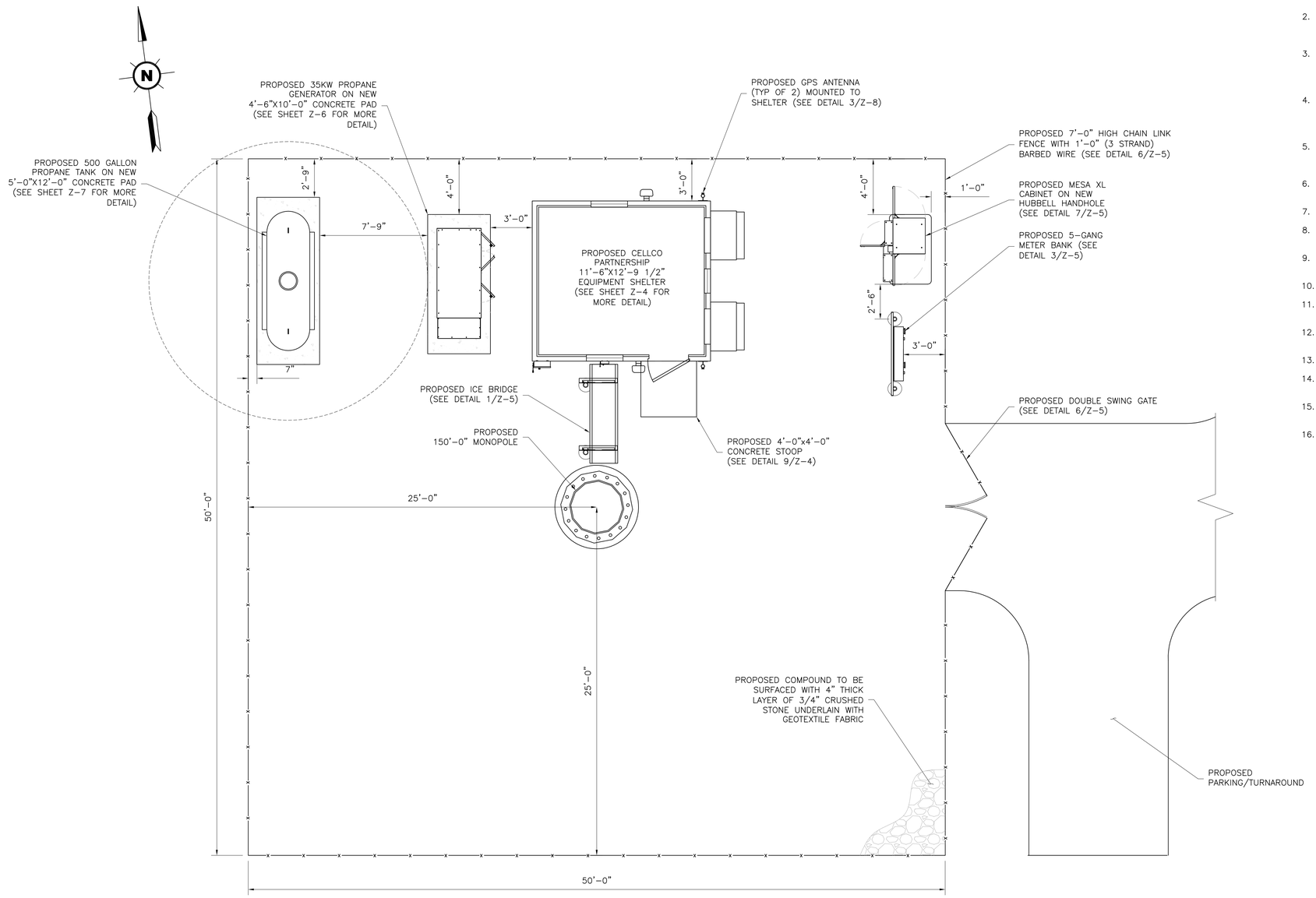
SITE INFORMATION:

SITE NAME:
DOV-CHARGER WAY

SITE ADDRESS:
118 GALAXY DRIVE
DOVER, DELAWARE 19901

JURISDICTION:
CITY OF DOVER
KENT COUNTY

W. JEFFERY NAGORNY, P.E.
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 9553



1 Z-2 COMPOUND PLAN
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE

4 0 2 4 8 16

(IN FEET)
1/4 inch = 1 ft.

(SCALE BASED ON FULL SIZE 24"x36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
4. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
7. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
8. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
9. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
10. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
11. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
12. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA-222-G-2 AS PER IBC 2012 EDITION REQUIREMENTS.
13. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
14. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
15. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.
16. CONSTRUCTION TO COMMENCE UPON COMPLETION OF A PASSING STRUCTURAL ANALYSIS. STRUCTURAL ANALYSIS TO BE PERFORMED BY OTHERS.

811 Know what's **below.** **Call** before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

CELLCO PARTNERSHIP d/b/a
verizonwireless
5175 CAMPUS DRIVE
PLYMOUTH MEETING,
PENNSYLVANIA 19462

advantage engineers
7070 SAMUEL MORSE DRIVE, SUITE 150
COLUMBIA, MARYLAND 21046
PHONE (443) 367-0003
FAX (443) 367-3548

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7		
6		
5		
4		
3		
2	08-04-15	REVISED ZONING DATA
1	07-17-15	REVISED
0	05-22-15	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY:	EV
CHECKED BY:	JF
SCALE:	NOTED
JOB NO:	M130625.00

DRAWING TITLE:
COMPOUND PLAN

DRAWING SHEET:
Z-2

SHEET NUMBER:
3 OF 9

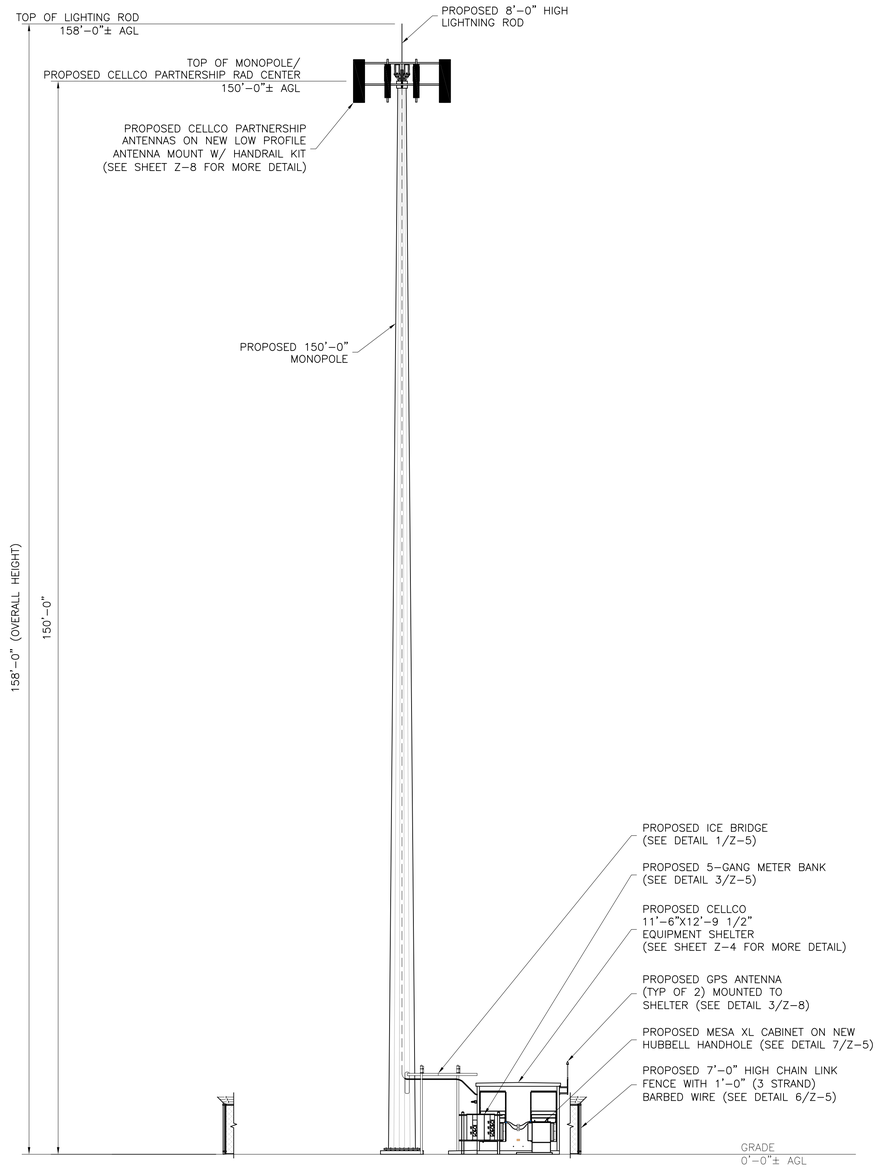
SITE INFORMATION:

SITE NAME:
DOV-CHARGER WAY

SITE ADDRESS:
118 GALAXY DRIVE
DOVER, DELAWARE 19901

JURISDICTION:
CITY OF DOVER
KENT COUNTY

W. JEFFERY NAGORNY, P.E.
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 9553



1 Z-3 ELEVATION

SCALE: 1" = 10'-0"

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10ft.
(SCALE BASED ON FULL SIZE 24"x36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

CELLCO PARTNERSHIP d/b/a

verizonwireless

5175 CAMPUS DRIVE
PLYMOUTH MEETING,
PENNSYLVANIA 19462

advantage engineers

7070 SAMUEL MORSE DRIVE, SUITE 150
COLUMBIA, MARYLAND 21046
PHONE (443) 367-0003
FAX (443) 367-3548

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7		
6		
5		
4		
3		
2	08-04-15	REVISED ZONING DATA
1	07-17-15	REVISED
0	05-22-15	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY:	EV
CHECKED BY:	JF
SCALE:	NOTED
JOB NO:	M130625.00

DRAWING TITLE:

ELEVATION

DRAWING SHEET:

Z-3

SHEET NUMBER:

4 OF 9

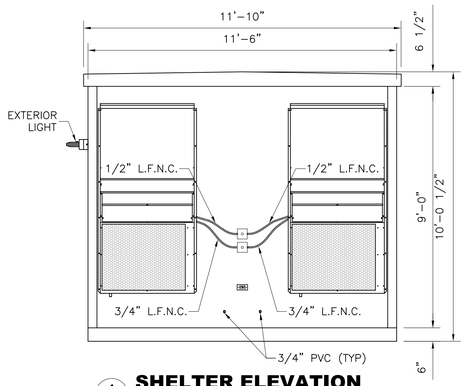
SITE INFORMATION:

SITE NAME:
DOV-CHARGER WAY

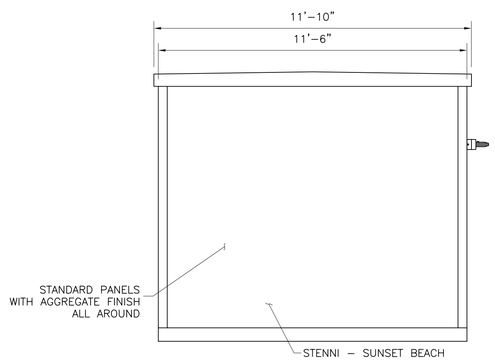
SITE ADDRESS:
118 GALAXY DRIVE
DOVER, DELAWARE 19901

JURISDICTION:
CITY OF DOVER
KENT COUNTY

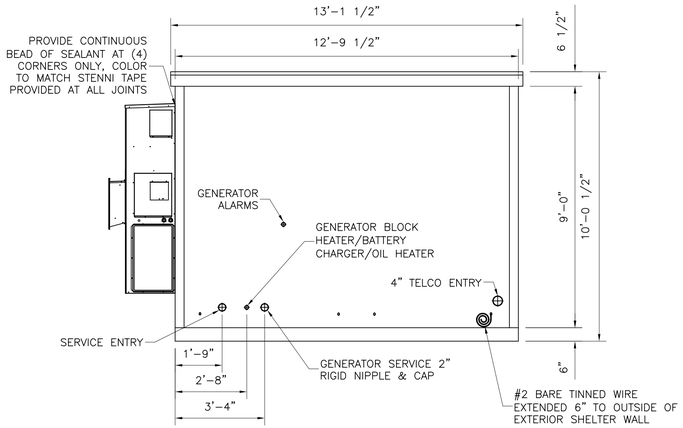
W. JEFFERY NAGORNY, P.E.
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 9553



