

**A quorum of Planning Commission Members may be present at this meeting.**

**City of Harrington  
AGENDA  
City Council Workshop  
City Hall, 106 Dorman Street  
June 8, 2015  
6:30 p.m.**

**Public Comments** *(2 minute limit)*

The public comment segment of the Council Meeting is the time that the City extends the opportunity to the general public to share with us your questions, thoughts, comments, concerns, and complaints. Those wishing to step forward to take advantage of the public comment segment will be provided two (2) minutes. While City government is interested in taking appropriate action, no action can be taken while the City Council is not in session, and current law prohibits City Council from engaging in discussion of any comments made. Discussion of any item appearing on the agenda as a public hearing is prohibited during the public comments segment as an opportunity will be provided during consideration of that item.

**Call to Order**

**Pledge of Allegiance**

- 1. Comment review for Zoning Code Rewrite**
- 2. Comment review for Comprehensive Rezone**

**3. Public Comments** *(2 minute limit)*

The public comment segment of the Council Meeting is the time that the City extends the opportunity to the general public to share with us your questions, thoughts, comments, concerns, and complaints. Those wishing to step forward to take advantage of the public comment segment will be provided two (2) minutes. While City government is interested in taking appropriate action, current law prohibits City Council from engaging in discussion of any comments made or taking any action.

**4. City Council Comments**

**Adjourn**

Posted 06/01/2015  
Kelly Blanchies  
Clerk of Council

Note: 29 Del.C. §10004(e)(2). Agenda items as listed may not be considered in sequence. This agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the meeting. If there are questions or special accommodations are needed, please contact Kelly Blanchies at City Hall, 398-4476 (at least 72-hours in advance of the meeting for special accommodations).

**City of Harrington  
Chapter 440, Zoning - First Draft  
Comment Tracking**

#	DATE	PAGE	COMMENT	NAME	PHONE	RESPONSE
1	4/30/2015		Please make sure to balance landscaping and screening w/public safety - hedges around parking lots can be nervous making. Particularly if they are high enough to hide behind.	Amy Minner	423-4720	Balance will be addressed at site plan review.
2	4/30/2015		Article III through XII - might want to consider reformatting and combining permitted uses and areas and bulk regulations into charts. They tend to be easier to use, read and understand.	Amy Minner	423-4720	This was considered, and consultants believe it would not be easier due to complexity of information.
3	5/1/2015		Consider eliminating the requirement for alleyways, because it creates more cost for the City to maintain.	Anthony Moyer	242-0883	Maintenance costs controlled by ensuring alleys built to rigorous specifications.
4	4/30/2015	TND	What is the incentive to take on the higher standards as a developer?	Amy Minner	423-4720	Potential relaxation from area bulk standards and ability to have mixed use.
5	4/28/2015	i	Table of Contents - § 440-7 Change "chapter" to "Charter."	Clerk of Council	398-4476	Corrected § 440-7 to read "chapter."
6	5/21/2015	6	Add a comma between "process" and "equipment" in definition of Building.	Consultants		Corrected definition of Building.
7	4/9/2015	29	Need definition of a "temporary building".	Amy Minner	423-4720	§ 440-14 amended and definition added.
8	4/9/2015	31	440-21 - Letter C number 3 – Does this apply to MH parks?	Amy Minner	423-4720	Yes.
9	4/28/2015	33	§ 440-31 D - Add "See Article XVI, Conditional Use Permits."	Clerk of Council	398-4476	Change made to § 440-31 D.
10	4/28/2015	35	§ 440-41 D - Add "See Article XVI, Conditional Use Permits."	Clerk of Council	398-4476	Change made to § 440-41 D.
11	4/9/2015	36	440-43 – Parking Standards Letter C #4 – Instead of having the City Manager waive the requirement, why not make it an exception where access is practical it can be waived?	Amy Minner	423-4720	A determination would need to be made and having the City Manager make the determination would be the least costly.
12	4/28/2015	40	§ 440-51 E - Add "See Article XVI, Conditional Use Permits."	Clerk of Council	398-4476	Change made to § 440-51 E.
13	4/9/2015	41	#5 – Need definition of "public ways".	Amy Minner	423-4720	Term deleted from section.
14	4/9/2015	43	Letter D – Why does a residence have to go to planning commission with final approval by City Council for a house to be built in Neighborhood commercial?	Amy Minner	423-4720	Changed to a permitted use.
15	4/9/2015	44	Number 3 – Why are there restrictions on floor space?	Amy Minner	423-4720	To keep neighborhood businesses small. Large businesses incompatible with residential area.
16	5/21/2015	47	Change § 440-71 C (1) from "All uses" to "All commercial uses."	Consultants		Change made to § 440-71 C (1).
17	4/9/2015	48	Number 16 – Definition of Private clubs.	Amy Minner	423-4720	Term changed to "private membership club" and definition added.
18	4/9/2015	48	Number 16 – Private clubs – does this mean a strip club/adult entertainment would be in this zone?	Amy Minner	423-4720	Regulated by State law.
19	4/9/2015	48	Letter B & C – I believe there is something missing in these two because I don't understand where we are going with it.	Amy Minner	423-4720	Threshold for which renovations can be made without requiring compliance with regulations.
20	4/9/2015	48	Letter C – Need a definition of "deviation".	Amy Minner	423-4720	No change made. See dictionary for definition.
21	4/9/2015	49	Number 5 letter b – Can we have an example or drawing of what this is saying?	Amy Minner	423-4720	Consultants believe this is not necessary.
22	4/9/2015	49	Number 6 – Letter b – Not sharing a party wall: ten feet (5 feet per each building) – what does 5 feet per each building mean?	Amy Minner	423-4720	5 feet for a sideyard setback.
23	5/21/2015	49	Correct subsection lettering for § 440-73.	Clerk of Council	398-4476	Change made to § 440-73.

