

2/5/2021

Variance Justifications

234-87.E.2 Interior Drive Aisle Width: 25 Feet.

Application proposes interior drive aisle width of 24 Feet.

700 Delaware State Fire Prevention Regulations 705 General Fire Safety

5.0 Design of Access Roadways.

5.1 Where emergency services apparatus have to utilize access roadways to reach designated fire lanes, such access roadways shall be constructed to meet the minimum engineering specifications and/or requirements pursuant to the Delaware Department of Transportation or local jurisdictions for paved roadways.

5.2 All access roadways shall be paved and be a minimum of 20 feet clear width for two-way traffic and 14 feet clear width for one-way traffic. The paved width of access roadway shall be measured from edge of parking spaces, or face of curb for vertical curb and back of curb for mountable curb, or edge of pavement if there is no curbing.

5.3 The design professional of record shall certify that the access roadway was built to the minimum requirements as listed in 5.1.

5.4 Access roadways not utilized as fire lanes shall not require marking.

6.0 Design of Fire Lanes.

6.1 The following criteria shall be utilized to effect a design submittal for review and approval.

6.2 Fire lanes shall be a minimum 24 feet in clear width.

6.3 Fire lanes shall be required to run along the front of the building as determined by the primary entrance(s). In cases where there is more than one primary entrance(s), each shall be served by a fire lane even if this exceeds the percentage as required by Section 4.0, Table 5-2.

6.3.1 Parking shall be prohibited between the building and the fire lane where 4.2.1 applies.

6.3.2 Parking shall be prohibited in front of the primary entrance for a width of not less than 1.5 times the width of the door(s) or for 10 feet, whichever is greater.

6.3.2.1 Parking shall be prohibited in front of any secondary entrance(s) located within the required perimeter and fire lane access, for a width of not less than the width of the entrance door(s).

6.3.2.2 Where multiple primary entrances are provided, 15 foot wide unobstructed emergency services access shall be provided in parking rows at intervals not to exceed 90 feet.

6.3.2.3 Containers placed within parking spaces between the fire lane and the building shall be limited to one container no greater than 12 feet in height.

6.3.3 Where parking is provided between the building and the fire lane, unobstructed emergency services access shall be provided in parking rows at intervals not to exceed 90 feet.

- 6.3.4 Parking and/or obstructions shall be prohibited in front of fire department connections for a distance measuring from the center line and extending four feet on both sides.
- 6.3.5 Parking shall be prohibited for 15 feet, in any direction, from an intersection at the corner of a building.
- 6.3.6 Handicap access shall be permitted to be used as the unobstructed access referred to in 6.3.2.2.
- 6.4 The closest edge of fire lanes shall not be located closer than ten (10) feet to the exterior wall.
 - 6.4.1 Where parking is located between the building and the fire lane, parking shall not be located closer than 15 feet to the exterior wall.
- 6.5 The closest edge of fire lanes shall not be located further than 50 feet from the exterior wall if one or two stories in height; 40 feet if three or four stories in height, or 30 feet if over four stories in height.
- 6.6 Fire lanes shall be constructed to meet the minimum engineering specifications of the Delaware Department of Transportation requirements for paved roadways.
- 6.7 "Speed Bumps" or any other like device used to reduce vehicle speed shall be limited. They shall be installed pursuant to the State of Delaware Department of Transportation specifications.
- 6.8 Where overhangs, canopies, balconies, or any other building or site features must project over any fire lane, an unobstructed vertical clearance of not less than 13'-6" above the fire lane shall be provided.
 - 6.8.1 Overhangs, canopies, balconies, or any other building or site features shall not impair access by emergency apparatus.
 - 6.8.2 Overhangs, canopies, balconies, or any other building or site features shall not reduce the width of any fire lane.
 - 6.8.3 Overhangs, canopies, balconies, or any other building or site features shall not interfere with the effective utilization of fire department aerial devices.
 - 6.8.4 The portion of the building perimeter which contains overhangs, canopies, balconies, or any other building features shall not apply towards the fire lane accessibility requirements of Section 4.0, Table 5-1 in this chapter.

234-31 Multifamily Residential District (R-2)
234-31.C Property development standards – Tract Standards

Required Average Dwelling Units Per Building: 24

Application proposes 342 units (192 are Market Rate and 150 are Age Restricted).

192 Market Rate units is comprised of 8 buildings with 24 units in each.

$192/8=24$ Units per building

150 Age Restricted units is comprised of 5 buildings with 30 units in each

$150/5=30$ Units per building

Thus, our variance is only needed for the Age Restricted units.

Total project units per building

$342/13=26.31$ Units per building

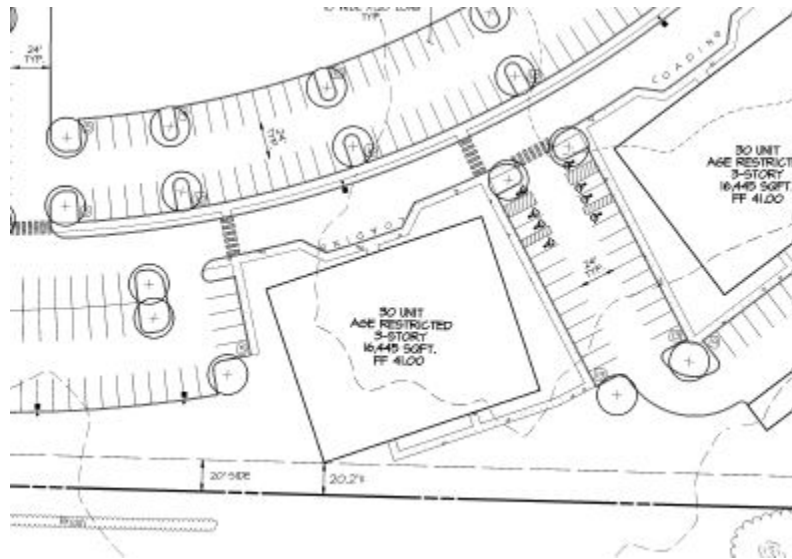
234-31 Multifamily Residential District (R-2)
234-31.C Property development standards – Lot Standards



Maximum Building Height (feet): 42 Feet*

*Note 4: Building height may be increased by 1 foot for each foot by which the width of each side yard is increase beyond the minimum required side yard setback.

