

DATE: March 4, 2021

TO: Janelle Cornwell, AICP
City of Lewes

FROM: Eric W. Wahl, RLA
Pennoni Associates

RE: **Letter of Clarification**
Application for Change of Zone
Tax Maps: 335-4.41-110.00 & 111.00
660 Pilottown Road (Lewes Dairy)
Lewes, DE 19958

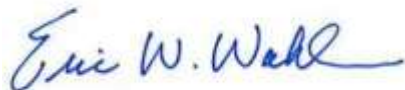
Ms. Cornwell,

As requested, we are submitting a clarification to our Application for Change of Zone for the above referenced project. We noted in our application that the size of the subject parcels is 3.3 acres total. We wish to clarify that the portion being considered for a change of zone from Industrial to R-2 is 2.73 acres.

The balance of the parcels is currently zoned (OS) Open Space, and we are leaving that designation in place. This is consistent with the extent of Pilottown Road, where property owners have Residentially zoned portions on the west side of the road (where their homes are situated facing the canal) and land-hooks on the canal side of their property zoned as Open Space. It is the applicant's intent to preserve the character and precedent established along Pilottown Road by only requesting to change the currently zoned Industrial area to Residential (R-2) and leaving the Open Space zoned area in place.

Should you have any questions or need further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Eric W. Wahl". The signature is fluid and cursive.

Eric W. Wahl, RLA
Pennoni Associates
302-684-6236
ewahl@pennoni.com