

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, January 25, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

**1. 6111 Summit Bridge Road, Townsend, DE 19734. Area variances:** **1.** To construct a dwelling 30 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To construct a deck 18 feet from the rear property line (25-foot deck setback) see UDC Section 40.04.110.E. Gary Martin Beattie Jr. NC21 Zoning. CD 6 (App. 2017-0824-A) TP 14-016.00-069.

**2. 1120 S. Overhill Court, Wilmington, DE 19810. Area variance:** To construct an open porch 10 feet from the rear property line (25-foot rear setback) see UDC Table 40.04.110.B. Braford C. Bacci. NC6.5 Zoning. CD 8. (App. 2017-0832-A) TP 06-035.00-136.

**3. 2500 Landon Drive, Wilmington, DE 19810. Area variance:** To maintain an open porch 2 feet from the northerly side lot line (8-foot side yard setback) see UDC Table 40.04.110.B. Patricia Cross. NC10 Zoning. CD 2. (App. 2017-0830) TP 06-042.00-081.

**4. 901 Robinson Road (Preserve at Robinson Farms), Townsend, DE 19734. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a maximum of 63% townhouse units (40% townhouse units permitted in an Open Space Planned Development) see UDC Table 40.04.130. **2.** To permit a minimum of 2% twin house units (5% minimum twin house units permitted in an Open Space Planned Development) see UDC Table 40.04.130. Robinson Investments, LLC/Robinson Investments II, LLC. S Zoning. CD 12. (App. 2017-0814-A) TPs 14-012.22-001 - 14-012.22-142, 14-012.24-001 - 14-012.24-164, 14-012.42-013 & 14-013.31-178 -.14-013.31-189.

**5. 3701 Concord Pike, Wilmington, DE 19803. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 5 feet from the Prospect Avenue right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 5 feet from the northerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To maintain paving 0 feet from the northerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit a Landscape Surface Ratio (LSR) of 0.18 landscape surface ratio (0.45 minimum LSR required) see UDC Table

40.04.110.A. **5.** To provide a 0.0 bufferyard opacity along the Prospect Avenue right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **6.** To provide a 0.1 bufferyard opacity along the easterly side lot line (0.3 bufferyard opacity) see UDC Table 40.04.111.B. Richard Gropper. CN Zoning. CD 2. (App. 2017-0831-A) TPs 06-064.00-092 & 06-064.00-093.

**6. 5600 Concord Pike, Wilmington, DE 19803. Area variances:** **1.** To construct a 333 square foot shopping center identification sign along Concord Pike right-of-way (300 square foot maximum sign area) see UDC Table 40.06.060. **2.** To construct a ground sign 5 feet from the Concord Pike right-of-way 40-foot setback) see UDC Table 40.06.060. HES Sign. CR Zoning. CD 2. (App 2018-0003-A) TP 06-004.00-003.

**7. 3900 – 3910 N Market Street, Wilmington, DE 19802. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit 24 parking spaces (42-parking space required) see UDC Table 40.03.522. **2.** To maintain a 0.37 acre lot size (1-acre minimum lot size required) sees UDC Table 40.04.110.B. **3.** To construct a building 0 feet from the N. Market Street right-of-way (15-foot street yard setback) see UDC Table 40.04.110.B. **4.** To construct a building 0 feet from the E. Thirty-Ninth Street right-of-way (15-foot street yard setback) see UDC Table 40.04.110.B. **5.** To construct a building 17 feet from the rear lot line (20-foot rear yard setback) see UDC Table 40.04.110.B. **6.** To maintain paving 0 feet from the easterly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **7.** To maintain paving 0 feet from the E. Thirty-Ninth Street right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **8.** To maintain paving 0 feet from the N. Market Street right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **9.** To maintain paving from the rear lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **10.** To permit a Landscape Surface Ratio (LSR) of 0.00 landscape surface ratio (0.20 minimum LSR required) see UDC Table 40.04.110.A. **11.** To permit a maximum gross floor area ratio of 0.45 of (0.37 maximum gross floor area ratio) see UDC Table 40.04.110.A. **12.** To permit 0 parking lot plant units per parking spaces (1 plant unit per 20 parking spaces required) see UDC Table 40.04.111.A. **13.** To permit 0 on lot plant units per acre (8 on lot plant units per acre required) see UDC Table 40.04.111.A. **14.** To permit 0 open space plant units per acre (6 open space plant units per 1-acre required) see UDC Table 40.04.111.A. **15.** To provide 0 street trees along the North Market Street right-of-way (4 street trees required) see UDC Table 40.04.111. **16.** To provide 0 street trees along the E. Thirty-Ninth Street right-of-way (2 street trees required) see UDC Table 40.04.111. **17.** To provide a 0.0 bufferyard opacity along the N. Market Street right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **18.** To provide a 0.0 bufferyard opacity along the E. Thirty-Ninth Street right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **19.** To provide a 0.0 bufferyard opacity along the easterly side lot line (0.2 bufferyard opacity) see UDC Table 40.04.111.B. **20.** To provide a 0.0 bufferyard opacity along rear lot line adjoining NC5 Zoning (0.5 bufferyard opacity) see UDC Table 40.04.111.B. **21.** To provide a 0.0 bufferyard opacity along the rear lot line adjoining CR Zoning (0.1 bufferyard opacity) see UDC Table 40.04.111.B. Areti Tsipouras. CR Zoning. CD 4. (App 2017-0817-A) TPs 06-144.00-035, 06-144.00-047 – 06-144.00-050.

**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.**