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#	DATE	PAGE	COMMENT	NAME	PHONE	RESPONSE
24	4/9/2015	51	First letter C at top of page – Could I get clarification on this? Usually all new building have an accentuated entrance. Not sure where we are going with this and why.	Amy Winner	423-4720	Ensures accentuated entrances.
25	4/9/2015	51	Letter D – Smoked, reflective, opaque or black glass in windows prohibited. I would like there to be an exception to this. If we are allowing strip clubs/adult entertainment, this would be needed. I would also have to say that a fitness club may want to tint the windows.	Amy Winner	423-4720	Recommendation stands because of safety concerns.
26	4/9/2015	53	Number 6 and a, b & d – If it is an existing building, and they are just changing use, it should already have outside architectural features to represent history of the town.	Amy Winner	423-4720	Code defines level of improvements that require conformance to standards. No guarantee of architectural features on existing buildings.
27	5/21/2015	53	Change § 440-73 E (6) from "it is" to "the applicant is."	Consultants		Change made to § 440-73 E (6).
28	4/9/2015	54	Letter H – Would like a possibly exception to having to store furniture inside. If the furniture is on private property it could be left outside as long as it would not cause harm or damage to an adjoining property due to inclement weather.	Amy Winner	423-4720	Change made to § 440-73 H.
29	4/9/2015	55	Need definition of "planting bed".	Amy Winner	423-4720	No change made. See dictionary for definition.
30	4/9/2015	65	First Letter D – Does Planning & Zoning have the power to waive this boundary or is it Board of Adjustment?	Amy Winner	423-4720	Not uncommon for Planning Commission to waive bulk standards when allowed by Code.
31	4/9/2015	65	First Letter E – Need definition of Front Yard. Does this mean no parking in the grass?	Amy Winner	423-4720	Definition already exists. Grass area does not meet in parking requirements.
32	4/9/2015	67	Letter E – Would this mean if an 84 Lumber, Delaware Building Supply would want to be there, they couldn't have their lumber or supplies stored outside under a roof structure? It would need to be in a building? I believe there is typo I think the word should be "except" not "expect".	Amy Winner	423-4720	Those businesses would not be located in IMP. Change made to § 440-111 E to correct typo.
33	4/9/2015	68	440-113 Area Regulations – Letter A contradicts with the Lot width and depth. The minimum lot width and depth does not equal to the minimum 5 acres needed.	Amy Winner	423-4720	Minimum requirements listed.
34	4/30/2015	75	#4 - Private streets should be prohibited everywhere.	Amy Winner	423-4720	Private streets are not allowed in the City. All houses must about a public street.
35	4/30/2015	75	#3 What are the standards for waiving?	Amy Winner	423-4720	Inserted "for good cause" into § 440-128 B (3) (b) [3].
36	4/30/2015	83	§ 440-137 A - I assume this includes signs and are there any existing that are non-conforming? I believe that the fire company could be one. Does this mean they will no longer be able to have the sign?	Amy Winner	423-4720	Fire sirens are not covered in the section because a siren is not a use. Complaints about sirens are not unusual. Safety trumps momentary inconvenience.
37	4/30/2015	84	E - abandonment-can an example be given. Take this as if a building is abandoned for 1 year or more then the next business has to make it conforming. How will this be possible for an existing building and already nonconforming? How many nonconforming uses are being created by this new ordinance?	Amy Winner	423-4720	The use has to be a conforming use; uses should not be confused with bulk and building standards. None created.
38	4/30/2015	85	B - include prohibiting retail in homebased business'?	Amy Winner	423-4720	Retail not a permitted use.

