



VARIANCES, CONDITIONAL USE APPROVAL & ZONING CHANGE
APPLICATION 4

Applicant (Company) Name: Tanner Bowers - CBI LLC
Contact Person: Tanner Bowers
Project Title/Name: Smack Alley
Town Assigned Project Review Application number (from Form 1) _____

Applicant Request

☒ Variance For Adjustments to setbacks

☐ Conditional Use Approval For _____

☐ Zoning Change For _____

Required Information

The Application information must be submitted in writing to the Administrator with this application:

- Statement of the type of relief, permission, or review requested.
- Information about the property for which the application or review is being made.
- Narrative providing information to support the application including the provisions of Chapter 234 and a statement as to how the application complies with those provisions.
- Plans or drawings that support or clarify the relief or permission requested.
- Information requested by the Board or information that may support this application.

The burden of proof is on the applicant. AN applicant for an administrative review, variance, conditional uses, or Zoning change shall have the burden of presenting the information needed by the Board to decide.

Reference Town Code Chapters 234-23, 234-24, and 234-93 for a complete description of the required information and process.

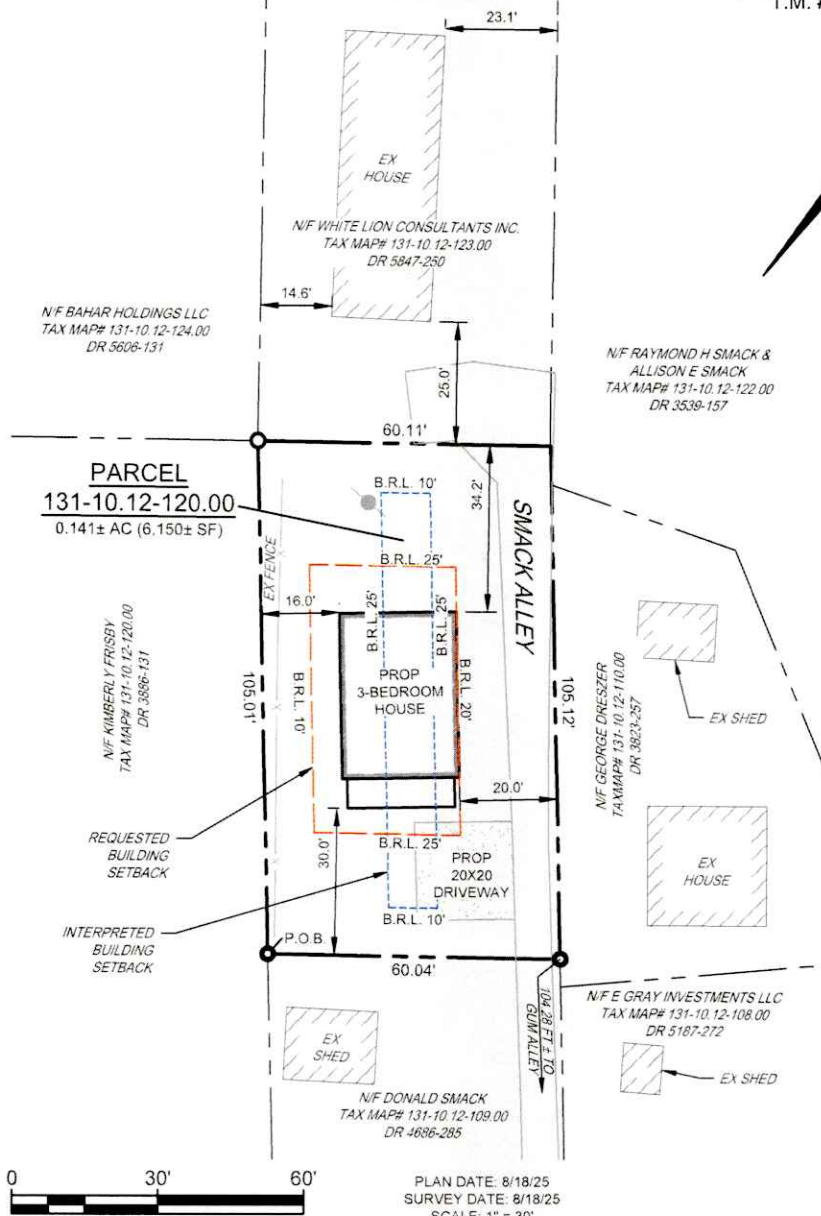
Applicant Signature

The Applicant & property owner understand that all certifications on Form 1, the Initial project review application continue to apply.

Signature of Applicant _____
Date of Applicant (s) 8/19/25
Print Name (s) Tanner Bowers TWB
Date Signed 8/19/25 _____

Date Form 4 Received by Town: 8/29/25
Reviewed By: [Signature]

T.M. # 131-10.20-120.00



PLAN DATE: 8/18/25
 SURVEY DATE: 8/18/25
 SCALE: 1" = 30'
 PROJECT #: 25-711

LEGEND

PROPERTY LINE	---
PROP. LINE ADJ.	---
REQUESTED BUILDING SETBACK	---
INTERPRETED BUILDING SETBACK	---

NOTES

- SOURCE OF TITLE: DR 6089 / 160
- THIS PROPERTY IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA FLOOD MAP NUMBER 10005C0310L, EFFECTIVE DATE: 6/20/2018.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS PER DEEDS AND RECORDS, & PER GIS TAX PARCEL INFORMATION. A BOUNDARY SURVEY WAS NOT COMPLETED