Application proposes a Maximum Building Height of 56 Feet, which is 14 feet in excess of the maximum permitted by code. Based upon Note 4 above and within the Town of Bridgeville Zoning Ordinance, the buildings would need to have a side yard setback of 34 feet to achieve the building height being sought without a Variance. (20' required side yard setback + 14 feet of additional building height = 34 feet) This is able to be achieved for all buildings except 1, which is located 20.2 feet from the boundary.



From: [Alan Hill](#)
To: [Tom Schreier](#); [Joseph Calabro](#); dnrutt@mooreandrutt.com
Subject: FW: Bridgeville Town Center
Date: Tuesday, February 2, 2021 11:35:04 AM
Attachments: [image001.png](#)

Response from the Fire Marshal below.
Alan

From: Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>
Sent: Tuesday, February 2, 2021 11:30 AM
To: Alan Hill <ahill@hillcrestassoc.com>
Subject: RE: Bridgeville Town Center

Alan,

The State Fire Regulations have no limit on building height or maximum building size (# of units). You are correct, fire lanes have to be at least 24' paved width. Access roadway minimums will be met or exceeded with the criteria shown below.

DUANE T. FOX, JR., CFPS, CFI, CFPE
ASST CHIEF, TECHNICAL SERVICES
DE STATE FIRE MARSHAL'S OFFICE
22705 PARK AVE, GEORGETOWN
302-856-5298

From: Alan Hill <ahill@hillcrestassoc.com>
Sent: Tuesday, February 02, 2021 11:16 AM
To: Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>
Subject: Bridgeville Town Center

Duane,

We're scheduled to appear before the Bridgeville Board of Adjustment to present the Bridgeville Town Center project for Variances on February 15. Back in September 2019 you did a PLUS review of the project and while we believe none of the variances we are requesting would mean that we wouldn't comply with the DSFPR we believe it would help if you were able to confirm our beliefs. The variances are:

1. Maximum Building Height – the maximum building height in Bridgeville is 42' and while we only propose 3 story building the footprint of the building will increase the ridge height of the building to a maximum of 54'. The floor at the third floor will still be around 22' above finished grade and the eave height of the building approximately 31' above finished grade.
2. Maximum number of units in a building – Bridgeville limits the number of units to 24 per building and we are asking to increase this to 30 units per building to reduce the amount of proposed buildings.

3. Maximum interior driveway width – Bridgeville has a minimum road width requirement of 25'. This is unusual and we are requesting the more normal 24' wide 2-way road with 14' wide 1-way boulevard entrance roads. The fire lanes around the building and parking areas will still comply with the 24' width requirement.

I appreciate your time and hopefully none of these requests will have an impact on the fire protection and safety of the proposed buildings and development. Please let me know if you have any questions or concerns and I have attached a copy of the current rendering for reference.