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#	DATE	PAGE	COMMENT	NAME	PHONE	RESPONSE
39	4/30/2015	86	440-140 - 2 accessory structures are permitted. May want to think about this. Are pools, gazebos, pergolas, playhouses, dog kennels, plastic (snap together sheds) and pumphouses a part of these? Are decks at an above ground pool considered a second accessory structure? I understand the need of preventing clutter and impervious surface coverage, however, this is really strict.	Amy Winner	423-4720	Number of accessory structures to be determined by City Council.
40	5/21/2015	86	Change § 440-140 A from "uses" to "uses, buildings, and structures."	Clerk of Council	398-4476	Change made to § 440-140 A.
41	4/30/2015	87	Table 13.1 - max height - there are more and more people building pole buildings that will provide shelter for their RV. In some cases, the structure could be taller than the principal. Maybe have a mean roof height instead?	Amy Winner	423-4720	Prior City Council determination wasd carried forward into this Code.
42	4/30/2015	88	Table 13.2- Distance from adjacent residential zone - I believe there is a typo. Should it be 100ft?	Amy Winner	423-4720	Change made to Table 13.2 to correct typo.
43	4/30/2015	88	Table 13.3 - should we do a separate one in RS1 for manufactured homes in a park? Maybe a separation distance rather than feet from property lines because in reality there are no property lines between lots.	Amy Winner	423-4720	Still subject to height, bulk, and area standards.
44	5/21/2015	88	Change Table 13.3 C-1. Commercial to 75 width and 100 depth.	Consultants		Change made to Table 13.3.
45	4/30/2015	90	Table 13.4 - What is "open"? Does that belong up with decks, platforms, etc? I would like to make a recommendation that we consider allowing projections into the side and front yards for handicap ramps.	Amy Winner	423-4720	Handicap ramps are exempt under ADA regulations. Open is not covered or enclosed.
46	4/30/2015	90	440-147 - does this also include retaining walls? What point on the property can a 6ft fence start? Is it at the front side of the house? What about a corner lot?	Amy Winner	423-4720	Retaining walls included. See definitions of yards. A corner lot has 2 frontages.
47	4/30/2015	91	440-150- wetlands - Is a delineation required as part of a development plan? Is a TD required or just recommended? County regulations are not applicable.	Amy Winner	423-4720	See § 440-291 for requirements. Standard language to include all other government agencies. Changed § 440-150 term "pertinent" to "applicable."
48	4/30/2015	93	E -acceptable bufferyard materials. Recommend just stating wooden or vinyl fence. Vinyl looking like wood is an expense that is not necessary.	Amy Winner	423-4720	Change made § 440-151 E (3).
49	4/30/2015	96	Note at bottom of page - need to take out bike racks or bicycle racks.	Amy Winner	423-4720	Change made to § 440-154 A (2) (a) Note.
50	4/30/2015	98	#5 b - This will be a budget line item?	Amy Winner	423-4720	No. To be reviewed with budget. No cash in lieu has been received to date.
51	4/30/2015	106	Letter D & letter I - I still and will always be against the city putting up signs without permits. The city should be doing the same as the builders and contractors. City should abide by the same rules and regulations. Don't need to pay for a permit but still should go through the same process.	Amy Winner	423-4720	Changes made to § 440-176: D merged with C I amended
52	5/1/2015	110	Consider increasing maximum sign height in C-3 to 35 feet with increased height to 45 feet for strip malls with 6 tenants or more.	Anthony Moyer	242-0883	Consultants recommend a maximum height of up to 24 feet.
53	4/28/2015	112	§ 440-183 C (4) - Add "the" to read "In the Service Commercial..."	Clerk of Council	398-4476	Change made to § 440-183 C (4).
54	4/30/2015	113	440-185 A - We are hindering the costs on business' making non conforming signs, conforming. How many signs are non-conforming?	Amy Winner	423-4720	Change made to § 440-185 A to make it 15 years.