- ALL SETBACKS MUST BE VERIFIED BY THE OWNER AND/OR GENERAL CONTRACTOR.
- PROPERTY ZONE: R-1
- SETBACKS:
 FRONT 25-FEET
 SIDE 10-FEET
 REAR 25-FEET



EDWIN TENNEFOSS, PE LICENSE 12895

SITE PLAN FOR TANNER BOWERS

2 SMACK ALLEY
 BRIDGEVILLE, DE 19933
 NORTHWEST FORK HUNDRED, SUSSEX COUNTY
 STATE OF DELAWARE

SITWORKS
 ENGINEERING LLC

PO BOX 2, 38 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 542-0774



Bethany DeBussy <bdebussy@townofbridgevillede.us>

Statement of Type of Relief Requested- 2 Smack Alley

1 message

Tanner Bowers <tanner.bowers@icloud.com>

Fri, Aug 29, 2025 at 9:51 AM

To: Bethany DeBussy- City Of Bridgeville <bdebussy@townofbridgevillede.us>

Dear Bethany,

Attached is the Statement of Relief requested for 2 Smack Alley. Also someone from our office will be in today to drop off the \$500 check for the application fee.

Please let me know if you need anything else from us.

Thank you very much for all your help with this!

Tanner Bowers
302-670-4668



Statement of Type of Relief Requested .pdf

13K

Town of Bridgeville
August 28, 2025

CBI LLC
Statement of Type of Relief Requested
2 Smack Alley
Bridgeville, DE 19933

Board of Adjustments,

My name is Tanner Bowers and I am writing to you on behalf of CBI LLC requesting adjustments to setbacks at 2 Smack Alley Bridgeville, DE 19933 T.M. #131-10.20-120.

The parcel has the common dimensions of 60' x 105' and 6,150 +/- sq ft, and is located one lot back off of Gum St with Smack Alley running down the side of the lot to the home behind it. This is an ideal size for a single family home. My hardship is that the orientation of the lot is being interpreted that the front is Smack Alley therefore with the setbacks of 25' off the front and 25' off the back that would only allow my building envelope to be 10' wide rendering it unbuildable.

I am respectfully asking for the adjustments on the plans provided to be approved so I can continue to provide much needed quality affordable housing to the residents of the community.

Sincerely,
Tanner Bowers