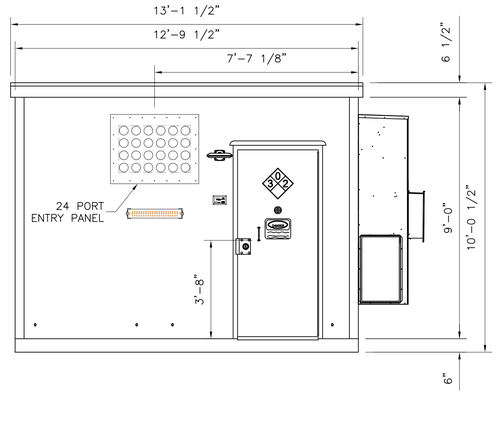
1 Z-4 NTS **SHELTER ELEVATION (L. SIDE VIEW)**



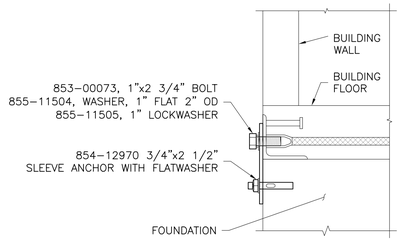
3 Z-4 NTS **SHELTER ELEVATION (R. SIDE VIEW)**



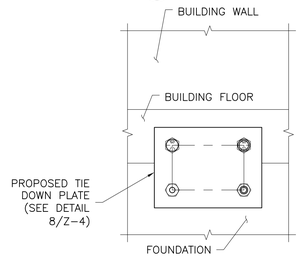
2 Z-4 NTS **SHELTER ELEVATION (REAR VIEW)**



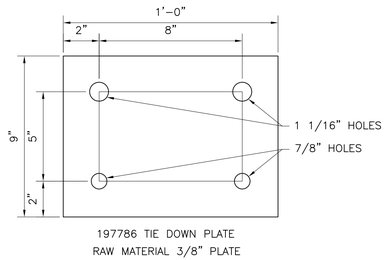
4 Z-4 NTS **SHELTER ELEVATION (FRONT VIEW)**



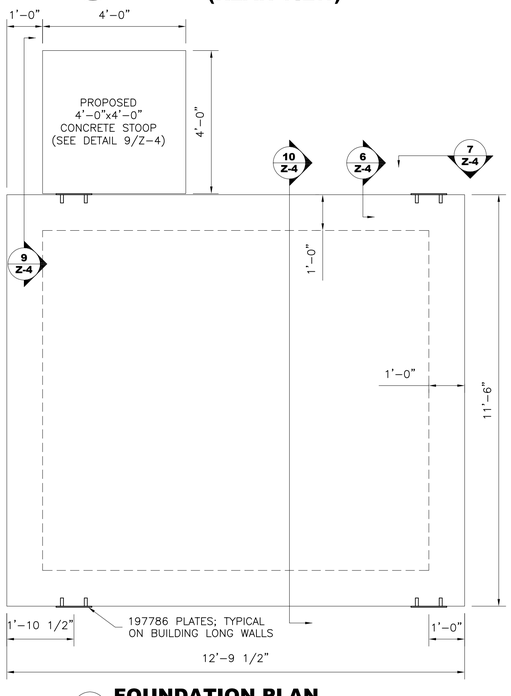
6 Z-4 NTS **SECTION**



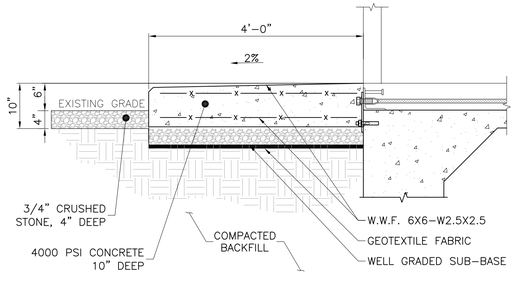
7 Z-4 NTS **SECTION**



8 Z-4 NTS **TIE DOWN PLATE DETAIL**

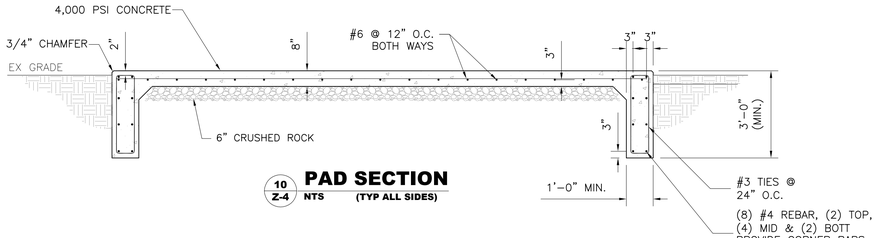


5 Z-4 NTS **FOUNDATION PLAN**



9 Z-4 NTS **CONCRETE STEP DETAIL**

NOTE: VERIFY ACTUAL SIZE OF CONCRETE PAD WITH SHELTER MANUFACTURER'S SPECIFICATIONS.



10 Z-4 NTS (TYP ALL SIDES) **PAD SECTION**

NOTES

1. ALL FILL/BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTMD1557).
2. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (FC') OF 4000 PSI. CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318-11 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-08). REINFORCING STEEL: ASTM A615, GRADE 60, WELDED WIRE FABRIC: ASTM A185. ALL CONCRETE EXPOSED TO THE WEATHER SHALL CONTAIN AN AIR ENTRAINING ADMIXTURE AT A RATE THAT SHALL RESULT IN AN AIR CONTENT OF 6% +\- 1%.
3. PROVIDE 3'-0" #2 AWG COPPER PIGTAIL CAD-WELDED TO LONGEST REBAR MEMBER STUBBED OUT 6" BELOW FINISHED GRADE FOR CONNECTION TO ELECTRICAL GROUNDING SYSTEM.

FOUNDATION NOTES:

1. DESIGN INFORMATION AND GENERAL REQUIREMENTS

1.1 CODES

a. DESIGN CONFORMS TO INTERNATIONAL BUILDING CODE IBC 2012,

b. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-11.

2. EARTHWORK

2.1 FOUNDATIONS

a. FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON (UNDISTURBED RESIDUAL SOILS/COMPACTED STRUCTURAL FILL), CAPABLE OF SAFELY SUPPORTING A NET ALLOWABLE BEARING PRESSURE OF 2000 PSF. IF FOUNDATION CONDITIONS PROVE UNACCEPTABLE AT ELEVATIONS SHOWN, EXCAVATION SHALL BE CARRIED DEEPER AND SHALL BE BACKFILLED WITH LEAN CONCRETE TO PLAN FOOTING BOTTOM, OR REDESIGN OF FOUNDATIONS WILL BE REQUIRED AT THE DIRECTION OF THE ENGINEER.

b. DESIGN, FURNISH AND INSTALL ALL TEMPORARY SHEETING, SHORING AND DRAINAGE NECESSARY TO MAINTAIN THE EXCAVATION AND PROTECT SURROUNDING STRUCTURES AND UTILITIES.

c. THOROUGHLY COMPACT ALL BOTTOM OF FOOTINGS PRIOR TO PLACING ANY CONCRETE.

3. CONCRETE

3.1 FORMWORK

a. CONCRETE CONSTRUCTION SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," (ACI 301-89).

b. FORMWORK SHALL CONFORM TO ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."

3.2 REINFORCEMENT

a. REINFORCING STEEL ASTM A615, GRADE 60. WELDED WIRE ASTM A185 (FLAT SHEET). LAPS 40 BAR DIAMETERS UNLESS NOTED. BARS SHALL BE SECURELY HELD IN ACCURATE POSITION BY SUITABLE ACCESSORIES, TIE BARS, SUPPORT BARS, ETC. HOOK LENGTHS SHALL BE 12 BAR DIAMETERS.

b. CONCRETE COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED.
FOOTINGS & SLABS CAST AGAINST GROUND . . . . 3"
CONCRETE TO BE IN CONTACT WITH GROUND OR WEATHER
AT BARS GREATER THAN #5 . . . . . 2"
AT BARS #5 OR LESS . . . . . 1 1/2"
CONCRETE NOT TO BE EXPOSED TO GROUND OR WEATHER
BEAMS, GIRDERS & COLUMNS . . . . 1 1/2"
SLABS & WALLS . . . . . 3/4"

3.3 CAST-IN-PLACE-CONCRETE

a. MINIMUM 28 DAY CYLINDER STRENGTH AND MAXIMUM SLUMP, PRIOR TO ADDITION OF SUPER PLASTICIZERS, AS FOLLOWS:

		F'c (PSI)	SLUMP
CLASS I	FOOTINGS	3000	3"
CLASS III	INTERIOR ELEVATED SLABS & WALLS	4000	4"
CLASS V	OTHER WORK	4000	4"
CLASS VI	LEAN CONCRETE FOR OVER-EXCAVATION OF FOUNDATIONS	2000	N/A

b. MIX DESIGN TO BE IN ACCORDANCE WITH ACI 318, CHAPTER 5. NO CALCIUM CHLORIDE OR ADMIXTURE CONTAINING CHLORIDES SHALL BE USED IN ANY CONCRETE.

c. COARSE AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33 SIZE #57. COARSE AGGREGATE FOR LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C330 GRADED 3/4" TO 1/4".

d. COLD WEATHER PLACEMENT SHALL COMPLY WITH ACI 306.1

e. HOT WEATHER PLACEMENT SHALL COMPLY WITH ACI 305 R.

f. CHAMFER ALL EXPOSED EDGES 3/4".

g. THE MAXIMUM TEMPERATURE OF ALL CONCRETE AT DELIVERY TO THE SITE SHALL BE 85°F. TOTAL DELIVERY TIME SHALL BE LESS THAN 75 MIN.