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#	DATE	PAGE	COMMENT	NAME	PHONE	RESPONSE
55	5/1/2015	113	Consider nonconforming signs must become conforming when the entire sign (structure and all) is replaced or when the property changes ownership.	Anthony Moyer	242-0883	Change made to § 440-185 A to make it 15 years.
56	4/28/2015	114	§ 440-186 C - Change "article" to "section"	Clerk of Council	398-4476	Change made to § 440-186 C.
57	4/30/2015	114	E 1 - Unless the structure is unsafe or the principal structure is no longer there, why can't the sign poles, or attached sign casings remain? There are many times when a business will move to a location and the bonus is the casing or post remains. That is an expense they do not need to pay.	Amy Winner	423-4720	Change made to §440-185 E (1) to make it 180 days.
58	5/1/2015	114	Strike § 440-186 because the City does not do electrical inspections; it is governed by the State.	Anthony Moyer	242-0883	This is not to ensure sign is connected to electrical source properly but designed and installed to design standards.
59	4/30/2015	115	B 2 - This is very gray. The criteria should be listed.	Amy Winner	423-4720	§ 440-187 B 2 reworded.
60	4/30/2015	116	440-187 D - I would like to reiterate the same comment as above in Page 114 - E 1	Amy Winner	423-4720	Change made to definition of Abandoned Sign to make it 180 days.
61	4/30/2015	119	c - Banners cannot be staked in the ground? Fire company and churches in this town have lots of fundraisers.	Amy Winner	423-4720	Change made to § 440-190 A (14) (c).
62	4/30/2015	120	#6- animated signs- I believe there is a good compromise we can reach to allow animation. At Christmas time the fire company has Santa on a sleigh and some business' will have a flag rolling during the holidays or just being patriot.	Amy Winner	423-4720	See definition of Animation. Static images are allowed.
63	4/30/2015	120	#9 - a thru f- need to rethink this. There are and could possibly have business' with fleet vehicles. They could be parked in their parking lot. You have Lehigh Dairies that have their business name on their trailers. You also have a physical therapy business that parks a car in their parking lot during the day to take patients to and from therapy. There is also ERCO that has many vans.	Amy Winner	423-4720	This section does not apply to fleet vehicles that are regularly used. This section applies to vehicles being used as signs.
64	4/30/2015	121	13 - the definition of Temporary signs should be moved to definitions.	Amy Winner	423-4720	Definition already exists.
65	4/30/2015	121	#15 - Umbrellas cannot be used for advertisement? You cannot have a business with tables and umbrellas that could advertise a drink (ex. Coke) which they sell?	Amy Winner	423-4720	Change made to § 440-190 A (10).
66	4/30/2015	121	#17 - Why can't a unlie sign be in a window adjacent to residential zone?	Amy Winner	423-4720	Change made to § 440-190 B (17).
67	4/30/2015	140	440-245 - Is this better placed in general provisions article?	Amy Winner	423-4720	Not allowed as a conditional use.
68	5/6/2015	140	440-245 Prohibited uses - Is this better placed in General provisions article?	Amy Winner	423-4720	Not allowed as a conditional use.
69	5/6/2015	142	C - There should be a public notice posted on the property as to the intention of what the variance is for. People will notice this more than a letter in the mail. It should be something that can be used over and over again and large in side to be seen visible from the road. It should not be up to the BOA to decide whether to do this. It should be automatic and the code enforcement officer could post it on site.	Amy Winner	423-4720	Changed "may" to "shall" in § 440-257 C, added requirement for mailings to property owners within 200 ft., and reworded section.
70	5/6/2015	149	#4 - There is no public hearing? #5 - But a public notice is required? Dont notify neighbors if there isn't going to be a hearing. However, I recommend there should be a public hearing.	Amy Winner	423-4720	Notice of public meeting sent. Added clarification to § 440-289 A (4).