Alan

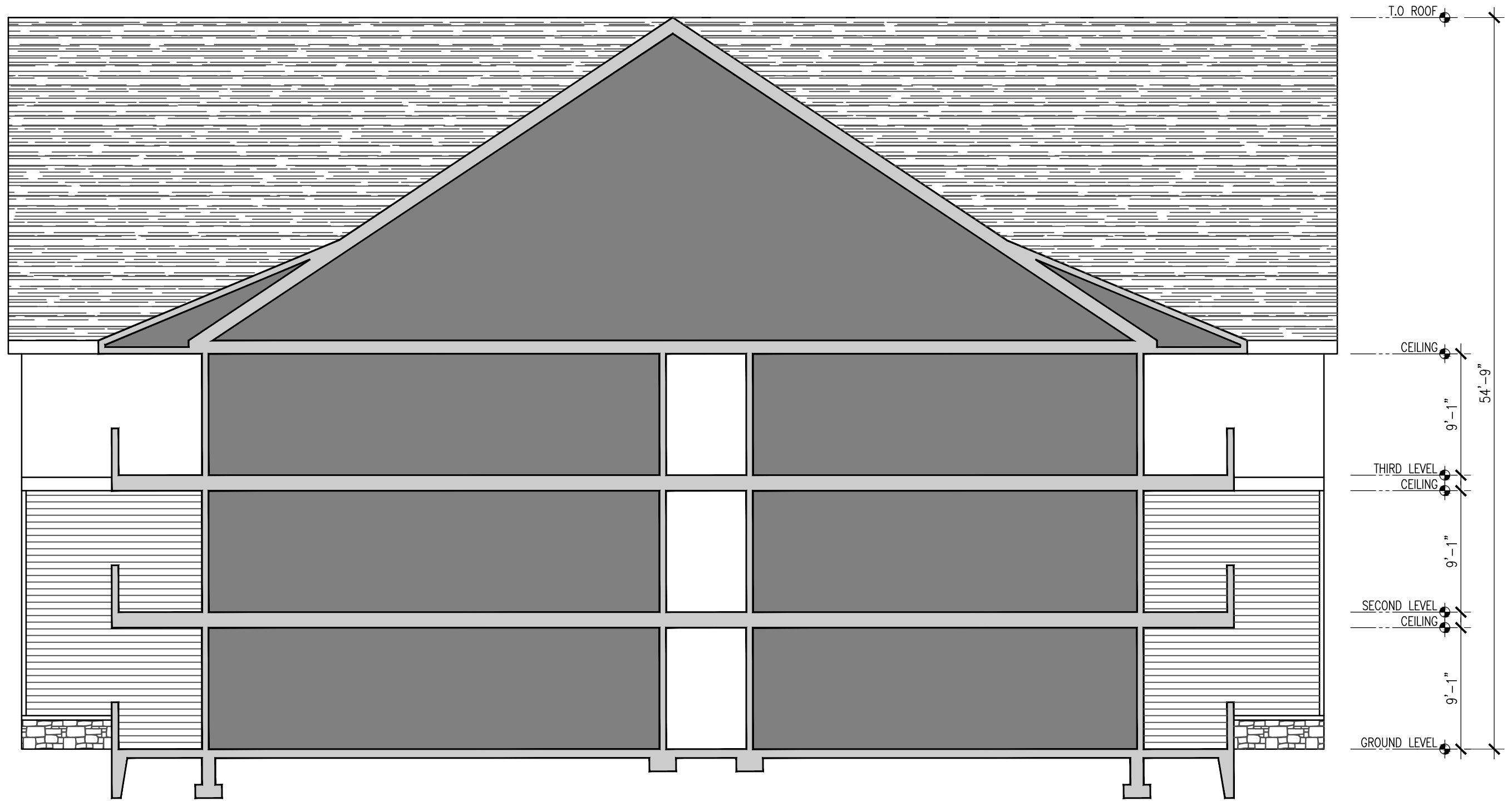


Alan J. Hill | President

Ph: 610.274.8613 ext. 208 | C: 302.690.1640

www.HillcrestAssoc.com

NOTE: This e-mail may contain **PRIVILEGED** and **CONFIDENTIAL** information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use, dissemination or copy of this e-mail or the information contained in it or attached to it is strictly prohibited. If you have received this e-mail in error, please delete it and immediately notify the person named above by reply e-mail.



PRELIMINARY NOT FOR CONSTRUCTION

1

DWELLING UNIT TYPICAL SECTION

SCALE : 1/8" = 1'-0"