CELLCO PARTNERSHIP d/b/a

verizonwireless

5175 CAMPUS DRIVE
PLYMOUTH MEETING,
PENNSYLVANIA 19462

advantage engineers

7070 SAMUEL MORSE DRIVE, SUITE 150
COLUMBIA, MARYLAND 21046
PHONE (443) 367-0003
FAX (443) 367-3548

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7		
6		
5		
4		
3		
2	08-04-15	REVISED ZONING DATA
1	07-17-15	REVISED
0	05-22-15	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY:	EV
CHECKED BY:	JF
SCALE:	NOTED
JOB NO:	M130625.00

DRAWING TITLE:

SHELTER, FOUNDATION DETAILS & NOTES

DRAWING SHEET:

Z-4

SHEET NUMBER:

5 OF 9

SITE INFORMATION:

SITE NAME:
DOV-CHARGER WAY

SITE ADDRESS:
118 GALAXY DRIVE
DOVER, DELAWARE 19901

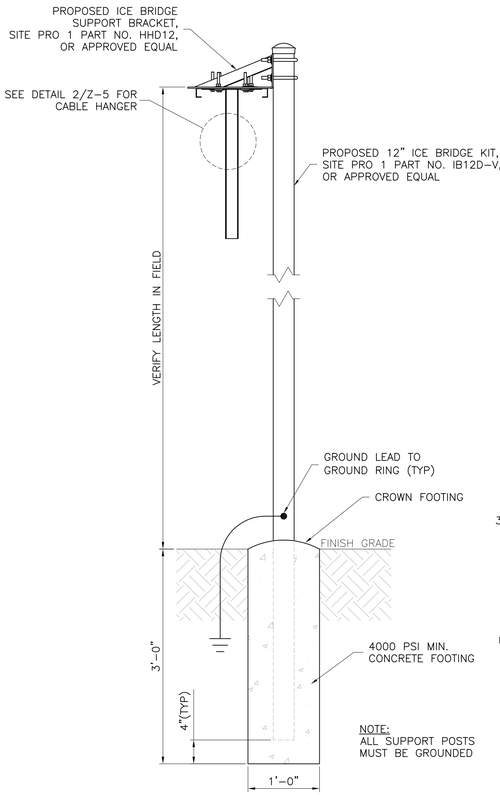
JURISDICTION:
CITY OF DOVER
KENT COUNTY

811 Know what's below. Call before you dig.

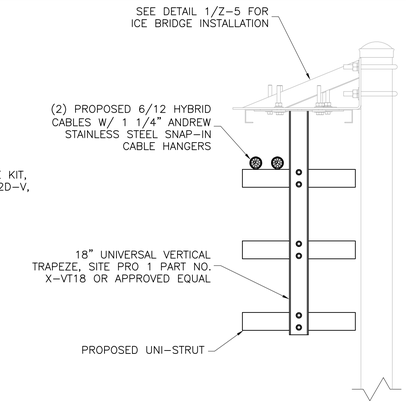
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

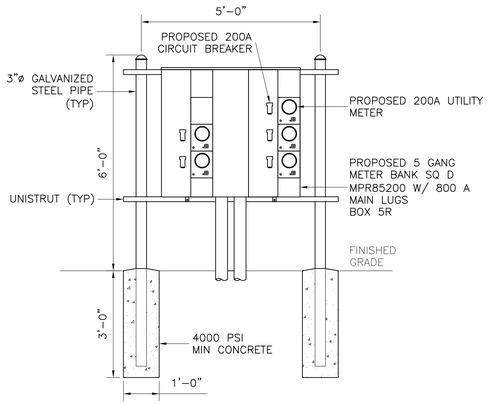
W. JEFFERY NAGORNY, P.E.
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 9553



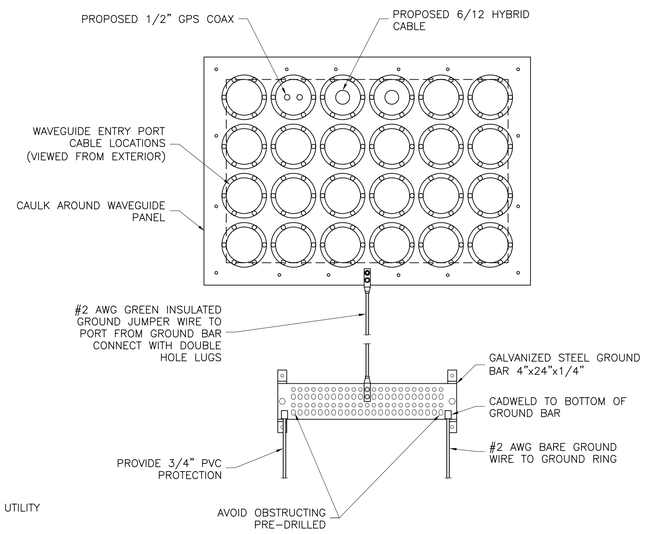
1 Z-5 ICE BRIDGE SECTION
NTS



2 Z-5 CABLE SUPPORT SECTION
NTS



3 Z-5 UTILITY BACKBOARD DETAIL
NTS



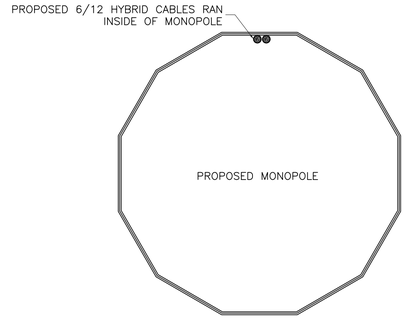
BOOT LEGEND

BA122 – (2) 1/2" HOLES (1 BOOT)

BA114 – (1) 1 1/4" HOLE (2 BOOTS)

CAP4 – (1) CAP (21 BOOTS)

4 Z-5 CABLE ENTRY PORT DETAIL (EXTERIOR VIEW)
NTS



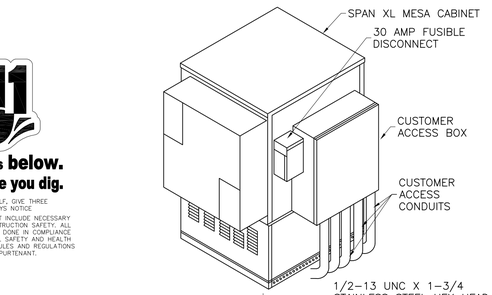
NOTE:
FINAL CABLE CONFIGURATION TO BE VERIFIED WITH STRUCTURAL ANALYSIS, BY OTHERS.

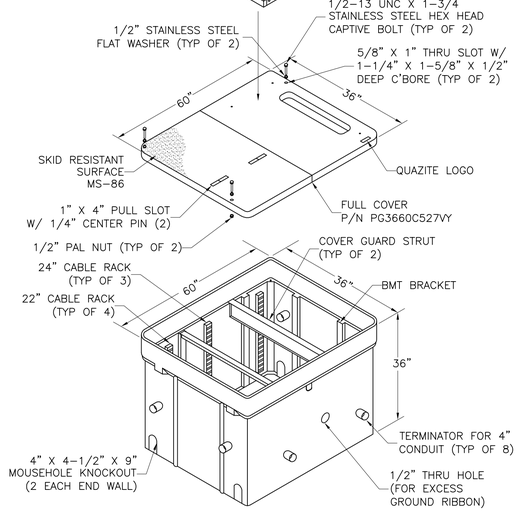
5 Z-5 CABLE SUPPORT SECTION
NTS

811 Know what's below. Call before you dig.

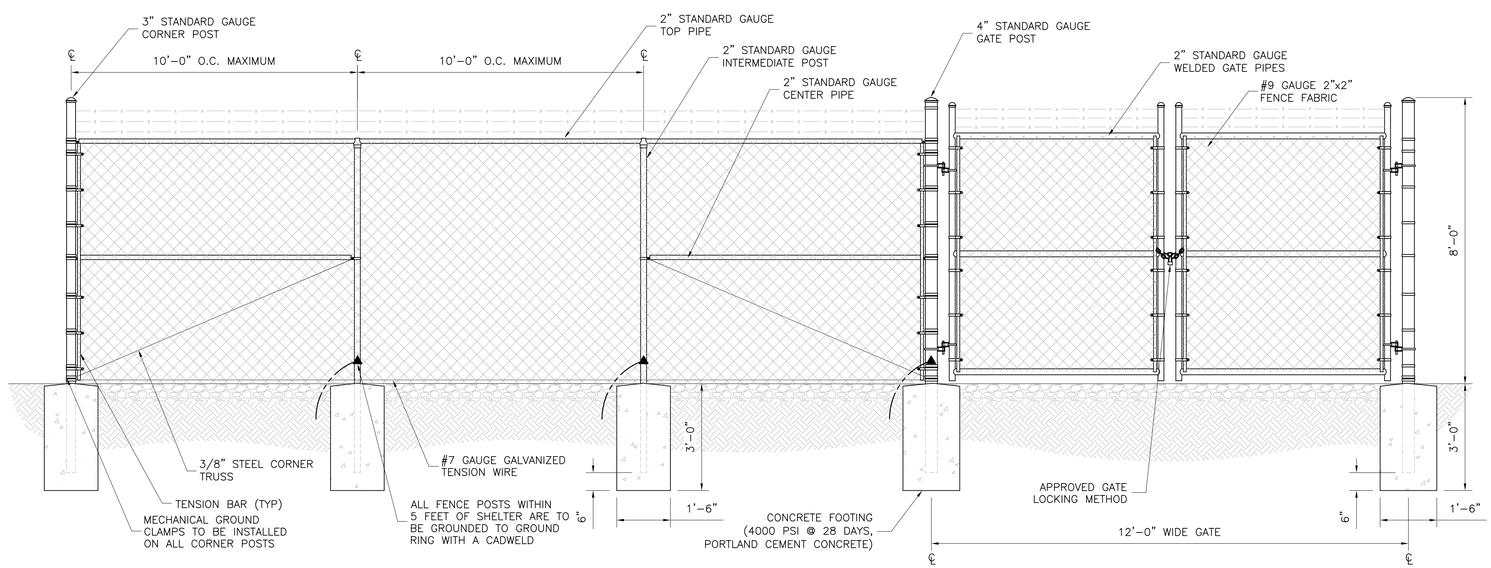
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.





7 Z-5 MESA XL CABINET AND HAND HOLE DETAIL
NTS



6 Z-5 TYPICAL FENCE & GATE DETAIL
NTS

CELLCO PARTNERSHIP d/b/a

verizonwireless

5175 CAMPUS DRIVE
PLYMOUTH MEETING,
PENNSYLVANIA 19462

advantage engineers

7070 SAMUEL MORSE DRIVE, SUITE 150
COLUMBIA, MARYLAND 21046
PHONE (443) 367-0003
FAX (443) 367-3548

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7		
6		
5		
4		
3		
2	08-04-15	REVISED ZONING DATA
1	07-17-15	REVISED
0	05-22-15	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY:	EV
CHECKED BY:	JF
SCALE:	NOTED
JOB NO:	M130625.00

DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING SHEET:

Z-5

SHEET NUMBER:

6 OF 9

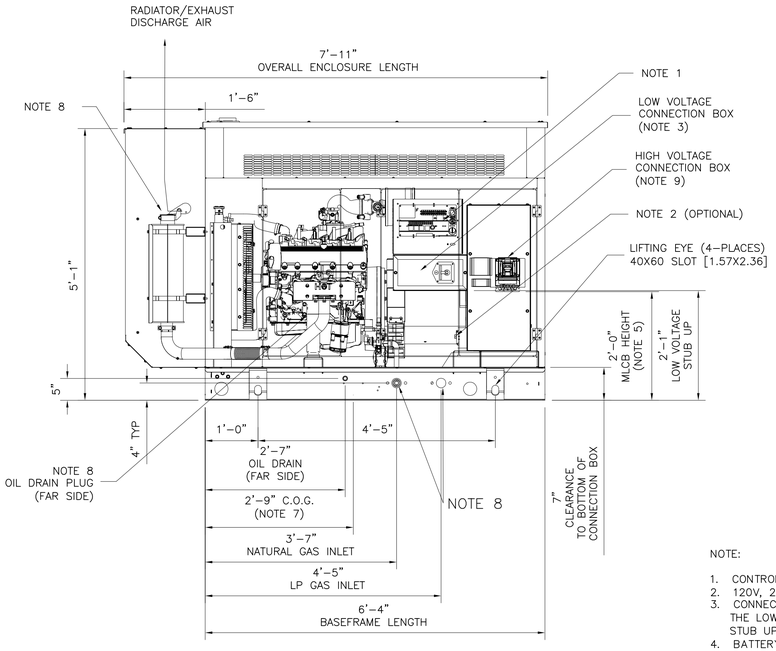
SITE INFORMATION:

