

**MINUTES OF THE MEETING OF THE  
CITY OF SEAFORD BOARD OF ADJUSTMENT AND APPEALS**

October 3, 2018

12:00 p.m.

Mayor David Genshaw called the meeting to order with Charles Anderson, City Manager and City Solicitor, Daniel Griffith in attendance. Mike Bailey, Building Official was also present.

Mayor Genshaw called for a motion to approve the minutes of the Board of Adjustment meeting held on September 5, 2018. City Manager Charles Anderson made a motion to approve the minutes. City Solicitor Dan Griffith seconded the motion; motion so passed with all present voting in favor.

Mayor Genshaw then turned the meeting over to Mike Bailey, Building Official.

Mr. Bailey presented **Case No. V-09-18: Nanticoke Health Services Inc, aka Nanticoke Memorial Hospital**, property owners of 802 Middleford Road, identified as Tax Map and Parcel 331-7.00-2.00, Zoning District R-2 Medium Density Residential seeks a variance from Sec. 15-74 a) b. Minimum Parking Space Size.

Mr. Bailey stated that they are looking to change the minimum parking space requirements from 10'x20' to 9'x18'. He added that this parking area will be used for staff parking only. They would like to change the sizes so that they are able to fit more spaces into the parking lot. The zoning for this parcel is R-2 Medium Density Residential.

Mayor Genshaw asked if the parking lot would have an entrance and exit? Mr. Jim Watson, representing Nanticoke Health Services stated that they would use the existing entrances and exists. He added that there will be minor restriping of the parking lot as part of the project.

Mr. Griffith asked if it would present a hardship on Nanticoke Health Services by doing the 10'x20' spaces? Mr. Watson stated that it would; by reducing the space sizes, it allows them about 20 additional spaces. He added that it will be a staff

only parking lot and they are able to control the volume of the staff that will be parking there. This additional parking lot will allow closer parking spaces and more access to the hospital for patients and visitors.

Mr. Griffith asked how many spaces will be provided by doing them 10' x 20'? Mr. Watson stated that there would be about 78 spaces.

Mr. Anderson asked if they would be able to use the existing stormwater and maintain the green space? Mr. Watson stated that the run off currently does function properly and they would continue to work with John Hynes will any issues, however, they do not foresee any issues.

Mr. Anderson asked what the current parking space sizes were? Mr. Watson stated that he believes they are all 10' x 20' spaces.

Mr. Griffith asked if the plan was to restripe the entire parking lot. Mr. Watson stated that they will; he added that they will lose 1-2 spaces where the new crosswalk will intersect.

Mr. Griffith asked if there was any impact on the adjoining property owners. Mr. Watson stated that there are none that he is aware of.

Mr. Griffith asked what the time frame of the project was? Mr. Watson stated that they plan to start next April.

Mr. Griffith asked if there have been complaints about the parking from visitors to the hospital. Mr. Watson stated that there has been; he added that this parking lot was purchased for future growth. They have completed parking counts and have found that Wednesday and Thursday are the busiest days.

Mayor Genshaw asked if they anticipated the parking lot to be full? Mr. Watson stated that they will target certain employees and departments to park here; mostly during the daytime hours it is anticipated to be full.

Mayor Genshaw asked if there was any public comment regarding the request, there was none.

Mr. Bailey presented the Findings of Facts:

New Business item #1

Findings of Facts:

- Case No. V-09-18
- Owners: Nanticoke Health Services Inc, aka Nanticoke Memorial Hospital
- Property is located at 802 Middleford Rd
- Tax Map & Parcel 331-7.00-2.00
- Zoning: R-2 Medium Density Residential
- Variance request from Ch. 15 sec.15-74 a) b.  
Change minimum parking space requirements  
from 10'x20' to 9'x18'

Mayor Genshaw called for a motion. City Solicitor Griffith made a motion to approve the variance request from Nanticoke Health Services based on the vote of the Board of Adjustments. City Manager Anderson seconded the motion.

Mayor Genshaw then asked for a roll call vote:

City Manager Anderson voted yes based on the findings of facts; the variance is for a good purpose for the visitors and patients of the hospital, they will be using the same green space and stormwater on site.

Mayor Genshaw voted yes based on the findings of facts;

City Solicitor Griffith voted yes based on the findings of facts; this is a great purpose for the visitors and patients of the hospital, the parking space requirement does create a hardship to the hospital.

With no further business to discuss; Mayor Genshaw called for a motion to adjourn the regular meeting of the Board of Adjustment and Appeals. City Solicitor, Daniel Griffith made a motion to adjourn. City Manager Charles Anderson seconded the motion; the regular meeting of Board of Adjustment and Appeals was adjourned at 12:14 p.m.

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Daniel A. Griffith, City Solicitor

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David Genshaw, Mayor

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Charles D. Anderson, City Manager