

Planning Commission of the Town of Townsend

141 Main Street, PO Box 223, Townsend, DE 19734

Phone (302) 378-8082 Fax (302) 378-7099



The Mayor and Council of the Town of Townsend
141 Main Street, P.O. Box 223
Townsend DE 19734

August 31, 2023

RE: 613 Taylor Street Minor Subdivision

To the Mayor and Town Council,

Chair

Mr. Troy Geiger

This letter transmits the Townsend Planning Commission's recommendations with regards to the request for a Minor Subdivision on 613 Taylor Street.

Co- Chair

Mr. James Reyes

After reviewing the Lot sizes and the proposal for subdivision, there are several items to bring to your attention. The current Lot has a house on it and with the proposed subdivision the side yard setbacks need to be considered. The minimum side yard should be 15 feet and the proposal shows 10 feet. This can be resolved by either moving the proposed subdivision over 5 feet, expanding Lot 1 and reducing Lot 2 or a variance given with the proposal as shown. The Lots will have to be re-zoned from R to R3 upon approval for the minor subdivision.

Mrs. Lisa Brooks

Lastly, please consider that the parcels behind these Lots are zoned Industrial (Mountaire Farms). This is not a problem, but setbacks should be taken into consideration here as well.

**Mr. Januarius
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Please let us know if you have any questions or concerns.

**Ms. Eschalla
Clarke**

Best Regards,

Commissioner Troy Geiger