SITE NAME:
DOV-CHARGER WAY

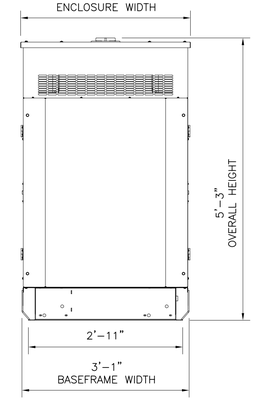
SITE ADDRESS:
118 GALAXY DRIVE
DOVER, DELAWARE 19901

JURISDICTION:
CITY OF DOVER
KENT COUNTY

W. JEFFERY NAGORNY, P.E.
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 9553



SIDE VIEW



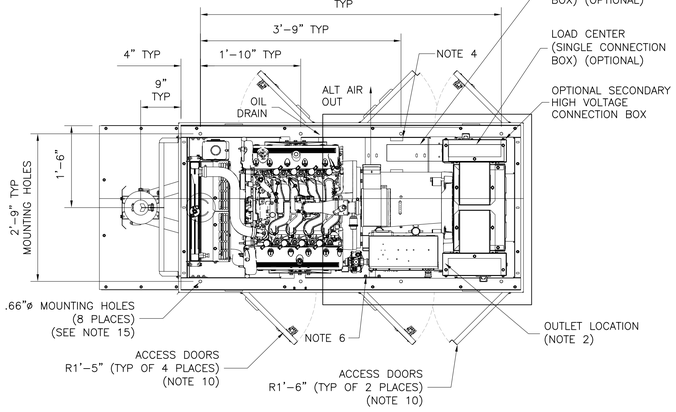
REAR VIEW

NOTE:

1. CONTROL PANEL, (OPTIONAL BATTERY CHARGER INSIDE)
2. 120V, 20A GFCI & 250V, 15A OUTLET (OPTIONAL)
3. CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX (USE LOW VOLTAGE STUB UP AREA)
4. BATTERY (12 VOLT NEGATIVE GROUND SYSTEM)
5. MAIN LINE CIRCUIT BREAKER (MLCB), AC LOAD LEADS CONNECT DIRECTLY TO MLCB. (MLCB HEIGHT MAY VARY WITH CB SELECTION)
6. BLOCK HEATER
7. CENTER OF GRAVITY AND WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS
8. ENGINE SERVICE CONNECTIONS:
   FUEL INLET L/P GAS = 1-1/4" NPT FEMALE COUPLING
   FUEL INLET NATUAL GAS = 1-1/4" NPT FEMALE COUPLING
   OIL DRAIN = 1/2" NPT FEMALE COUPLING
   EXHAUST OUTLET = 3" O.D. MUFFLER
9. AUXILIARY AC CONNECTION FOR UNIT OPTIONS ARE LOCATED IN HIGH VOLTAGE CONNECTION BOX, UNLESS AN OPTIONAL LOAD CENTER IS INSTALLED
10. DOORS MUST BE ABLE TO OPEN AT LEAST 90° TO BE REMOVED.
11. BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
12. GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED
13. CIRCUIT BREAKER
    – AC LOAD LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER
    – REFER TO LUG SIZING CHART AVAILABLE ON GEN-CONNECT
14. EPA AIR QUALITY REGULATIONS REQUIRE THE CATALYST TO REMAIN MOUNTED WITHIN THE SPECIFIED MOUNTING POSITION DETAILED ON THIS DRAWING.
15. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5. (USE STANDARD SAE TORQUE SPECS.)

WEIGHT DATA

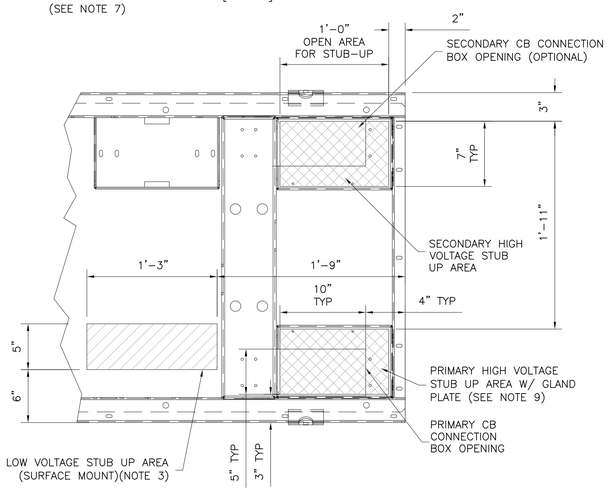
OPEN SET: 996KG [2195LBS]
STEEL ENCLOSURE: 342KG [753LBS]
ALUMINUM ENCLOSURE: 116KG [256LBS]
(SEE NOTE 7)



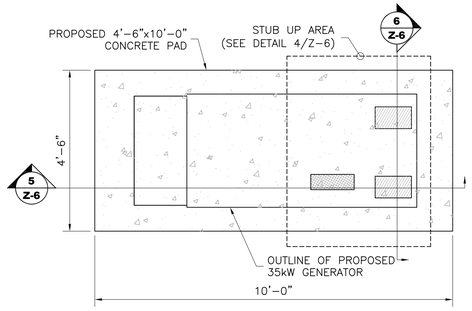
TOP VIEW

1 / Z-6 35kW GAS GENERATOR NTS

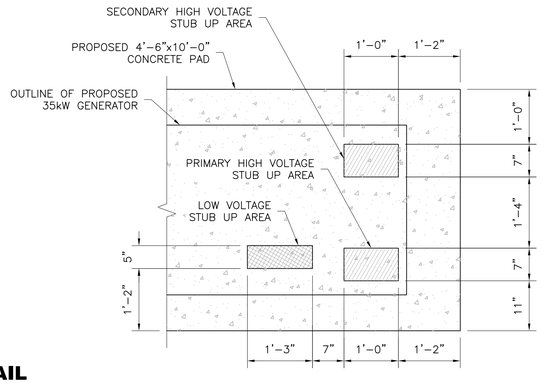
RECOMMENDED ELECTRICAL STUB-UPS	
(HIGH VOLTAGE STUB UP) AC LOAD LEAD CONDUIT FOR PERMANENT MAGNET EXCITATION CONNECTION BOX	
(LOW VOLTAGE STUB UP)	



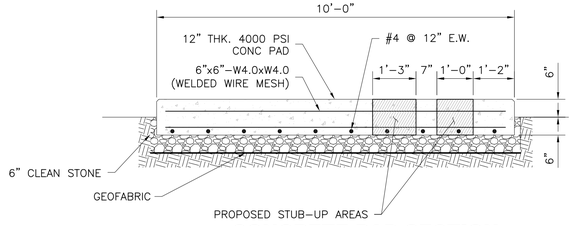
2 / Z-6 GENERATOR STUB-UP AREA NTS



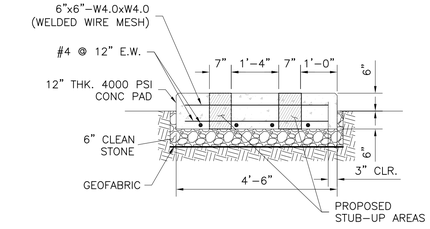
3 / Z-6 GENERATOR CONCRETE PAD DETAIL NTS



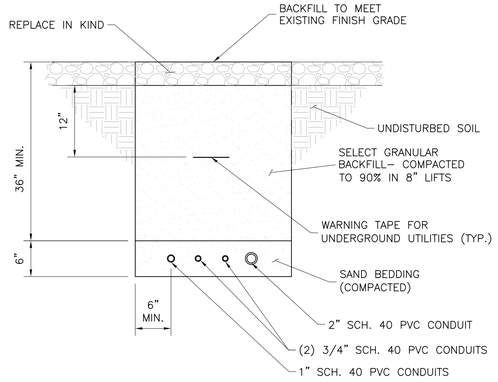
4 / Z-6 CONCRETE PAD SECTION NTS



5 / Z-6 CONCRETE PAD SECTION NTS



6 / Z-6 CONCRETE PAD SECTION NTS



NOTE:
1. EXCAVATE EXISTING SUBGRADE AS REQUIRED TO INSTALL CONDUITS IN ACCORDANCE WITH TO ALL APPLICABLE LOCAL AND NEC CODES.

7 / Z-6 GENERATOR CONDUIT TRENCH DETAIL NTS

811
Know what's below.
Call before you dig.
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

CELLCO PARTNERSHIP d/b/a
verizonwireless
5175 CAMPUS DRIVE
PLYMOUTH MEETING,
PENNSYLVANIA 19462

advantage engineers
7070 SAMUEL MORSE DRIVE, SUITE 150
COLUMBIA, MARYLAND 21046
PHONE (443) 367-0003
FAX (443) 367-3548

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7		
6		
5		
4		
3		
2	08-04-15	REVISED ZONING DATA
1	07-17-15	REVISED
0	05-22-15	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY:	EV
CHECKED BY:	JF
SCALE:	NOTED
JOB NO:	M130625.00

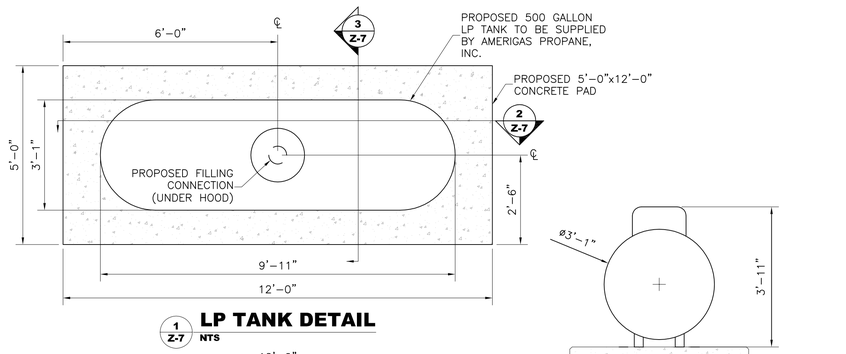
DRAWING TITLE:
GENERATOR DETAILS

DRAWING SHEET:
Z-6

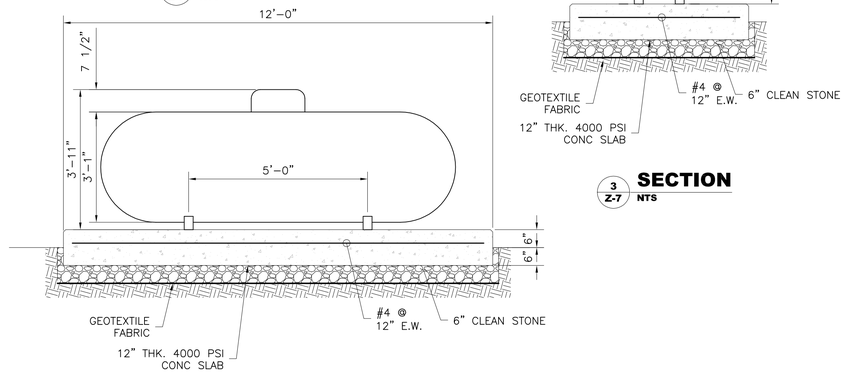
SHEET NUMBER:
7 OF 9

SITE INFORMATION:
SITE NAME:
DOV-CHARGER WAY
SITE ADDRESS:
118 GALAXY DRIVE
DOVER, DELAWARE 19901
JURISDICTION:
CITY OF DOVER
KENT COUNTY

