

AGENDA

BOARD OF ADJUSTMENT

Thursday, January 11, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. [239 Oliver Guessford Road, Townsend, DE 19734](#). **Motion to rehear Application No. 2017-0570-A**, which was denied because the Applicant failed to appear at the public hearing, held on October 26, 2017. **Area variances:** To construct a deck 10 feet from the westerly side lot line (25-foot setback for decks) see UDC Section 40.04.110.E. and Table 40.04.110.B. William Evans Jr. SR Zoning. CD 6. (App. 2017-0570-A) TP 14-023.00-009.

2. [124 Cross Avenue, New Castle, DE 19720](#). **Area variance:** To maintain an open porch 18 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Jeff Stape NC6.5 Zoning. CD 7 (App. 2017-0811-A) TP 10-015.10-304.

3. [706 Vance Neck Road, Middletown, DE 19709](#). **Area variances to facilitate the recordation of a Land Development Plan:** To maintain an existing dwelling 15 feet within the Scenic Corridor Buffer along Vance Neck Road (no structures shall be located within the 100-foot Scenic Corridor Buffer) see UDC Section 40.04.240. Baymont LLC. S Zoning. CD 12. (App 2017-0812-A) TP 13-019.00-025.

4. [1702 Rocky Run Parkway, Wilmington, DE 19803](#). **Area variance:** To construct a ground sign 13 feet from the Concord Pike right-of-way (25-foot setback) see UDC Table 40.06.030. Wawa Inc. CR Zoning. CD 2. (App. 2017-0810-A) TP 06-019.00-006.

5. [250 Buckley Boulevard, Bear, DE 19701](#). **Area variances:** 1. To permit 0 street trees along the Delaware Route 1 right-of-way (23 street trees required) see UDC Table 40.04.111. 2. To permit a 0.3 bufferyard opacity along the Delaware Route 1 right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.B. Ted C. Williams. CR Zoning. CD 7. (App 2017-0813-A) TP 10-039.20-083.

6. [3454 Wrangle Hill Road, Bear, DE 19701](#). **Area variances:** 1. To permit paving 0 feet from the Wrangle Hill Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. 2. To permit paving 0 feet from the easterly lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 3. To permit paving 0 feet from the westerly lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 4. To permit paving 0 feet from the northerly lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 5. To permit a 0.09 landscape surface ratio (0.45 minimum LSR required) see UDC Table 40.04.110.A. 6. To permit 0 on lot plant units per acre (6

on lot plant units per acre required) see UDC Table 40.04.111.A. **7.** To permit 0 open space plant units per acre (5 open space plant units per 1-acre required) see UDC Table 40.04.111.A. **8.** To permit 0 parking lot plant units per parking spaces (1 plant unit per 30 parking spaces required) see UDC Table 40.04.111.A. **9.** To provide a 0.0 bufferyard opacity along the Wrangle Hill Road right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.B. **10.** To provide a 0.0 bufferyard opacity along the northerly lot line (0.6 bufferyard opacity) see UDC Table 40.04.111.B. **11.** To provide a 0.0 bufferyard opacity along the westerly lot line (0.6 bufferyard opacity) see UDC Table 40.04.111.B. **12.** To provide 0 street trees along the Wrangle Hill Road right-of-way (6 street trees required) see UDC Table 40.04.111. Reynolds Towing. I Zoning. CD 12. (App 2017-0793-A) TP 11-034.00-006.

7. 2 E. Main Street, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: **1.** To construct a building 34 feet from the E. Main Street right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct a building 18 feet from the Old Baltimore Pike right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **3.** To construct a building 27 feet from the rear property line (40-foot street yard setback) see UDC Table 40.04.110.B. **4.** To permit paving 17 feet from the E. Main Street right-of-way (20-foot street yard paving setback) see UDC Table 40.04.110.B. **5.** To permit paving 4 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To permit a fuel tank 13 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **7.** To permit a trash enclosure 9 feet from the McGuire Street right-of-way (20-foot street yard setback) see UDC Table 40.04.110.B. **8.** To permit a Landscape Surface Ratio (LSR) of 0.31 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. **9.** To permit a maximum gross floor area ratio of 0.36 of (0.23 maximum gross floor area ratio) see UDC Table 40.04.110.A. **10.** To permit two additional identification signs (1 wall or ground identification sign permitted) see UDC Table 40.06.060.1. **11.** To construct a 316 square foot wall sign (20-square foot maximum sign area) see UDC Table 40.06.060.1. **12.** To construct a 36 square foot wall sign (20-square foot maximum sign area) see UDC Table 40.06.060.1. **13.** To construct a 22 square foot wall sign (20-square foot maximum sign area) see UDC Table 40.06.060.1. Christiana Fire Company. NC5 Zoning. CD 1. (App 2017-0827-A) TPs 09-030.30-072, 09-030.30-073, 09-030.30-074 & 09-030.30-075.

8. 17 E. Main Street, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain a 0.39 acre lot size (1-acre minimum lot size required) see UDC Table 40.04.110.B. **2.** To maintain a lot width of 139 feet (150-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To construct a building 33 feet from the E. Main Street right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **4.** To construct a building 22 feet from the easterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **5.** To construct a building 9 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. ***6.** To construct a building 23 feet from the northwesterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **7.** To construct a building 29 feet from the southwesterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **8.** To permit paving 0 feet from the E. Main Street right-of-way (20-foot street yard paving setback) see UDC Table 40.04.110.B. **9.** To permit 0 parking spaces (12-parking space required) see UDC Table 40.03.522. **10.** To permit a Landscape Surface Ratio (LSR) of 0.40 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. **11.** To permit a maximum gross floor area ratio of 0.37 of (0.23 maximum gross floor area ratio) see UDC Table 40.04.110.A. **12.** To permit a temporary building 35 feet from the E. Main Street right-of-way (40-foot street yard setback) see UDC Table

40.04.110.B. **13.** To permit a temporary building 27 feet from the rear yard setback way (40-foot rear yard setback) see UDC Table 40.04.110.B. **14.** To permit a temporary building 0 feet from the easterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **15.** To permit a temporary building 34 feet from the E. Main Street right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **16.** To permit a temporary building 5 feet from the northwesterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **17.** To permit a temporary building 1 foot from the southwesterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **18.** To construct a 55 square foot wall sign (20-square foot maximum sign area) see UDC Table 40.06.060.1.Christiana Fire Company. NC5 Zoning. CD 1. (App 2017-828-A) TP 09-030.30-055

Individuals needing reasonable accommodations according to the *Americans with Disabilities Act*, please call 395-5400 (DRS, 1-800-232-5460) at least (5) business days before the meeting/hearing. Information is available in the Department of Land Use, New Castle County Government Center, 87 Reads Way, Corporate Commons, New Castle, DE from 8:00 a.m. to 4:00 p.m., or call 395-5400.