

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, April 26, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

**1. 425 Garland Road, Wilmington, DE 19803. Area variances:** To construct an addition 18 feet from the Lakewood Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. The Raystruction Group LLC. NC6.5 Zoning. CD 8. (App 2018-0144-A) TP 06-093.00-156.

**2. 545 Grears Corner Road, Townsend, DE 19734. Area variance:** To construct a pole building with a height of 23 feet 22 feet from the westerly side lot line (40-foot side yard setback for accessory structures taller than 20 feet on lots greater than 1 acre; accessory structures on lots greater than 1 acre shall not exceed the height of the primary dwelling) see UDC Section 40.03.410.H.7 and Table 40.04.110.B. John Rose. SR Zoning. CD 6. (App 2018-0147-A) TP 14-015.00-037.

**3. 5620 Kennett Pike, Wilmington, DE 19807. Area variances:** 1. To construct an addition 33 feet from the rear property line (50-rear yard setback) see UDC Table 40.04.110.B. 2. To maintain a dwelling 8 feet from the rear property line (50-foot rear yard setback) see UDC Table 40.04.110.B. Dewson Construction Company Inc. NC2A and Hometown Overlay Zoning. CD 2. (App 2018-0131-A) TP 07-007.00-024.

**4. 729 Noxontown Road, Townsend, DE 19734. Area variance:** To construct a dwelling with a maximum height of 47 feet (40-foot maximum building height) see UDC Table 40.04.110.B. Fred Sawyer. NC2A Zoning. CD 12. (App 2018-0155-A) TP 14-012.00-016.

**5. 100 Country Club Drive, Wilmington, DE 19803. Area variance:** To construct an addition with a side entry garage 23 feet from the easterly side lot line (30-foot side yard setback for side entry garage) see UDC Section 40.04.110.E.4. James & Kathleen Vachris. NC15 Zoning. CD 2. (App 2018-0170-A) TP 06-099.00-003.

**6. 3300 Concord Pike, Wilmington, DE 19803. Area variances:** 1. To construct a 132 square foot ground sign (100 square foot maximum sign area) see UDC

Table 40.06.060.2. **2.** To construct a ground sign 17 feet from the Concord Pike right-of-way (40-foot setback) see UDC Table 40.06.060.2. Pietro D'Agostino. CN Zoning. CD 2. (App 2018-0101-A) TP 06-064.00-075.

**7. 537 Stanton Christiana Road, Newark, DE 19713. Area variances to facilitate the recordation of a Land Development Plan:** To permit paving 15 feet from the Twin "C" Lane (Stanton Christiana Road/Delaware Route 7) right-of-way (40-foot yard paving setback) see UDC Table 40.04.110.B. Asset Management Alliance, LLC. ON Zoning. CD 1. (App 2018-0132-A) TP 09-011.00-060.

**8. 6 Germay Drive, Wilmington, DE 19804. Area variances:** **1.** To maintain a laundromat on a parcel in an industrial park (maximum 10% of the GFA within any park or parcel in OR, BP or I districts) see UDC Table 40.03.210.C. **2.** To maintain a laundromat on a parcel in an industrial park to occupy 100% of a one-story building, non-office building (maximum 10% of the GFA within any park or parcel in OR, BP or I districts) see UDC Table 40.03.210.C. **3.** To maintain a laundromat on a lot area of 0.77 acre. (1-acre minimum lot size for Other Permitted Uses in I district) see UDC Table 40.04.110.B. Tai Shik Yum. I Zoning. CD1. (App. 2018-0040-A) TP 07-039.40-016. (Continued from the February 22, 2018 hearing).

**9. 69 Albe Drive, Newark, DE 19702. Area variances:** **1.** To permit mulch storage 0 feet from the westerly property line (50-foot setback) see UDC Section 40.03.336.B. **2.** To permit mulch storage 20 feet from the southerly property line (50-foot setback) see UDC Section 40.03.336.B. **3.** To permit a fence 0 feet from the mulch operation along the westerly property line (25-foot minimum from mulch operation) see UDC Table 40.03.336.D. **4.** To permit a fence 20 feet from the mulch operation along the southerly property line (25-foot minimum from mulch operation) see UDC Table 40.03.336.D. **5.** To permit a 0.0 bufferyard opacity for the mulch operation along the Albe Drive right-of-way (1.0 bufferyard opacity) see UDC Table 40.03.336.C. **6.** To permit a 0.0 bufferyard opacity for the mulch operation along the southerly property line (1.0 bufferyard opacity) see UDC Section 40.03.336.C. **7.** To permit a 0.0 bufferyard opacity for the mulch operation along the westerly property line (1.0 bufferyard opacity) see UDC Section 40.03.336.C. **8.** To permit a 0.0 bufferyard opacity along the Albe Drive right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.A. **9.** To permit paving 0 feet from the Albe Drive right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **10.** To permit exterior storage 0 feet from the Albe Drive right-of-way (40-foot setback) see UDC Table 40.04.110.B. **11.** To permit a Landscape Surface Ratio (LSR) of 0.02 landscape surface ratio (0.15 minimum LSR required) see UDC Table 40.04.110.A. **12.** To permit 0 on lot plant units per acre (6 on lot plant units per acre required) see UDC Table 40.04.111.A. **13.** 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. **14.** 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. **15.** To permit 0 street trees along the Albe Drive right-of-way (10 street required) see UDC Table 40.04.111.C. Fred P. Layaou Jr. I Zoning. CD 11. (App 2018-0057-A) TP 09-037.00-098.

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.