W. JEFFERY NAGORNY, P.E.
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 9553



1 Z-7 LP TANK DETAIL NTS



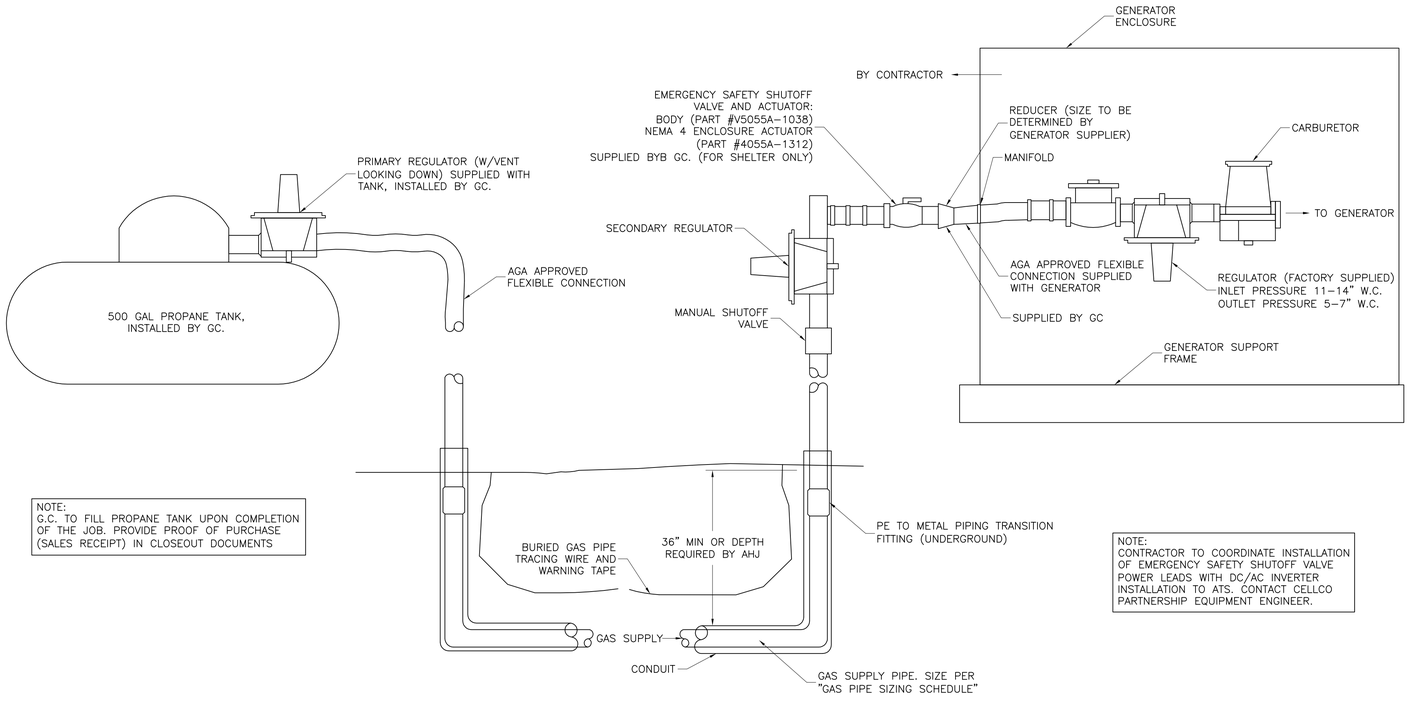
2 Z-7 SECTION NTS

3 Z-7 SECTION NTS

LIQUID PROPANE GAS PIPE SIZING CHART

LENGTH OF PIPE	SIZE OF PIPE								
	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"
10'-0"	275	567	1071	2205	3307	6221	10140	17990	35710
20'-0"	189	393	732	1496	2299	4331	7046	12510	25520
30'-0"	152	315	590	1212	1858	3465	5695	10110	20620
40'-0"	129	267	504	1039	1559	2992	4778	8481	17300
50'-0"	114	237	448	913	1417	2646	4343	7708	15730
60'-0"	103	217	409	834	1275	2394	3908	6936	14150
80'-0"	89	185	346	724	1086	2047	3329	5908	12050
100'-0"	78	162	307	630	976	1811	2991	5309	10830
125'-0"	69	146	275	567	866	1606	2654	4711	9613
150'-0"	63	132	252	511	787	1496	2412	4281	8736
200'-0"	54	112	209	439	665	1282	2083	3618	7382
250'-0"	48	100	185	390	590	1138	1808	3210	6549
300'-0"	43	90	168	353	534	1030	1637	2905	5927
350'-0"	40	83	155	325	491	947	1505	2671	5450
400'-0"	37	77	144	303	458	887	1404	2492	5084

Liquid Propane Gas flow is given in thousands of BTU/hr. - One cubic foot of LP Gas = 2516 BTU
This chart refers to low pressure LP, after regulation. Standard nominal pressure at the burner for Liquid Propane Gas is 11" of water column.
Pipe length must include additional length for all fittings. Add approximatly 5 feet of pipe per fitting.



NOTE:
G.C. TO FILL PROPANE TANK UPON COMPLETION OF THE JOB. PROVIDE PROOF OF PURCHASE (SALES RECEIPT) IN CLOSEOUT DOCUMENTS

NOTE:
CONTRACTOR TO COORDINATE INSTALLATION OF EMERGENCY SAFETY SHUTOFF VALVE POWER LEADS WITH DC/AC INVERTER INSTALLATION TO ATS. CONTACT CELLCO PARTNERSHIP EQUIPMENT ENGINEER.

2 Z-7 LIQUID PROPANE FUEL SYSTEM NTS

GENERAL NOTES:

1. MAINTAIN MINIMUM 1'-0" VERTICAL AND 1'-0" HORIZONTAL SEPARATION OF GAS LINE FROM OTHER UTILITIES.
2. CONNECTION POINT MAY VARY WITH GENERATOR MANUFACTURER.
3. MAINTAIN 3 FOOT SERVICE CLEARANCE ON ALL SIDES OF GENERATOR.
4. G.C. SHALL ANCHOR GENERATOR BASE TO SLAB OR PLATFORM WITH HOLES PROVIDED.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL EQUIPMENT PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL COORDINATE INSTALLTION WITH GAS COMPANY & OTHER DISCIPLINES.
7. CONTRACTOR SHALL ADHERE TO APPLICABLE STATE & LOCAL CODES.
8. CONTRACTOR LOCATION OF GAS PIPE WITH OTHER UTILITIES.
9. FLEXIBLE CONNECTION TO BE SAME SIZE AS PIPING TIE-IN THAT IS PROVIDED BY THE GENERATOR SUPPLIER.
10. CONTRACTOR SHALL PROVIDE A PROPANE TANK AND PIPING TO BE INSTALLED PER GENERATOR MANUFACTURERS REQUIREMENTS.

SPECIFICATIONS:

1. PIPE (ABOVE GROUND): STEEL PIPE: ASTM A53, TYPE E OR S, ELECTRIC-RESISTANCE WELDED OR SEAMLESS, GRADE A OR B, SCHEDULE 40 BLACK STEEL, PAINTED YELLOW.
2. PIPE FITTINGS (ABOVE GROUND):
   A. GRAY-IRON THREAD FITTINGS: ASME B16.4, CLASS 125, STANDARD PATTERN.
   B. UNIONS: ASME B16.39, CLASS 150, BLACK MALLEABLE IRON, FEMALE PATTERN, BRASS TO IRON SEAR, GROUND JOINT.
   C. TRANSITION FITTINGS: TYPE, MATERIAL, AND END CONNECTIONS TO MATCH PIPING BEING JOINED.
   D. PROVIDE DI-ELECTRIC UNIONS WHERE REQUIRED BETWEEN DIFFERENT METALLIC PIPE MATERIALS.
3. PIPE (UNDERGROUND): POLYETHYLENE (PE) PIPE: ASTM D 2513, SDR 11 OR IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.
4. PE FITTINGS (UNDERGROUND): ASTM D 2683, SOCKET TYPE OR ASTM D 3261, BUTT TYPE WITH DIMENSIONS MATCHING ASTM D 2513, SDR AA, PE PIPE.
5. TRANSITION FITTINGS: MANUFACTURED PIPE FITTING FOR CONNECTION TO PE PIPE AND WITH ONE ASTM A 533 . A 53M, SCHEDULED 40, BLACK STEEL PIPE END FOR THREADED CONNECTION TO BLACK STEEL PIPE.
6. SERVICE-LINE RISER: MANUFACTURED PIPE FITTING WITH PE PIPE INLET FOR CONNECTION TO UNDERGROUND PE PIPE: PE PIPE RISER SECTION WITH PROTECTIVE-COATED, ANODES, STEEL CASING AND THREADED OUTLET FOR THREADED CONNECTION TO ABOVE GROUND STEEL PIPING.

GENERATOR INSTALLATION RESPONSIBILITIES:

GENERAL CONTRACTOR:
1. INSTALL ATS
2. SECURE (BOLT IN HOLES PROVIDED) GENERATOR USING RUBBER ISOLATORS UNDER GENERATOR SUPPORT FRAME AND PROPANE TANK TO THE SLAB.
3. INSTALL "SHIP LOOSE" ITEMS TO PROPANE TANK TO INCLUDE THE COVER AND LOW FUEL SWITCH.
4. INSURE REGULATOR DRAINS ARE "FACE DOWN" (REGULATORS ARE TO BE OUTSIDE OF GENERATOR AND PROPANE TANK COVER).
5. RUN STUB UPS FOR PROPANE TO GENERATOR.

GENERATOR MANUFACTURER CERTIFIED ELECTRICIAN:
1. COMPLETE FUEL CONNECTIONS.
2. TERMINATE ALARMS AND CONTROL CIRCUITS TO THE GENERATOR.
3. INSTALL FUEL REGULATORS.
4. FINAL INSPECTION AND STARTUP.
5. NOTIFY OPERATIONS (CELL TECH) TWO DAYS PRIOR TO START-UP SCHEDULE, PLAN ON CELL TECH ARRIVAL EARLY AFTERNOON IF START-UP PROBLEMS INCUR, NOTIFY CELL TECH OF DELAY BEFORE NOON.
6. RUN LOAD TEST (ADDITIONAL COST TO CELLCO PARTNERSHIP) AS REQUIRED, MOSTLY IN CORE.
7. E-MAIL COPY OF START-UP CHECK OFF LIST TO CELLCO PARTNERSHIP.