**PRELIMINARY SITE PLAN FOR
BRIDGEVILLE TOWN CENTER**
NORTHWEST FORK HUNDRED,
SUSSEX COUNTY, DELAWARE



SEAL

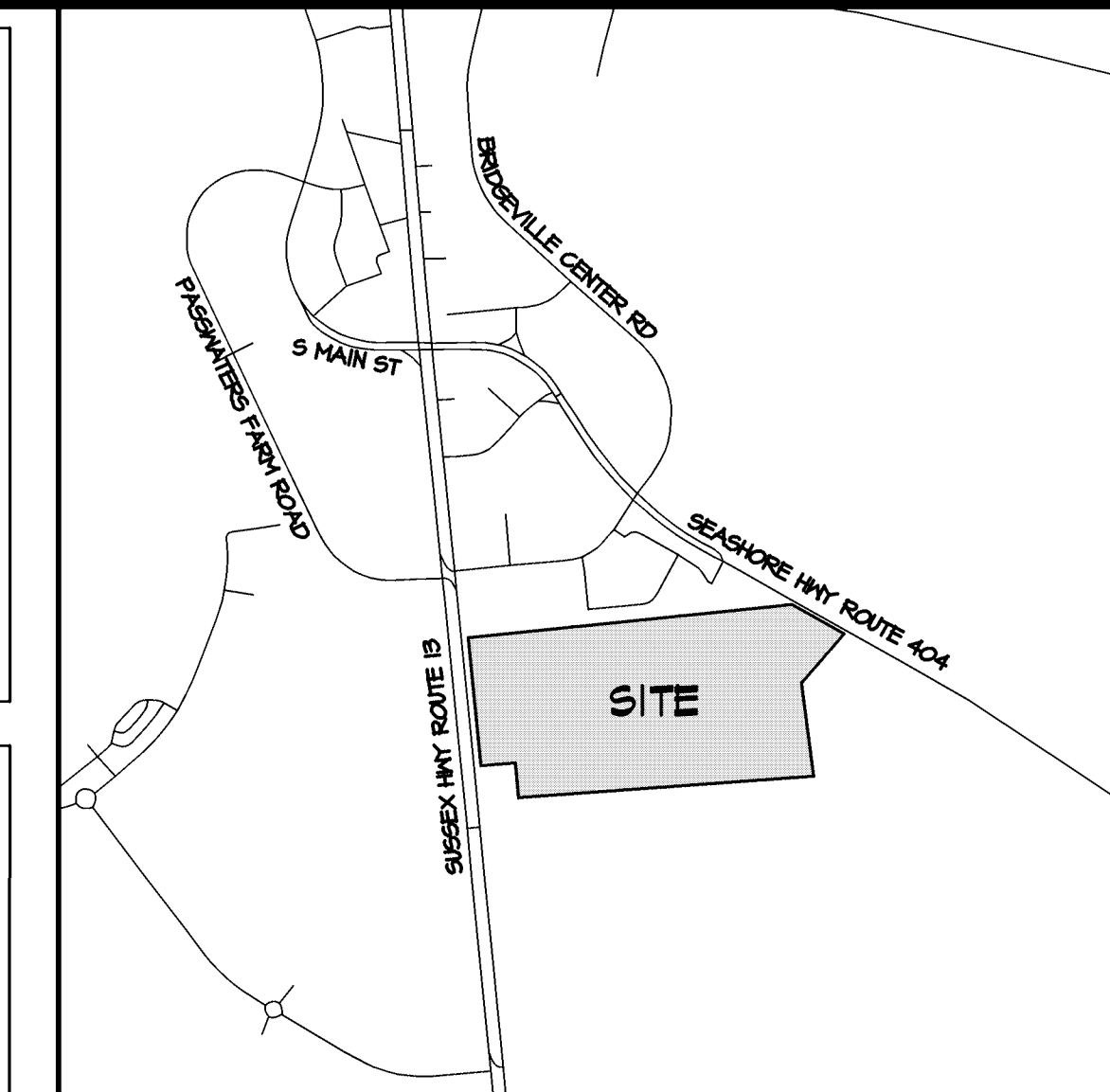
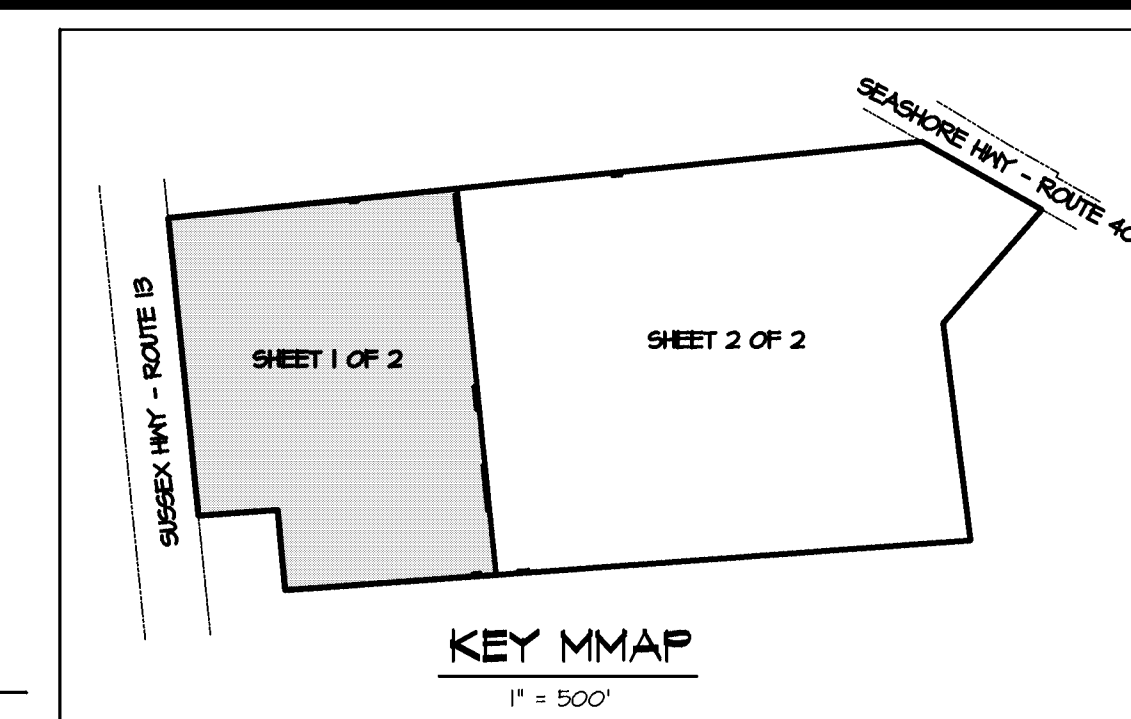
PRELIMINARY SITE PLAN / REZONING
BRIDGEVILLE TOWN CENTER
DISTRICT 131 - NORTHWEST FORK HUNDRED
TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE

REVISION

DATE

DWG. NO.

1 OF 2



LOCATION MAP SCALE: 1" = 800'

LEGEND

PROPERTY BOUNDARY	---
PROPOSED LOT LINE	---
LOT LINE TO BE EXTINGUISHED	---
ADJOINING LOT LINE	---
EXISTING RIGHT-OF-WAY	---
EXISTING EASEMENT	---
BUILDING SETBACK LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING STRIPING	---
EXISTING DRAINAGE SWALE	---
EXISTING BUILDING	---
EXISTING BRUSH LINE	---
EXISTING OVERHEAD ELECTRIC	---
EXISTING UNDERGROUND ELECTRIC	---
EXISTING GAS LINE	---
EXISTING INDEX CONTOUR	---
EXISTING CONTOUR	---
TOWN/COUNTY BOUNDARY	---
PROPOSED BUILDING	---
PROPOSED SIDEWALK	---
PROPOSED EASEMENT	---
PROPOSED LANDSCAPE	---
PROPOSED LIGHT FIXTURE	---

