



18958 Coastal Highway, Suite D
Rehoboth Beach, DE 19971
302.644.1155

April 9, 2021
Via Federal Express

Sussex County Planning & Zoning
2 The Circle
Georgetown, DE 19947

Attn.: Lauren DeVore

Re: 2017-1 Baylis Estates – Phase II
Request for Extension
Mount Joy Road
Sussex County, DE
Tax Parcel No. 234-29.00-42.00
BEVA# DE190077

Dear Ms. DeVore,

On behalf of our client, Baylis Estates Investments, Inc., we are hereby requesting a six-month extension to the Baylis Estates Phase II Preliminary Site Plan, originally prepared by Cotton Engineering, LLC (the Existing Phase II Preliminary Plan). The previously approved extension filed by Bohler was approved by the Planning Commission at their meeting on September 24, 2020 and is valid until May 18, 2021.

After receiving the extension for the Existing Phase II Preliminary Plan in September 2020, the developer and Bohler have worked with the various reviewing agencies to progress the design, review and approval process of revised Phase II Preliminary and Final Subdivision Plans (the "Revised Phase II Preliminary Plan"), which triggered an additional public hearing. A formal plan submission for the Revised Phase II Preliminary Plan has been made to Sussex County Engineering Department, Sussex Conservation District, Office of the State Fire Marshal, Tidewater Utilities, Inc. and DelDOT. Additionally, the Revised Phase II Preliminary Plan for this project was filed with the Sussex County Planning Department on February 4, 2021, and we are currently awaiting a hearing date with the Planning and Zoning Commission. Due to the current hearing schedule for the Planning and Zoning Commission, the desirable approval for the Revised Phase II Preliminary Plan will not occur until after the Existing Phase II Preliminary Plan expires. Therefore, we respectfully request this Time Extension to avoid losing the approval for the Existing Phase II Preliminary Plan prior to receiving a decision on the Revised Phase II Preliminary Plan submission. Although we anticipated securing a decision on the Revised Phase II Preliminary Plan in advance of May 18, 2021 expiration, the volume of applications for Public Hearings currently pending with Planning and Zoning was neither expected nor within the control of the applicant. It should be noted that our client has secured a petition from the majority of current homeowners in the existing subdivision, indicating that they support the Revised Phase II Preliminary Plan.

As stated, formal submissions have been made to all major reviewing agencies. In some instances, we have received comments from these agencies and are coordinating plan revisions to progress the approval schedule. Construction of Phases 1B and 1C has progressed according to schedule with substantial completion of Phase 1B anticipated in the next few days, and substantial completion of Phase 1C scheduled in the next month.

In conclusion, our client is making every effort feasible to move this project towards final approval and eventual completion. If granted, this preliminary extension request will allow for the typical design/review/approval process to continue for Phase II of this project.

Should you have any questions or require additional information, please do not hesitate to contact this office at (302) 644-1155 to discuss. Thank you.

Very truly yours,



Steven T. Fortunato, P.E.
Project Manager

cc: Kevin Broyzna, Insight Homes (w/o encl.)
M. Andrew Campanelli, Insight Homes (w/o encl.)
David M. Kuklish, P.E., Bohler (w/o encl.)
File