811 Know what's below. Call before you dig.
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

CELLCO PARTNERSHIP d/b/a
verizonwireless
5175 CAMPUS DRIVE
PLYMOUTH MEETING,
PENNSYLVANIA 19462

advantage engineers
7070 SAMUEL MORSE DRIVE, SUITE 150
COLUMBIA, MARYLAND 21046
PHONE (443) 367-0003
FAX (443) 367-3548

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7		
6		
5		
4		
3		
2	08-04-15	REVISED ZONING DATA
1	07-17-15	REVISED
0	05-22-15	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY:	EV
CHECKED BY:	JF
SCALE:	NOTED
JOB NO:	M130625.00

DRAWING TITLE:
LP TANK DETAILS

DRAWING SHEET:
Z-7

SHEET NUMBER:
8 OF 9

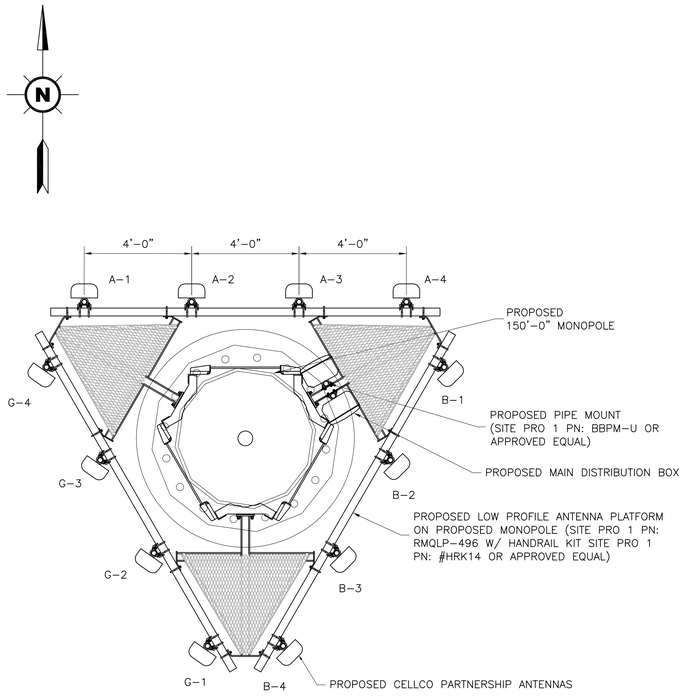
SITE INFORMATION:

SITE NAME:
DOV-CHARGER WAY

SITE ADDRESS:
118 GALAXY DRIVE
DOVER, DELAWARE 19901

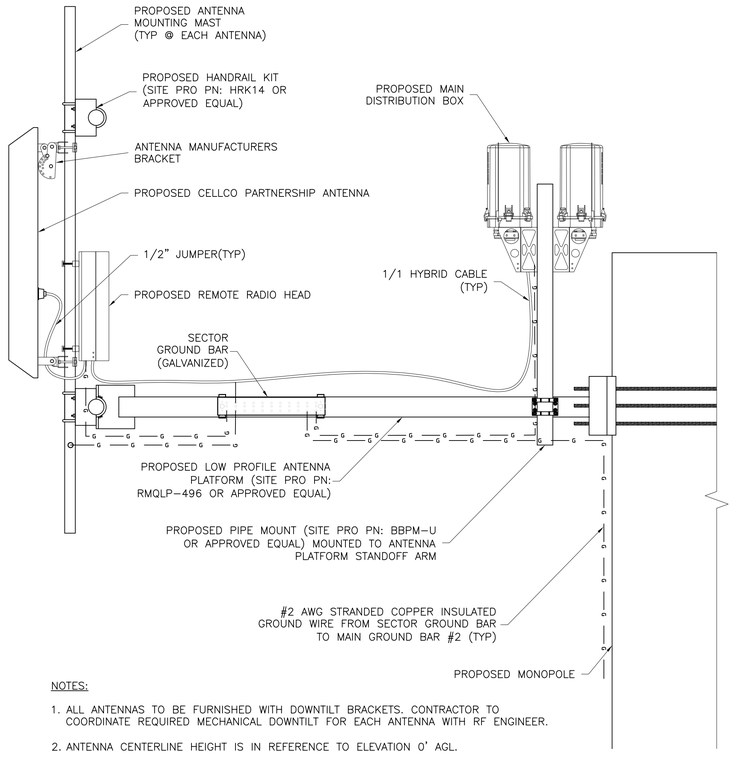
JURISDICTION:
CITY OF DOVER
KENT COUNTY

W. JEFFERY NAGORNY, P.E.
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 9553



1 Z-8 PROPOSED ANTENNA PLAN

NTS

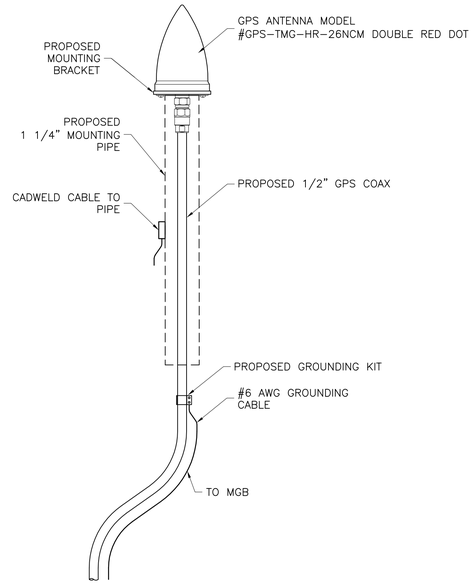


NOTES:

1. ALL ANTENNAS TO BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR TO COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA WITH RF ENGINEER.
2. ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0' AGL.
3. CHECK WITH RF ENGINEER FOR LATEST ANTENNA TYPE & AZIMUTH.
4. CONTRACTOR SHALL VERIFY ANTENNA TYPE AND AZIMUTH WITH CONSTRUCTION.

2 Z-8 ANTENNA MOUNTING DETAIL (SIDE VIEW)

NTS



NOTE:

THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1 1/4", SCH. 40 GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18 INCHES) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE SHALL BE DEBURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.

3 Z-8 GPS ANTENNA ELEVATION DETAIL

NTS

CELLCO PARTNERSHIP d/b/a

verizonwireless

5175 CAMPUS DRIVE
PLYMOUTH MEETING,
PENNSYLVANIA 19462

advantage engineers

7070 SAMUEL MORSE DRIVE, SUITE 150
COLUMBIA, MARYLAND 21046
PHONE (443) 367-0003
FAX (443) 367-3548

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
7		
6		
5		
4		
3		
2	08-04-15	REVISED ZONING DATA
1	07-17-15	REVISED
0	05-22-15	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY:	EV
CHECKED BY:	JF
SCALE:	NOTED
JOB NO:	M130625.00

DRAWING TITLE:

ANTENNA PLAN & DETAILS

DRAWING SHEET:

Z-8

SHEET NUMBER:

9 OF 9

SITE INFORMATION:

SITE NAME:
DOV-CHARGER WAY

SITE ADDRESS:
118 GALAXY DRIVE
DOVER, DELAWARE 19901

JURISDICTION:
CITY OF DOVER
KENT COUNTY

W. JEFFERY NAGORNY, P.E.
DELAWARE PROFESSIONAL ENGINEER
LICENSE # 9553

City of Dover

Department of Planning & Inspections

Exhibit D

Application No.: V-15-13



Title: Cellco Partnership dba Verizon Wireless
Address: 118 Galaxy Dr
Parcel ID: ED-05-087.00-01-07.13-000
Zoning: IPM, AEOZ Noise Zone 4
Owner: Independent Newspapers Inc
Date: 8/24/2015

Legend

- Dover Parcels
- Kent County Parcels
- Subject Property
- Wetland Areas
- 2012 Buildings

N
W E
S

0 375 750 1,500 Feet

City of Dover
Board of Adjustment

January 18, 2017

V-17-02

Location:	341 Saulsbury Road
Applicant:	Pastor Elmer Davis
Owner:	Whatcoat Methodist Church
Tax Parcel:	ED-05-067.19-02-10.00-000
Application Date:	December 14, 2016
Present Zoning:	RG-1 (General Residence Zone) COZ-1 (Corridor Overlay Zone)
Present Use:	Place of Public Assembly
Proposed Use:	No Change
Reviewed By:	Bill Cook, Planner I
Variance Type:	Area Variance
Variance Requested:	Variance to increase the maximum allowed sign area by 12 SF in order to permit a 24 SF monument sign.

Project Description
The property is located at 341 Saulsbury Road and is occupied by Whatcoat United Methodist Church.

The applicant is requesting an area variance from the requirements of the sign regulations in *Zoning Ordinance* Article 5 §4.7 to allow an increase in the maximum sign area for a monument sign located on frontage of an Urban Minor Arterial street, located within a residential zoning district. The use of the property as a place of public assembly, such as a church, is a Conditional Use within the RG-1 (General Residence Zone).

Adjacent Zoning and Land Use The subject property is zoned RG-1. A portion of the property is also within the COZ-1 (Corridor Overlay Zone). This overlay zone includes provisions related to building and site design that apply to new development, but there are no provisions related to signage.

The immediately adjacent properties are primarily professional office and multi-family residential uses. Properties to the north and across Saulsbury Road to the west are zoned CPO (Commercial and Professional Office Zone) and feature numerous office uses and a day care center. To the south of the subject property is Whatcoat Village Apartments, recently rezoned to RG-2 (General Residence Zone) from RG-1. Further south lies Edgewell Personal Care (formerly Playtex) zoned IPM (Industrial Park Manufacturing Zone).

A Zoning Map exhibit (Exhibit A) prepared by staff is attached to this report showing the subject property location and surrounding zoning.

Code Citations
Signage
The City of Dover sign regulations found in *Zoning Ordinance* Article 5 §4 determine the allowable number, type and dimensional characteristics of signage on a property according to:

- The type of use
- Proximity to residential uses
- Classification of roads on which the property has frontage

The subject property is considered a conditional, non-residential use located in a residential zone as defined by Article 3 §2.11 and §1.14, and Article 5 §4.3 of the *Zoning Ordinance.* RG-1 is among the residential zones:

> *Residence zones: R-20, R-15, R-10, R-8, R-7, RM-1, RM-2, RG-1, RG-2, RG-3, RG-4, RG-5, RGO, or MHP zone.*

The City of Dover sign regulations distinguish three (3) types of roads for purposes of determining allowable signage. Saulsbury Road is an "Urban Minor Arterial" as defined by Article 5 §4.3.

The entire "Sign Table" from *Zoning Ordinance* Article 3 §4.7 is presented in Exhibit B. The section pertaining to this project is at the top of the table and colored with a light blue background.

This section is what applies to "Residential Uses and Nonresidential Uses in Residential Districts" as shown in the vertical text on the left, and shows the maximum number, sign area, height, and minimum required setbacks and exclusion zones for signs on "All Streets."

The provisions of the *Zoning Ordinance* in Article 3 §1.19, related to signs for permitted conditional uses in the RG-1 district refers to the provisions of the Sign Regulations in *Zoning Ordinance* Article 5 §4. When referring to the "Sign Table" in Exhibit B, and the listing of specific uses in "Residential Uses and Nonresidential Uses in Residential Districts," the code does not specifically address Conditional Uses in such situations.

Existing Signage
Building Permit #012577 was issued September 28, 1994 for a 32 square foot internally illuminated monument sign with a brick base and a changeable message area. This sign is shown in Exhibit C. There is also lettering on the wall of the structure, however this and other existing signage on the site is not pertinent to this application.

Proposed Signage
The applicant submitted a Building Permit Application #16-1734 on November 1, 2016 for a 24 square foot internally illuminated monument sign with an electronic message center display in a new proposed location on the site. An image of the sign with measurements is found in Exhibit C.

While the proposed new sign is smaller in area than the sign it is intended to replace, because the sign is completely new and in a new location, the current sign regulations apply and there are no existing legal non-conformities which would allow the 24 square foot sign.

Exceptional Practical Difficulties Tests
Zoning Ordinance Article 9 §2 dictates the specific powers and duties of the Board of Adjustment with regard to granting variances. Specifically the Board must determine:

> 2.1 Variance **–** The board shall have the authority to authorize variances from provisions of the Zoning Ordinance that are not contrary to public interest where the board determines that a literal interpretation of the Zoning Ordinance would result in undue hardship or exceptional practical difficulties to the applicant. In granting variances, the board shall determine that the spirit of the Zoning Ordinance is observed and substantial justice is done.
>
> 2.11 Area Variance. A variance shall be considered an area variance if it relates to bulk standards, signage regulations, and other provisions of the Zoning Ordinance that address lot layout, buffers, and dimensions. In considering a request for an area variance, the board shall

evaluate the following criteria and document them in their findings of fact:

(a) the nature of the zone in which the property lies;
(b) the character of the immediate vicinity and the contained uses therein;
(c) whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses; and
(d) 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 a permitted use under the provisions of the Zoning Ordinance.

Review of Application

As part of the application, the applicant was asked to summarize how the requested variance relates to the criteria. (Exhibit A: Page 2)

1. The nature of the zone in which the property lies.

   Applicant Responses:
   "The property is a conditional use in a residential zone. RG-1. The maximum permitted sign area for this site is 12 square feet. We are asking permission to remove the existing 32 square foot sign and install a 24 square foot Electronic Message Board sign."