GENERAL NOTES

- PROPERTY BOUNDARY SURVEYED BY HILLCREST ASSOCIATES, INC. IN MAY 2019. SITE FEATURES AND TOPOGRAPHY ARE FROM AN AERIAL SURVEY PERFORMED BY AVIS GEOGRAPHICAL IN JANUARY 2020. 1 FOOT CONTOUR DATUM: NAVD 83.
- THE PROPERTIES ARE OUTSIDE OF THE 100 YEAR FLOOD ZONE BASED UPON FEMA FLOOD INSURANCE RATE MAP 1000502254L WITH EFFECTIVE DATE ON JUNE 2019.
- ENTRANCES ON STATE ROAD #8 & 404 SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS. THE ENTRANCES ARE SUBJECT TO APPROVAL BY DELAWARE DEPARTMENT OF TRANSPORTATION.
- THE PROPOSED BUILDINGS MUST MEET ALL APPLICABLE BUILDING AND FIRE CODE REQUIREMENTS, THEREFORE, SPRINKLERS ARE REQUIRED FOR ALL HOUSING UNITS.
- EACH BUILDING IS ANTICIPATED TO BE A PHASE.
- STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PRACTICES SHALL BE BY THE RESPECTIVE ORGANIZATION.
- ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE SHALL BE BY THE RESPECTIVE ORGANIZATION.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY CONSERVATION DISTRICT REGULATIONS.
- ALL FIRE LINES, FIRE HYDRANTS, AND MARKINGS SHALL BE IN ACCORDANCE WITH DELAWARE STATE FIRE MARSHAL REGULATIONS.
- ACCESS HEREBY GRANTED TO ALL STORMWATER MANAGEMENT FACILITIES FOR THE SUSSEX COUNTY CONSERVATION DISTRICT AND DRAC.
- RECREATION FACILITY AND COMMUNITY AMENITIES OPEN SPACE SHALL BE FOR PRIVATE USE OF THE HOMEOWNERS ASSOCIATION MEMBERS.
- THE OWNER/ DEVELOPER AND/ OR HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE MULTI-USE PATH, SIDEWALKS, AND STORMWATER MANAGEMENT FACILITIES.

RELIEF REQUESTED

- SECTION 234-3(c) - PROPERTY DEVELOPMENT STANDARDS - RELIEF IS BEING REQUESTED FROM THE AVERAGE DENSITY PER BUILDING, WHERE 24 IS REQUIRED AND 26.3 IS BEING PROVIDED.
- SECTION 234-3(d)(2) - OFF-STREET PARKING DESIGN STANDARDS - RELIEF IS BEING REQUESTED FROM THE REQUIRED INTERIOR DRIVE AISLE WIDTH, WHERE 25 IS REQUIRED AND 24 IS BEING PROVIDED.

WETLANDS NOTE

I, EDWARD M. LAJNAY, PWS, STATE THAT THERE ARE NO FEDERALLY REGULATED WETLANDS ON OR ADJACENT TO THE PARCELS IN REFERENCE HEREIN. A WETLAND INVESTIGATION WAS PERFORMED IN NOVEMBER 2019 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 325.3(A)(2)). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

EDWARD M. LAJNAY, PWS NO. 875 DATE
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR
REG#WR0002000008

OWNERS CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT OUR DIRECTION AND WE ACKNOWLEDGE THE SAME TO BE OUR ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

REGULATORY APPROVALS

AGENCIES	APPROVALS
DELDOT	
SUSSEX COUNTY CONSERVATION	
SUSSEX COUNTY ENGINEERS (SENER)	
TOWN OF BRIDGEVILLE (WATER)	

