

# **TOWN OF MIDDLETOWN** **BOARD OF ADJUSTMENT** **NOTICE**

**Take notice that a Public Hearing will be held on  
Wednesday, April 17, 2019, at 7 p.m.,  
Middletown Town Hall, Council Chambers,  
19 West Green St., Middletown,  
at which time The Board of Adjustment  
for the Town of Middletown  
will consider the following agenda:**

**Case No. 01-19 – 224 N. Broad Street – Tax Parcel No. 23-005.00-083**

Anavet Hernandez is requesting the following variances to be able to move forward with converting a four-unit apartment house into a three-unit townhouse:

1. Minimum setback for parking lots from property lines and screened from the public street, Section 5(A)(8); 10 feet required; 10 feet provided; screening required; screening not shown.
2. Minimum aisle way width; Section 5(B)(1); 24 feet required; 16 feet provided; 8 feet requested.

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**Case 02-19 – 200 E. Cochran Street – Tax Parcel No. 23-009.00-162**

The Appoquinimink School District is requesting the following variances from the Zoning Code of the Town of Middletown for the minor subdivision of Silver Lake Elementary School. The new proposed minor subdivision creates two parcels from a single parcel, causing nonconformities on the fully improved site, creating the three variances listed below:

1. Town of Middletown Zoning Code Section 4C3(g): A 5-foot minimum detached accessory garage side yard setback is required. The new subdivision parcel line provides a 0 feet building setback for the detached garage on Parcel A.
  2. Town of Middletown Zoning Code Section 4C3(g): A 10 feet minimum paving side yard setback is required. The new subdivision parcel line provides a 0 feet setback for the existing concrete and asphalt pads located around the detached garages in Parcel B. Parcel A, a 2 feet minimum setback is provided for the existing asphalt trail near the western offsite trail access on East Hoffecker Street.
  3. Town of Middletown Zoning Code Section 4C3(f): A 25 feet minimum paving rear yard setback is required. The new subdivision parcel line provides a 5.6 feet minimum paving setback for the existing asphalt trail in Parcel B south of the existing
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**Case No. 03-19** – 60 W. Main Street and 218 W. Main St. –  
Tax Parcel Nos. 23-008.00.021 and 23-008.00-011.

Broadstreet Leasing & Clark Construction are seeking the following variances/relief from the Zoning Code for the Town of Middletown regarding parking setback, with the exception of item #1, which is a side yard variance. These variances are in relation to a proposed boutique hotel on the site of 60 W. Main Street, with parking lot options listed below at 218 W. Main Street and “Lot No. 2” at 0 S. Scott Street.

1. #60: Located on the southeast corner of the property, at the proposed dumpster pad, a 10’ side yard is required; 1’ is provided, nor is landscaping provided.
  2. #60: Located on the southern part of the property, a 10’ (street) yard is required; 0’ is provided, nor is landscaping provided.
  3. #60: Located on the southwest corner of the property, a 10’ side yard is required along the drive; less than 1’ provided, nor is landscaping provided.
  4. #60: Located on the southwest corner of the property, indicated with “6 SPACES SHOWN,” no landscaping is provided.
  5. #60: Located on the western part of the property, the loading space area has no defined space(s).
  6. #218: Located on the eastern part of the property, a 10’ side yard is required; 4’ is provided.
  7. #218: Located on the southern part of the property, a 10’ (street) yard is required; 5’ is provided.
  8. #218: Located on the southwestern part of the property, a 9’ x 18’ end landscape island is required; 0 is provided.
  9. #218: Located on the western part of the property, a 10’ side yard is required; 4’ is provided.
  10. #218: Located on the western part of the property, a 9’ x 18’ landscape island is required. A 3’ painted island is proposed with island size handled with “parking option plan.”
  11. #218: Located on the northern part of the property, a 9’ x 18’ end landscape island is required; 0 is provided.
  12. Lot No. 2: Located on the northern part of the property, a 9’ x 18’ end landscape island is required; 0 is provided.
  13. Lot No. 2: Located on the eastern part of the property, a 10’ (street) yard is required; 0’ is provided, nor is landscaping provided.
  14. Lot No. 2: Located on the southern part of the property, a 10’ side yard is required; 6.4’ is provided, with some low landscaping.
  15. Lot No. 2: Located on the western part of the property, a 9’ x 18’ end landscape island is required; 0 is provided.
  16. Lot No. 2: Located on the western part of the property, a 10’ yard is required; 5.5’ provided, with some low landscaping.
  17. Lot No. 2: Located on the northern part of the property, a 10’ side yard is required; 6.1’ provided, with some low landscaping.
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