

AGENDA

BOARD OF ADJUSTMENT

Thursday, March 8, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 216 Silver Birch Lane, Bear, DE 19701. Area variance: To maintain a detached Accessory Dwelling Unit (ADU) 37 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B and UDC Section 40.03.410.H. Lee Hoffman. NC21 Zoning. CD 6. (App 2018-0072-A) TP 11-041.40-169.

2. 510 W. Holly Oak Road, Wilmington, DE 19809. Area variance: To maintain an addition 22 feet from the W. Holly Oak Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Daniel Lowell. NC6.5 Zoning. CD 8. (App 2018-0079-A) TP 06-105.00-230

3. 5 Quail Court, Wilmington, DE 19810. Area variance: To construct an addition 20 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Joseph & Janet Creazzo. NC10 Zoning. CD 2. (App 2018-0055-A) TP 06-052.00-284.

4. 102 Lincoln Avenue, Wilmington, DE 19804. Area variances: **1.** To provide a lot width of 50 feet for Lots 29 and 30 (60-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To provide a lot width of 50 feet for Lots 31 and 32 (60-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To provide a lot size of 6,250 square feet for Lots 29 and 30 (6,500-square foot minimum lot size) see UDC Table 40.04.110.B. **4.** To provide a lot size of 6,250 square feet for Lots 31 and 32 (6,500-square foot minimum lot size) see UDC Table 40.04.110.B. Delpa Builders LLC. NC6.5 Zoning. CD 1. (App 2018-0056-A) TP 07-047.10-036.

5. 15 Gender Road, Newark, DE 19713. Area variances: **1.** To maintain 3 identification signs (1 wall or ground identification sign permitted), see UDC Table 40.06.060.1. **2.** To permit a fourth identification sign (1 wall or ground identification sign permitted), see UDC Table 40.06.060.1. **3.** To maintain 2, 35 square foot identification wall signs (20-square foot maximum sign area) see UDC Table 40.06.060.1. **4.** To permit a 43 square foot ground sign (20-square foot maximum sign area) see UDC Table 40.06.060.1. **5.** To maintain a 6 square foot ground instructional sign (4 square feet maximum sign area for instructional signs) see

UDC Section 40.06.040.A.2. **6.** To maintain a 17 square foot ground instructional sign (4 square feet maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. Greg Feld. S Zoning. CD 5. (App 2018-0058-A) TP 11-002.40-376.

6. 10 Beaver Valley Road, Wilmington, DE 19803. Area variances: **1.** To permit 6 identification signs (1 wall or ground identification sign permitted), see UDC Table 40.06.060.1. **2.** To construct a 100 square foot ground identification sign along the Beaver Valley Road right-of-way (20-square foot maximum sign area) see UDC Table 40.06.060.1. **3.** To construct a 50 square foot ground identification sign along the Beaver Valley Road right-of-way (20-square foot maximum sign area) see UDC Table 40.06.060.1. **4.** To construct a 100 square foot ground identification sign along the Concord Pike right-of-way (20-square foot maximum sign area) see UDC Table 40.06.060.1. **5.** To construct a 50 square foot ground identification sign along the Concord Pike right-of-way (20-square foot maximum sign area) see UDC Table 40.06.060.1. **6.** To construct a 100 square foot ground identification sign along the Rocky Run Parkway right-of-way (20-square foot maximum sign area) see UDC Table 40.06.060.1. **7.** To construct a 200 square foot wall identification sign (20-square foot maximum sign area) see UDC Table 40.06.060.1. Andy Lubin. ST Zoning. CD 2. (App 2018-0080-A) TP 06-019.00-004.

7. 906 S. Chapel Street, Newark, DE 19713. Area variances to facilitate the recordation of a Land Development Plan: **1.** To provide a 0.3 bufferyard opacity at the drive through talk box adjacent to residential properties (0.6 bufferyard opacity) see UDC Table 40.04.111.B and UDC Table 40.03.210.A. **2.** To provide a 0.0 opacity along the S. Chapel Street right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **3.** To provide a 0.1 opacity along the northeasterly property line (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **4.** To permit paving 7 feet along the S. Chapel Street right-of-way (40-foot paving street yard setback required), see UDC Table 40.04.110.B. **5.** To provide a drive through facility without a bypass lane (drive-in facilities must contain a bypass lane) see UDC Section 40.03.316.C. **6.** To permit a ground sign 13 feet from the S. Chapel Street right-of-way (40-foot setback), see UDC Table 40.06.060.4. **7.** To permit a menu board sign 21 feet from the S. Chapel Street right-of-way (40-foot setback), see UDC Table 40.06.060.4. GJP Enterprises. ON Zoning (proposed to be rezoned to Commercial Neighborhood) CD 5. (App 2018-0048-A) TP 11-006.10-274.

8. 2201 Farrand Drive, Wilmington, DE 19808. CONTINUED TO A FUTURE HEARING TBD. This application will not be considered at the March 8, 2018 hearing.

Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit 246 parking spaces (364 parking spaces required) see UDC Table 40.03.522. **2.** To permit paving 5 feet from the Kirkwood Highway right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. **3.** To provide no curbed island separating the required stacking spaces from the bypass lane/aisleway (a curbed island shall separate required stacking spaces from the bypass lane/aisleway), see UDC Section 40.03.316.C. Robert Stella. CR Zoning. CD 9. (App 2018-0047-A) TP 08-044.20-071.

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.