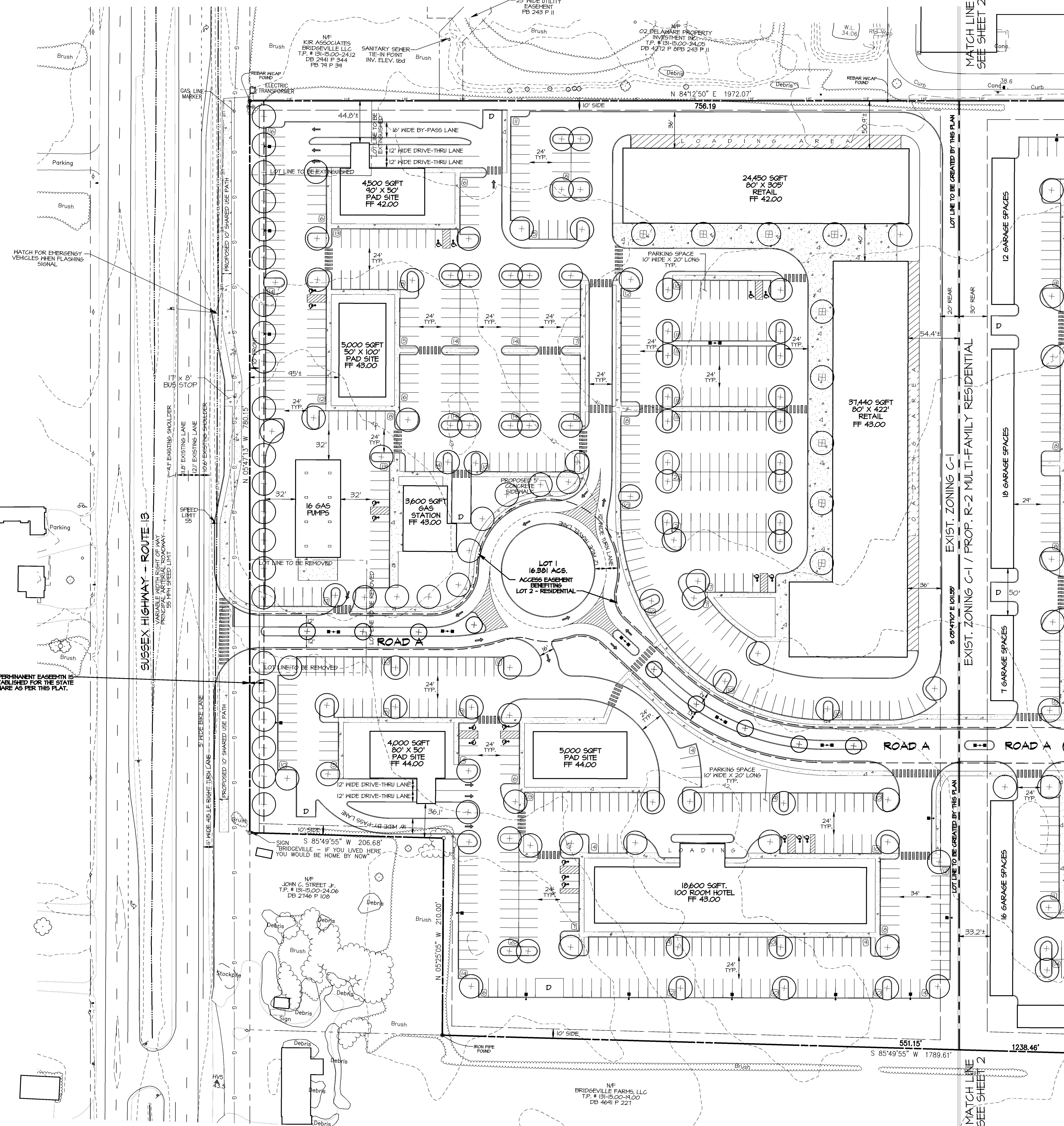
ENGINEER CERTIFICATION

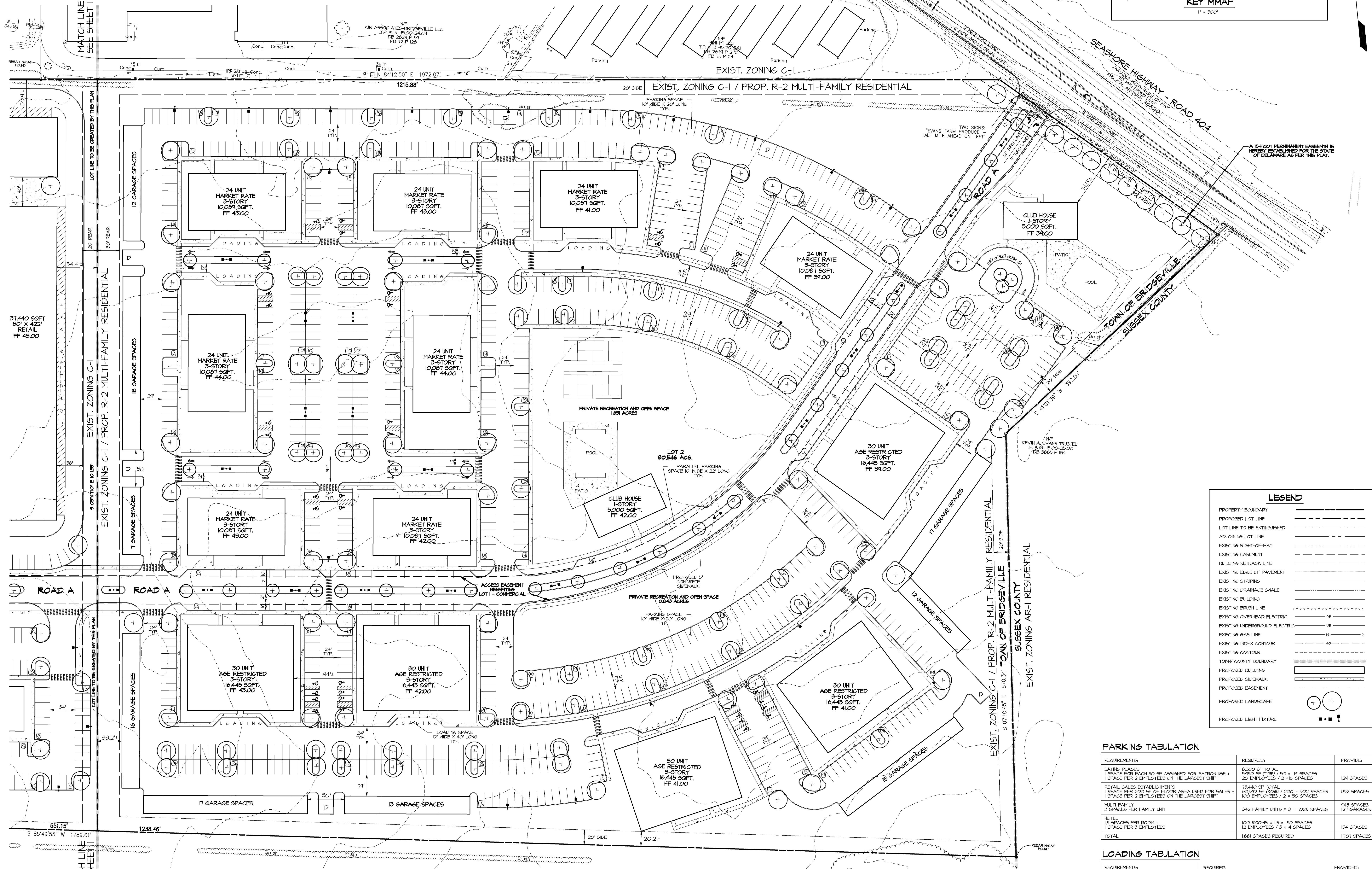
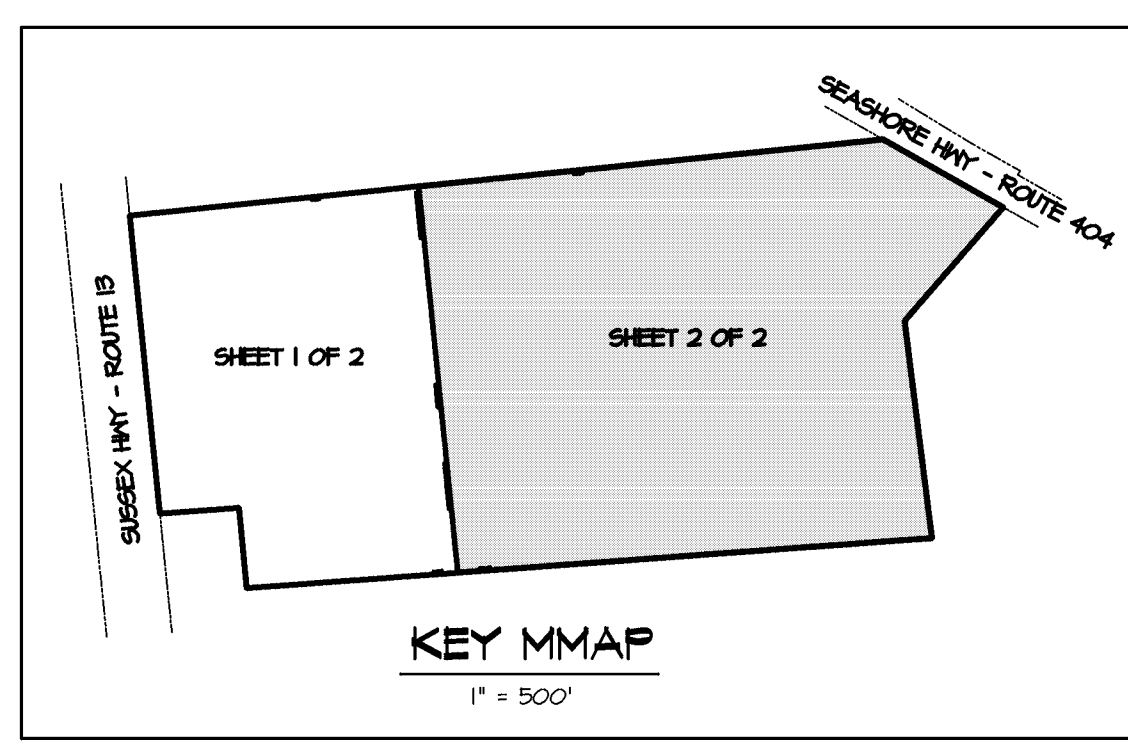
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