   Staff Response:
   As previously noted by Staff, Conditional Uses are not expressly specified in the "Sign Table" in Exhibit B pertaining to the location of this property, but Staff would generally interpret the permitted maximum sign area to be 12 square feet.

   Conditional Uses, such as churches or places of public assembly, are permitted in residential districts. Such uses would be consistent with the nature of the zone, and it is common for churches to be found in residential zones around the city.

2. The character of the immediate vicinity and the contained uses therein.

   Applicant Responses:
   "There are several other businesses and an apartment complex that surround the subject site. We have enclosed photos of the businesses showing the existing signs on their property all of which are larger than the 12 square feet that we are limited to under the zoning for our property."

   Staff Response:
   Staff concurs with applicant's description of the surrounding area, and additionally notes that the adjacent Whatcoat Apartments property located to the south has an existing

monument sign of undetermined size. Staff notes that under the provisions of the current sign regulations, a "Multi-Family Residential Use" would be permitted a 32 square foot monument sign.

3. Whether, if the restriction upon the applicant's property were removed, such removal would seriously affect neighboring properties and uses.

   Applicant Responses:
   "We do not feel removing this restriction would have any adverse effects on the neighboring properties as we currently have a 32 square foot sign and are requesting to decrease the size down to 24 square feet. The new proposed sign would be located further away from the apartment complex than the current sign."

   Staff Response:
   The Saulsbury Road corridor contains a mix of uses, primarily professional office and institutional along this segment, with retail and other commercial uses located farther south. There are numerous monument signs located along the road frontage, and most appear to be about 32 square feet or less.

   The proposed sign is smaller than the sign it is intended to replace. The proposed location is farther away from the adjacent apartment complex and also sited closer to the road.

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 a permitted use under the provisions of the *Zoning Ordinance*.

   Applicant Responses:
   "We are looking to remove our existing outdated sign and upgrade to a more functional sign for the church. We cannot accomplish this with a 12 square foot sign. If we were required to go from our existing 32 square foot sign down to the allowable 12 square foot sign it would create exceptional practical difficulty."

   Staff Response:
   The proposed sign area at 24 square feet would not be out of character with the use of the property as a church. Many churches throughout Dover have similar signs that display the name of the congregation, hours of services, and also include a message area (either electronic or non-electronic) to display inspirational messages, announcements of events, etc. Other churches may be Conditional Uses in residential zones, or they may be permitted uses in non-residential zones.

In the absence of specific direction in the *Zoning Ordinance* pertaining to the maximum allowable sign area for a Conditional Use in this location, Staff would likely permit a monument sign at a maximum of 12 square feet, which is the most restrictive standard.

Variance Recommendations:
Staff recommends approval of the variance for the 12 square feet increase in sign area for the monument sign to permit a 24 square feet sign for reasons as follows:

- The proposed sign is in keeping with the character and nature of the zone and the permitted Conditional Uses for the zone.
- The proposed sign is in character with the immediate surroundings and would not seriously impact surrounding uses.
- The proposed sign represents a decrease in overall sign area compared to the sign it is intended to replace.
- The sign regulations are generally based on a relationship between the classification of street and its typical traffic conditions. Staff believes that a 24 square feet monument sign presents a legible sign design that could be safely read but not be distracting. A 12 square foot sign would be somewhat undersized relative to the prevailing speeds on the street and the size of the property's road frontage.
- The *Zoning Ordinance* does not specifically address Conditional Uses in this particular situation, which is an oversight that is intended to be corrected in future amendments to the *Zoning Ordinance.*
- Limiting the sign area to 12 square feet may impose a hardship on the property since similar establishments are typically entitled to a larger sign area for the same type of use.

Advisory Comments to Applicant:

- Variances become null and void if work has not commenced within one (1) year of the date the variance was granted. At present there is no provision for extension of variance approvals.
- The placement and size of address numbers are not regulated by the Sign Regulations. Contact the Fire Marshal's Office at 302-736-7010 to confirm size and placement.

GUIDE TO ATTACHMENTS

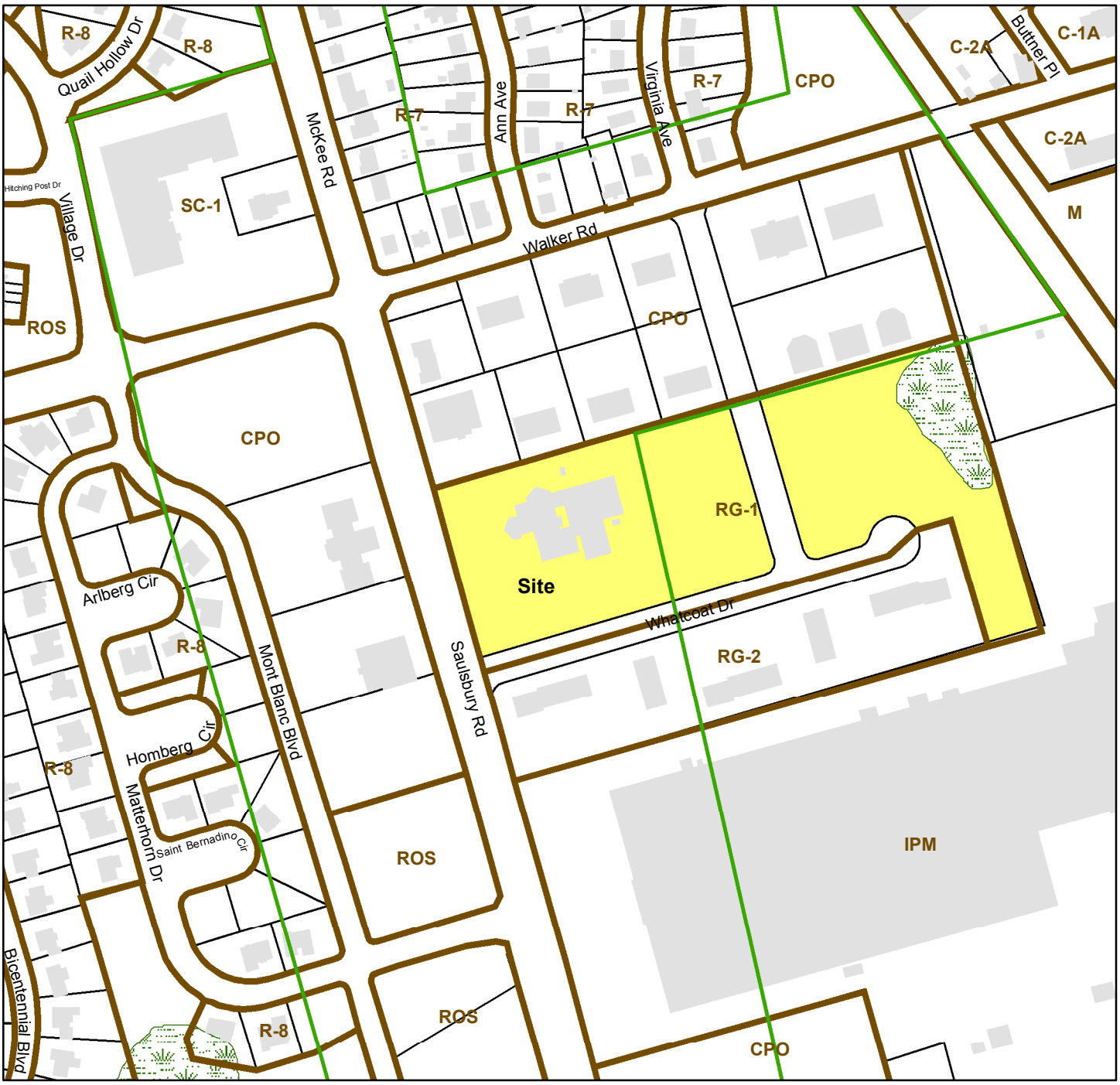
Exhibit	Description/Author	# Pages
A	Zoning Exhibit Map (Staff)	1
B	"Sign Table" reproduced from *Zoning Ordinance* Article 5 §4.7 (Staff)	1
C	Images of surrounding properties, aerial photo, images of existing and proposed signs. (Applicant)	3

City of Dover

Department of Planning & Inspections

Exhibit A

Application No.: V-17-02



Title: Whatcoat United Methodist Church Monument Sign
Address: 341 Saulsbury Road
Parcel ID: ED-05-067.19-02-10.00-000
Zoning: RG-1, COZ-1
Owner: Whatcoat Methodist Church
Date: 1/12/2017

Legend

- Subject Parcel
- Dover Parcels
- Zoning
- Corridor Overlay Zone
- 2012 Buildings

N
W
E
S

0 175 350 700 Feet

Exhibit B

Zoning Ordinance , Article 5 §4.7

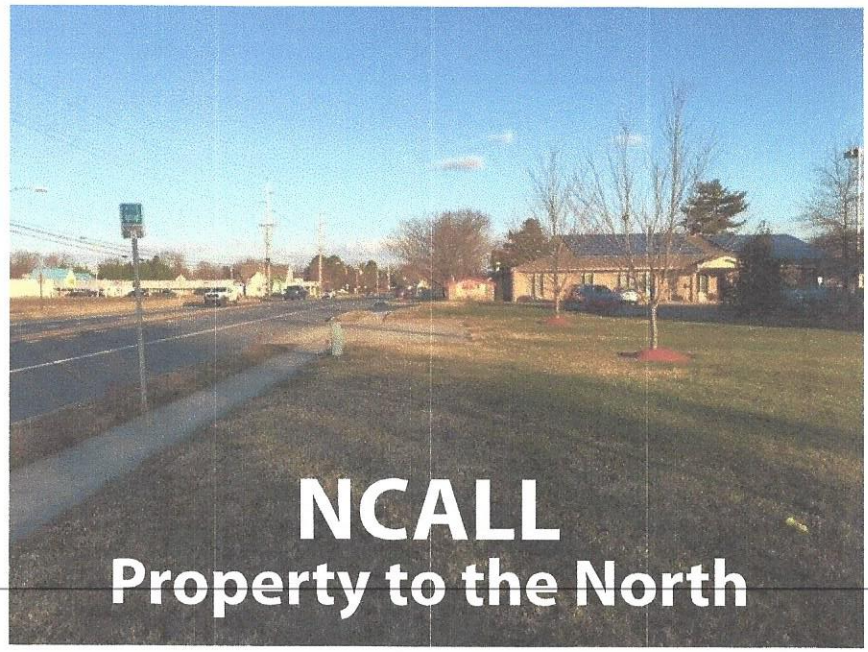
SIGN TABLE									
Use		**Road Type**	**Permitted Signs**						
	Specific		Sign Type	Number Permitted	Max. Size	Max. Height	% of Total Wall Area	Setback (R.O.W.)	Exclusion Zone
Residential Uses and Nonresidential Uses in Residential Districts	Single-Family Detached Semi-Detached	All Streets	Signs permitted in § 4.5 only						
	Professional Office	All Streets	Post or Monument	1/entrance	12 S.F.	7 feet	N/A	5 feet	20 feet
			Wall	1/frontage	16 S.F.	N/A	< = 15%	N/A	N/A
	Subdivisions Multi-Family Residential Uses Mobile Home Parks	All Streets	Wall &	1/frontage	32 S.F.	N/A	< = 15%	N/A	N/A
			Monument or Post and Panel	2/entrance	32 S.F.	7 feet	N/A	5 feet	20 feet
Nonresidential Uses Adjacent to Residential Districts or Uses	Places of Worship Daycare Centers Approved Conditional Uses Educational/ Institutional All Other Approved Nonresidential Uses	Urban Principal Arterial	Wall &	2/frontage	32 S.F.	N/A	< = 15%	N/A	N/A
			Monument or Post and Panel OR	1/entrance	32 S.F.	7 feet	N/A	10 feet	20 feet
			Post** &	1/frontage	16 S.F.	7 feet	N/A	5 feet	5 feet
			Pylon*	1/frontage	32 S.F.	30 feet	N/A	30 feet	50 feet
		Urban Minor Arterial	Wall &	2/frontage	32 S.F.	N/A	< = 15%	N/A	N/A
			Monument or Post and Panel OR	1/entrance	32 S.F.	7 feet	N/A	5 feet	20 feet
			Post**	1/frontage	16 S.F.	7 feet	N/A	5 feet	10 feet
		Urban Local/ Collector	Wall &	2/frontage	32 S.F.	N/A	< = 15%	N/A	N/A
			Monument or Post and Panel OR	1/entrance	32 S.F.	7 feet	N/A	5 feet	20 feet
			Post**	1/frontage	16 S.F.	7 feet	N/A	5 feet	10 feet
Nonresidential Uses in Nonresidential Districts	Nonresidential Uses	Urban Principal Arterial	Wall &	2/frontage	No max	N/A	< = 15%	N/A	N/A
			Monument or Post and Panel &	1/entrance	100 S.F.	10 feet	N/A	10 feet	20 feet
			Pylon OR *	1/frontage	100 S.F.	30 feet	N/A	15 feet	50 feet
			Pylon*	1/frontage	150 S.F.	30 feet	N/A	31 feet	50 feet
		Urban Minor Arterial	Wall &	2/frontage	64 S.F.	N/A	< =15%	N/A	N/A
			Monument or Post and Panel OR	1/entrance	64 S.F.	7 feet	N/A	5 feet	20 feet
			Post**	1/frontage	16 S.F.	7 feet	N/A	5 feet	10 feet
		Urban Local/ Collector	Wall &	2/frontage	32 S.F.	N/A	< = 15%	N/A	N/A
			Monument or Post and Panel OR	1/entrance	32 S.F.	7 feet	N/A	5 feet	20 feet
			Post**	1/frontage	16 S.F.	7 feet	N/A	5 feet	10 feet

