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Rehoboth Beach, DE 19971
302.644.1155

September 8, 2020
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. c/o Insight Homes, we are hereby requesting a six-month extension to the Baylis Estates Phase II Preliminary Site Plan, originally prepared by Cotten Engineering, LLC "Cotten". The previously approved extension filed by Cotten was approved by the Planning Commission at their meeting on February 13, 2020 and is valid for a period of six-months from the initial preliminary approval date of May 18, 2020.

This project was put on hold due to the affects that COVID-19 had on the economy and homebuilding market. Our client was not able to progress with the project due to the uncertainty of the housing market and the financial obligations/strain it would create if the homes were constructed but not selling as projected. Additionally, our client's resources were strained during the associated State of Emergency for childcare needs and health concerns related to COVID-19. Like many businesses, the main offices for our client were closed to the public and a large portion of their staff had to transition to a remote working environment.

In an effort to progress and expedite the approval process, we have been in contact with the reviewing agencies to discuss the project moving forward as well. Although our client's office was closed, technical plans were submitted to some of the reviewing agencies during the pandemic to further project completion. A formal submission has been made to the Sussex County Engineering Department and the Sussex Conservation District. Bohler is in receipt of the associated comments and will incorporate the necessary revision into the next submission. In addition to these two agencies, we will also be submitting to the Office of State Fire Marshal, Office of Drinking Water, DNREC Division of Water and DeIDOT. We plan to have these submissions made in the next few weeks and expect at least one more round of review comments before submitting final plans for approval. Agency review durations have been impacted by COVID-19, which have affected past review cycles and are expected to impact future review cycles. Given current agency review durations we expect to receive final approval early next year.

Under Phase 1A, utilities such as sanitary sewer and storm sewer and ponds have been installed as well as pavement, concrete, hammerhead entrance, sidewalks and some houses having been constructed. Construction Bonding is currently being completed through the Sussex County Engineering Department for Phase 1B and 1C and construction of those previously approved phases should commence shortly.

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 resume for Phase II of this project after a being put on hold for an extreme extenuating circumstance.

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 Brozyna, Insight Homes (w/o encl.)
M. Andrew Campanelli, Insight Homes (w/o encl.)
David M. Kuklish, P.E., Bohler (w/o encl.)
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