**City of Harrington**  
**Chapter 440, Zoning - First Draft**  
**Comment Tracking**

#	DATE	PAGE	COMMENT	NAME	PHONE	RESPONSE
71	5/6/2015	159	Contents of plans for catagory b/admin review - I would like to recommend that on empty or existing lots that a home, addition or accessory structures are being built that the contractors and/or owners are not required site plans sealed by a Delaware architect or engineer. If placement is incorrect, it would be caught at time of footing inspection. They should have the ability to draw the outlines of the property and show the proposed structure and the measurements from all 4 property lines.	Amy Winner	423-4720	Accessory structures not subject to Category B requirements. Additions as deemed necessary by City Manager. Remaining should be reviewed as Category B.
72	5/6/2015	165	440-301 - There should be a time frame established for review of zoning compliance. There should also be even a shorter time frame for a resubmission of a disapproval. Customer shouldnt have to wait for the same time period as a regular submission. Letter C - City Manager should also call or email the reason for denial. If there is something that is small change, then we should be able to do it internally. Whether it is a matter of filling in something missing on a permit jacket or calling the individual asking for a measurement to a property line. Something so simple as reaching out to help them goes along way. When they come in to pay for the permit go over what was done and have them sign or initial it.	Amy Winner	423-4720	Applications reviewed in order they are received. Notification of denials is a current practice and should be in writing. Staff will not modify applications.

Response to comment included and no change to text recommended.  
Change made to document text.

Council discussion and decision required.

# Comprehensive Rezone Project Update June 3, 2015

**Project Description.** The City is proposing to rezone 178 parcels in order to match the Zoning Map with the Future Land Use Map that was adopted as part of the Comprehensive Land Use Plan.

**Introduction.** On April 14, 2015, the Comprehensive Rezone Project was introduced to the City Council and the Planning Commission. The parcels with proposed changes were presented in a list and on a map.

**Notification to Property Owners.** Certified letters with return receipts were mailed to property owners of parcels with proposed zoning changes (letter template attached) on April 22, 2015. Signed receipts or returned mail has been attached to copies of the letters and will be filed in parcel files at the completion of the project.