COLIN M. KRAIGINAS, P.E. DATE
DE LICENSE NO. 14908

APPROVED BY:

CHAIRMAN OF PLANNING COMMISSION DATE
PRESIDENT OF SUSSEX COUNTY COUNCIL DATE





LEGEND

PROPERTY BOUNDARY	---
PROPOSED LOT LINE	---
LOT LINE TO BE EXTINGUISHED	---
ADJOINING LOT LINE	---
EXISTING RIGHT-OF-WAY	---
EXISTING EASEMENT	---
BUILDING SETBACK LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING STRIPING	---
EXISTING DRAINAGE SWALE	---
EXISTING BUILDING	---
EXISTING BRUSH LINE	---
EXISTING OVERHEAD ELECTRIC	OE
EXISTING UNDERGROUND ELECTRIC	UE
EXISTING GAS LINE	G
EXISTING INDEX CONTOUR	40
EXISTING CONTOUR	---
TOWN COUNTY BOUNDARY	---
PROPOSED BUILDING	---
PROPOSED SIDEWALK	---
PROPOSED EASEMENT	---
PROPOSED LANDSCAPE	---
PROPOSED LIGHT FIXTURE	---

PARKING TABULATION

REQUIREMENTS	REQUIRED	PROVIDED
EATING PLACES 1 SPACE FOR EACH 90 SF ASSIGNED FOR PATRON USE + 1 SPACE PER 2 EMPLOYEES ON THE LARGEST SHIFT	8,500 SF TOTAL 3,950 SF (102M / 80 = 131 SPACES) 20 EMPLOYEES / 2 = 10 SPACES	124 SPACES
RETAIL SALES ESTABLISHMENTS 1 SPACE PER 200 SF OF FLOOR AREA USED FOR SALES + 1 SPACE PER 2 EMPLOYEES ON THE LARGEST SHIFT	75,490 SF TOTAL 60,342 SF (602M / 200 = 302 SPACES) 100 EMPLOYEES / 2 = 50 SPACES	352 SPACES
MULTI-FAMILY 3 SPACES PER FAMILY UNIT	342 FAMILY UNITS X 3 = 1,026 SPACES	945 SPACES 127 GARAGES
HOTEL 15 SPACES PER ROOM + 1 SPACE PER 3 EMPLOYEES	100 ROOMS X 15 = 1,500 SPACES 12 EMPLOYEES / 3 = 4 SPACES	154 SPACES
TOTAL	1,661 SPACES REQUIRED	1,701 SPACES