* Denotes that an additional wall sign may be permitted/added in lieu of a freestanding pylon sign.

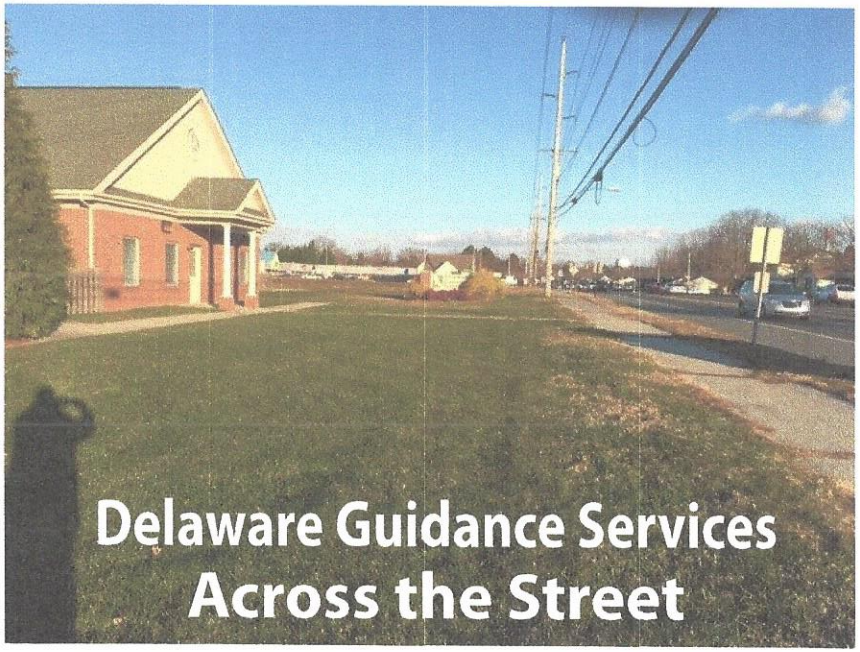
** Post sign would be in lieu of a monument sign or post and panel sign.



Existing 4'x8'
To be removed



NCALL
Property to the North

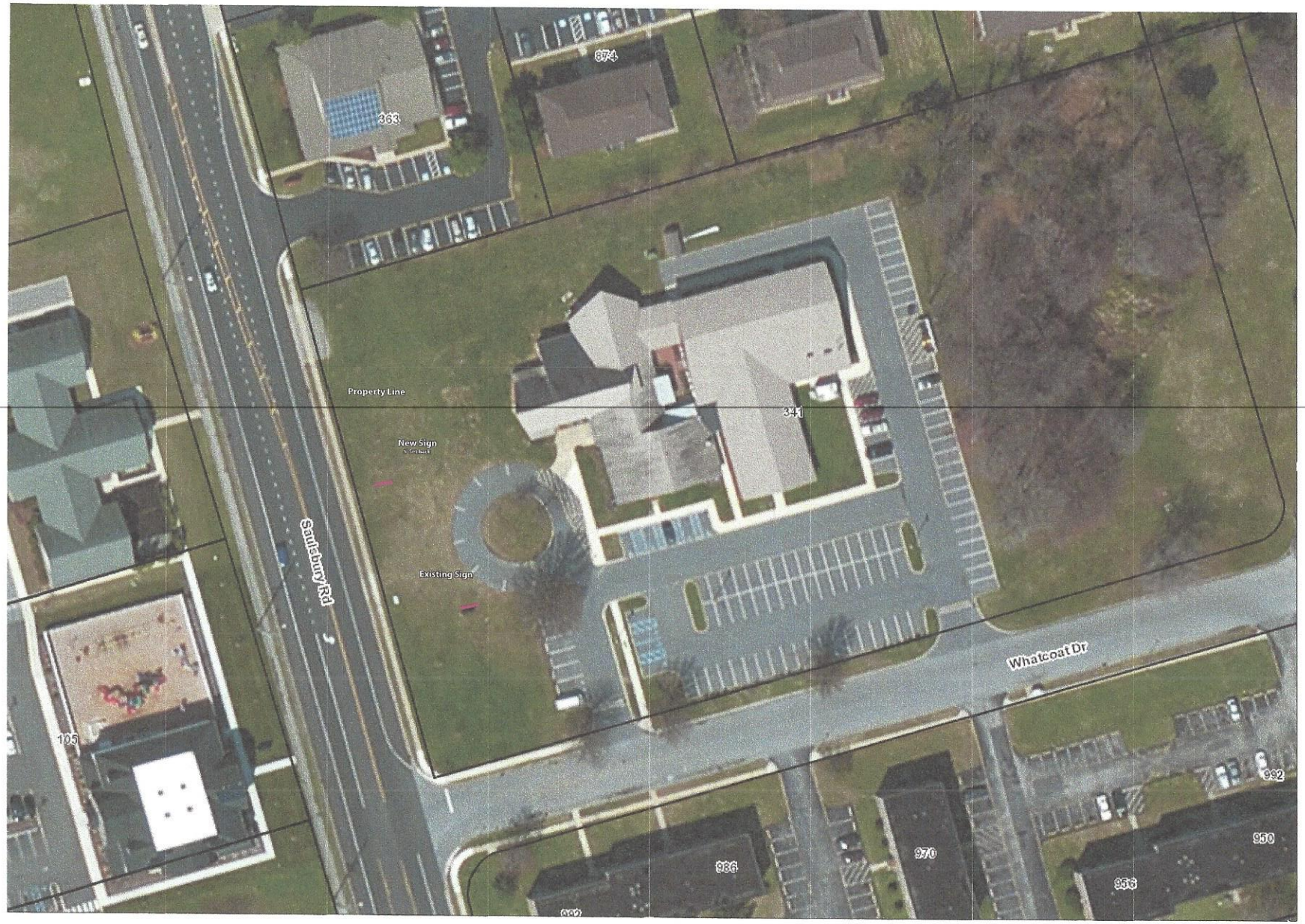


Delaware Guidance Services
Across the Street

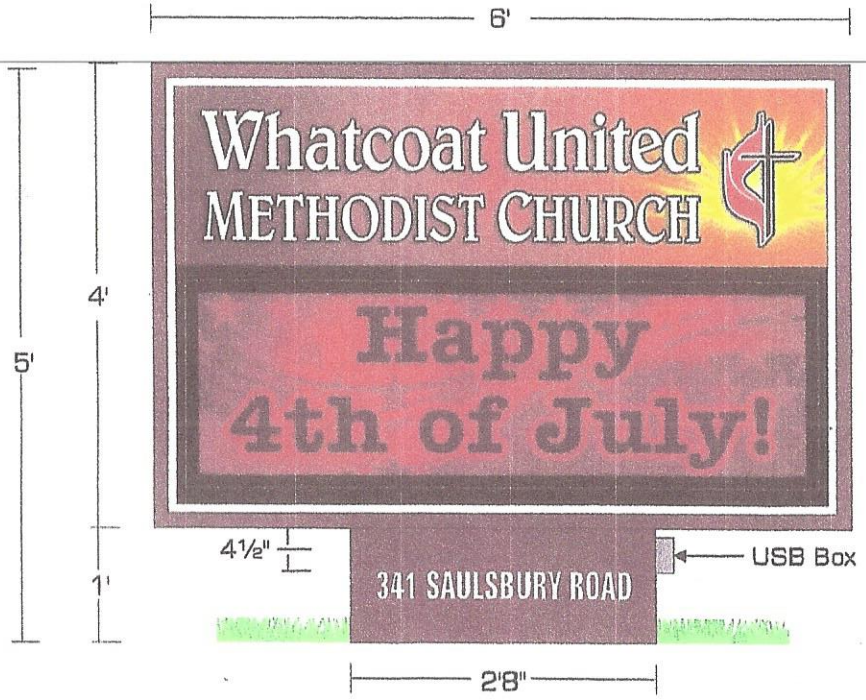


Kids Cottage
Across the Street

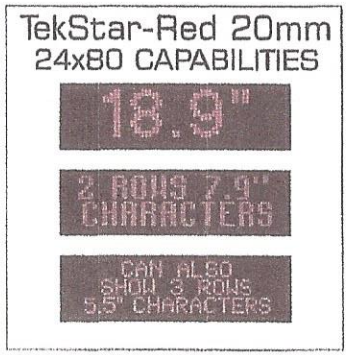
Exhibit C


874
363
Property Line
New Sign
341
Existing Sign
Salisbury Rd
Whatcoat Dr
105
992
950
970
966
956

Photorealistic Header
Paint Color: Burgundy
Draft: White
Cowling Text: White 3" Lettering



TekStar-Red
20mm 24x80
CABINET SIZE: 4'x6'



Approved as shown. x _____ date _____ 1. _____
Approved with listed changes x _____ date _____ 2. _____ 3. _____

Stewart
AMERICA'S PREMIER SIGN COMPANY
PH. 1-800-237-3928 FAX 1-800-485-4280

DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, PAINT, OR LED COLOR. ARTIST'S RENDITION OF BRICKWORK, MASONRY AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ANY MEASUREMENTS SHOWN ARE APPROXIMATIONS; DIMENSIONS OF FINAL PRODUCT MAY VARY. LED IMAGES SHOWN ARE SIMULATED TO REPLICATE RESOLUTION FROM OPTIMUM VIEWING DISTANCE.

5/8"=1' SK#762519-4 CUST#3024784 6-29-12 O/MDEUTSCHLE SOLD

ORIGINAL DESIGN DO NOT DUPLICATE