**Public Notice.** A map of proposed changes is being displayed in the lobby of City Hall. The map and parcel list have been posted on the City's website since April 16, 2015. A public notice was advertised in the Harrington Journal on April 29, 2015 and Delaware State News on May 3, 2015 and posted at City Hall.

**Addressing Property Owner Questions.** City Hall received many calls; questions were answered by the City Manager and Clerk of Council, and the City Planner was consulted when necessary. Property owners were also directed to review the proposed Zoning Code for their proposed zone, and meetings were offered with the City Manager and City Planner to discuss the rezoning of specific properties.

**Meetings with Property Owners.** The City Manager and City Planner held meetings with the following property owners on May 19, 2015:

Linda & Richard Niehorster

C-3 to C-2 – 6-09-17020-05-0100-00001 – 8 Clark St.

C-3 to C-2 – 6-09-17020-05-0200-00001 – 100 Delaware Ave.

C-3 to C-2 – 6-09-17020-05-5000-00001 – 10 Clark St.

Richard Messick dba Dorman Street C3

C-3 to C-1 – 6-09-17020-03-0500-00001 – 208 Dorman St.

C-3 to C-1 – 6-09-17020-03-0600-00001 – Dorman St.

Solomon Bizzell & Dorothea Davis (no show)

R-1 to C-2 – 6-09-17020-02-3801-00001 – 61 Commerce St.

Dipti Patel

R-2 to C-2 – 6-09-17020-03-2200-00001 – 105 Fleming St

Charuporn & Peter Robinson

C-3 to TND – 6-09-18005-01-3600-00001 – DuPont Hwy.

Henry Mast dba Pea Hill Properties and Mast & Associates

R-1 to TND – 6-09-17002-01-1300-00001 – PEA HILL

MZ to TND – 6-09-17117-02-0100-00001 – Milford-Harrington Hwy.

MZ to TND – 6-09-17117-02-0200-00001 – 6962 MILFORD-HARRINGTON

The City Manager and City Planner held a meeting with the following property owners on June 1, 2015:

Kandy & David Williams (Cook's Tire Center II)

C-3 to C-2 – 6-09-17020-05-5100-00001 – 12 Clark St.

**Objections.** To date, there have been 2 objection letters received (see attached) for the following properties:

Linda & Richard Niehorster

C-3 to C-2 – 6-09-17020-05-0100-00001 – 8 Clark St.

C-3 to C-2 – 6-09-17020-05-5000-00001 – 10 Clark St.

Daniel Tartt

C-2 to R-1 – 6-09-17908-06-0500-00001 – 6A East St.

**Schedule.**

- |               |  |
|---------------|--|
| June 8, 2015  | City Council Workshop                                    |
|               | - Comments on the Comprehensive Rezone will be discussed |
| June 15, 2015 | City Council Meeting                                     |
|               | - First reading of ordinance to adopt new Zoning Map     |
| July 20, 2015 | City Council Meeting                                     |
|               | - Public hearing on ordinance to adopt new Zoning Map    |
|               | - Second reading of ordinance to adopt new Zoning Map    |



~ City of Harrington ~

April 22, 2015

Name  
Street  
City, State, ZIP

SENT VIA CERTIFIED MAIL

**RE: Change of Zone Notice**

Dear Property Owner:

The City of Harrington adopted the Comprehensive Land Use Plan in 2014. Public Hearings were held to determine the future land use for parcels of land within the City limits. State law requires that municipalities comprehensively adopt zoning to match the certified Comprehensive Land Use Plan Future Land Use Map within 18 months of certification.