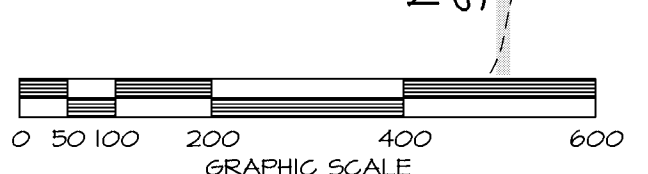
LOADING TABULATION

REQUIREMENTS	REQUIRED	PROVIDED
RETAIL STORE, EATING ESTABLISHMENT, GENERAL SERVICE 2,000 SF TO 10,000 SF 10,000 SF TO 20,000 SF 20,000 SF TO 40,000 SF	1 LOADING SPACE X 5 BUILDINGS = 5 LOADING SPACES 2 LOADING SPACE X 1 BUILDINGS = 2 LOADING SPACES 3 LOADING SPACE X 2 BUILDINGS = 6 LOADING SPACES	5 LOADING SPACES 2 LOADING SPACES 6 LOADING SPACES
APARTMENT BUILDING, HOTEL, OFFICES 5,000 SF TO 25,000 SF	1 LOADING SPACE X 15 BUILDINGS = 15 LOADING SPACES	15 LOADING SPACES
TOTAL	26 LOADING SPACES	26 LOADING SPACES

PRELIMINARY SITE PLAN / REZONING
 BRIDGEVILLE TOWN CENTER
 DISTRICT 131 - NORTHWEST FORK HUNDRED
 TOWN OF BRIDGEVILLE
 SUSSEX COUNTY, DELAWARE

DATE	REVISION
9-16-20	TAS
	CHK
	PROJ. NO.: 4270
	SCALE: 1"=50'
	CAD FILE NAME: 4270BDFG

DWG. NO. **2 OF 2**



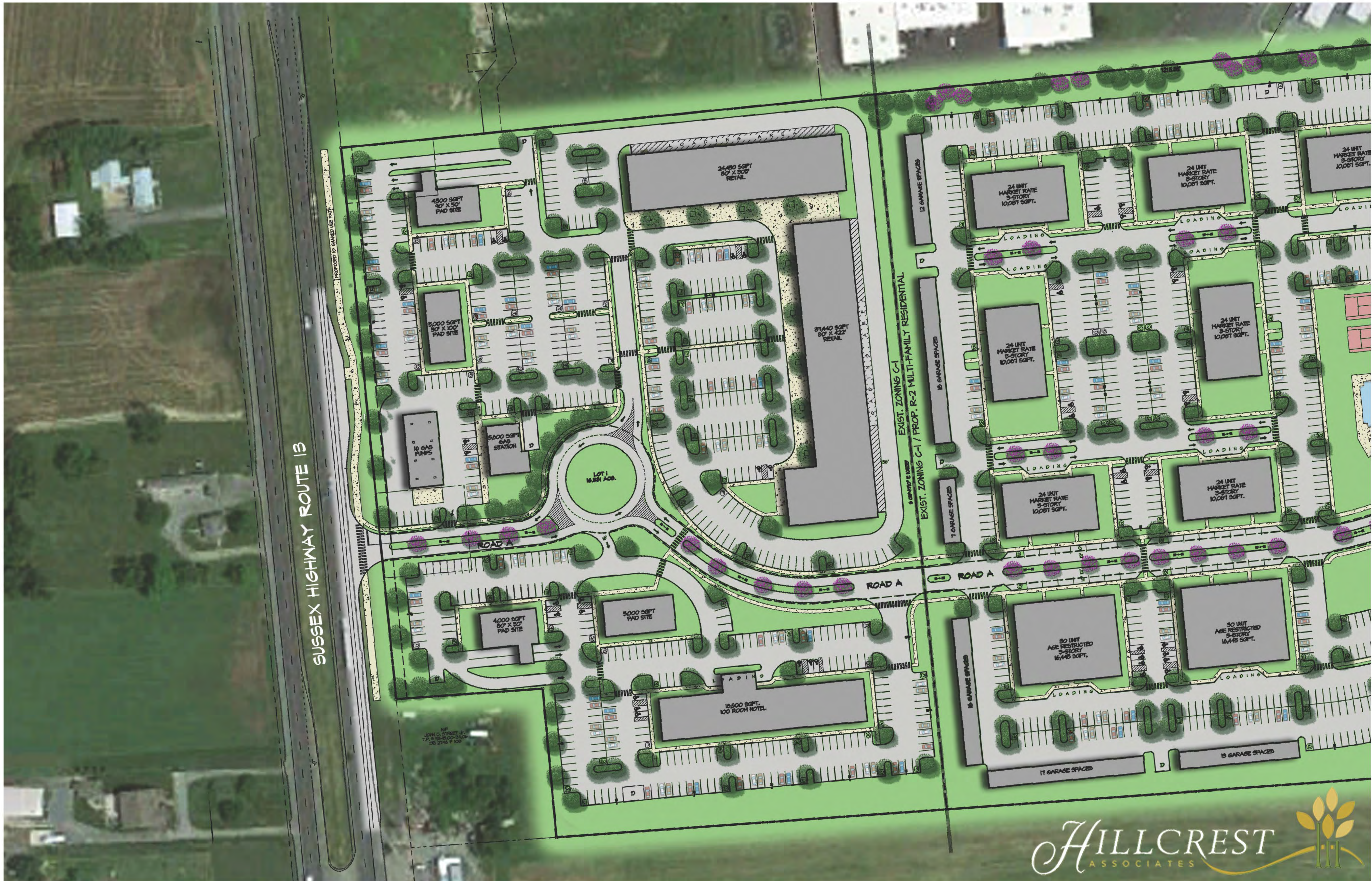
NF
 BRIDGEVILLE FARMS, LLC
 T.P. # 181-500-1100
 DB 4641 P 227



Bridgeville Town Center

BRIDGEVILLE TOWN CENTER





SUSSEX HIGHWAY ROUTE 13

EXIST. ZONING C-1 / PROP. R-2 MULTI-FAMILY RESIDENTIAL