This notice is for a change in the current zoning for the following property:

**Kent Map/Parcel Number:**  
**Property Address:**  
**Current Zoning Classification:**  
**Proposed Zoning Classification:**

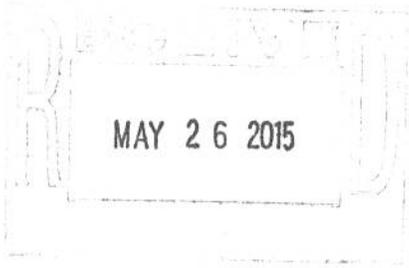
Please see the following links for information on the Comprehensive Land Use Plan and the proposed Zoning Code:

**Comprehensive Land Use Plan:** <http://harrington.delaware.gov/comprehensive-land-use-plan/>  
**Proposed Zoning Code:** <http://harrington.delaware.gov/2015/03/17/chapter-440-zoning-first-draft/>

The City Council will hold a **Public Hearing on Monday, July 20, 2015, at 7:00 p.m.** at Harrington City Hall, 106 Dorman St., Harrington, Delaware 19952 prior to the second reading and possible adoption of the proposed Zoning Map, which includes the proposed change to your property's zoning.

Thank you for your support during this comprehensive rezoning process and ensuring that Harrington remains a great place to live while preserving its character. If you should have any questions or would like to set up a meeting to discuss the proposed change, please contact me at (302) 398-3530.

Best regards,  
Teresa Tieman  
City Manager



Linda H Niehorster  
Richard J Niehorster  
873 Jackson Ditch Road  
Harrington DE 19952

May 21, 2015

Terry Tieman, City Manager  
City of Harrington  
106 Dorman Street  
Harrington DE 19952

Terry,

Thank you for meeting with us regarding the proposed rezoning of our properties located at 8 Clark Street, 10 Clark Street, and 100 Delaware Avenue. After careful consideration of the proposed ordinance we would like to respectfully submit this request that the properties located at 8 Clark Street and 10 Clark Street be exempt from the rezoning and remain Service Commercial Zone C-3. We believe this is in the best interest of our investment ownership, existing tenants as well as potential future investors. We do, however, accept the proposed rezoning of the property located at 100 Delaware Avenue from Service Commercial Zone C-3 to Central Commercial Zone C-2. We believe the rezoning of this property would potentially streamline future investment or improvements with respect to the City's desire to develop the downtown area.

Please do not hesitate to contact us with any questions or concerns. Thank you for your consideration regarding this matter.

Respectfully submitted,

Linda H Niehorster

Richard J Niehorster

cc: Debbie Pfeil, City Planner

RECEIVED  
MAY 29 REC'D

Saturday, May 23, 2015

City Manager Teresa Tieman  
106 Dorman St.  
Harrington, DE 19952

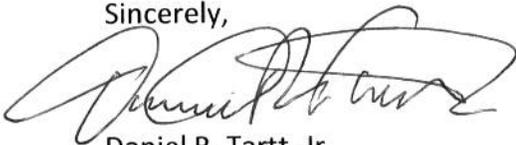
Dear City Manager,

This letter serves as an appeal to the City of Harrington's intention to re-zone 6A East Street, Harrington, DE. I, Daniel R Tartt Jr., am the property owner of 6A East Street, Kent County parcel number 6 - 09 - 17908 - 06 - 0500 - 00001, and I appeal to the city of Harrington to keep the current zoning classification of C-2 and not change zoning to the proposed classification of R-1.

The city is aware of the rehabilitation facility that will soon be located in the commercial building across the street from 6A East Street, Harrington, DE. The business will likely draw more citizens, vendors, and support personnel to the immediate area. Furthermore, it is likely that some of the support personnel may need office locations close to the rehabilitation facility. 6A East Street, Harrington, DE is currently zoned C-2 and could easily serve as a support personnel office location.

Additionally, rezoning the property from C-2 to R-1 would significantly and negatively impact the property value of 6A East Street, Harrington, DE. For the reasons described in this letter, I respectfully request that the City of Harrington leave 6A East Street zoned as C-2.

Sincerely,



Daniel R. Tartt, Jr.  
302 2<sup>nd</sup> Ave  
Harrington, DE 19952