AGENDA *REVISED
BOARD OF ADJUSTMENT
Thursday, January 10, 2019
6:00 p.m.
Department of Land Use Conference Room
New Castle County Government Center
87 Reads Way, New Castle

1. 615 Red Maple Road, Middletown, DE 19709. Area variance: To maintain an addition 21 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Jeff Brannan. S Zoning. CD 12. (App 2018-0685-A) TP 13-014.34-205.

2. 16 Birkshire Road, New Castle, DE 19720. Area variances: 1. To maintain a dwelling 35 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. 2. To construct an addition 15 feet from the Birkshire Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Linda Perkins. NCTH Zoning. CD 10. (App 2018-0684-A) TP 10-005.40-255.

3. 104 Grand Canyon Court, Bear, DE 19701. Area variance: To construct an addition 22 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Edwin Conway. NC6.5 Zoning. CD 11. (2018-0697-A) TP 11-019.40-096.


5. 1100 Christiana Mall, Newark, DE 19702. Area variances: 1. To construct a ground sign at the height of 105 feet (45-foot maximum sign height) see UDC Section 40.06.030.A.6. 2. To construct a 707 square foot shopping center identification ground sign (300-square foot maximum area) see UDC Section 40.06.060. 3. To construct a 432 square foot EVMS, which is part of the 707 square foot shopping center sign identified above (50-square foot maximum sign area for EVMS) see UDC Section 40.06.030.B.6. 4. To construct an EVMS with message display fixed for 30 minutes (12-hour minimum fixed display required) see UDC Section 40.06.030.B.6. Christiana Mall. CR Zoning. CD 1. (App 2018-0709-A) TP 09-024.00-036.

6. 3515 Silverside Road, Wilmington, DE 19810. Area variances: 1. To permit
a second ground identification sign (1 wall or ground identification sign permitted) see UDC Table 40.060.60. 2. To permit a 142 square foot ground identification sign (75-square foot maximum) see UDC Table 40.060.60. 3. To permit Ground Sign 1 0 feet from the Rose Avenue right-of-way (25-foot setback) see UDC Table 40.060.60. 4. To Ground Sign 1 0 feet from the Silverside Road right-of-way (25-foot setback) see UDC Table 40.060.60. 5. To permit Ground Sign 2 0 feet from the Silverside Road right-of-way (25-foot setback) see UDC Table 40.060.60. 6. To permit 34 nameplates (1 nameplate per use) see UDC Table 40.060.60. 7. To permit 3 32 square foot nameplate wall signs (2 square foot maximum) see UDC Table 40.060.60. 8. To permit 10 16 square foot nameplate wall signs (2 square foot maximum) see UDC Table 40.060.60. 9. To permit 21 4 square foot projecting nameplate signs (2 square foot maximum) see UDC Table 40.060.60. 10. To permit projecting nameplate wall signs 8 feet above sidewalk (10-foot above sidewalk minimum) see UDC Table 40.060.60.3. BPG Office III, LLC. OR Zoning. CD 2. (App 2018-0714-A) TPs 06-051.00-054, 06-051.00-123, 06-052.00-267 & 06-052.00-296.

7. 425, 427 & 435 Old Airport Road, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: 1. To maintain building on Lot 1 31 feet from the Old Airport Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. 2. To maintain paving on Lot 1 0 feet from the Old Airport Road right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. 3. To maintain paving on Lot 2 0 feet from the Old Airport Road right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. 4. To permit paving on Lot 1 0 feet from the easterly side lot line (10-other yard paving setback) see UDC Table 40.04.110.B. 5. To permit paving on Lot 2 0 feet from the westerly side lot line (10-other yard paving setback) see UDC Table 40.04.110.B. 6. To permit 5 parking spaces on Lot 1 (14-parking spaces required) see UDC Table 40.03.522. 7. To provide 0.0 bufferyard opacity on Lot 1 along the Old Airport Road right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.B. 8. To provide 0.0 bufferyard opacity on Lot 2 along the Old Airport Road right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.B. McBride & Ziegler, Inc. HI Zoning. CD 7. (App 2018-0694-A) TPs 10-008.00-024, -035 & -041.

8. *2038 South College Avenue, Newark, DE 19702*. THIS APPLICATION HAS BEEN POSTPONED TO FEBRUARY 14 AND WILL NOT BE HEARD AT THE JANUARY 10 HEARING.

Area variances: 1) To maintain a lot width of 160 feet (200-foot minimum lot width) see UDC Table 40.04.110.B. 2. To permit recreation center 48 feet from the S. College Avenue right-of-way (50-foot street yard setback) see UDC Table 40.04.110.B. 3. To permit a recreation center 15 from the northerly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. 4. To maintain a pump house 19 from the northerly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. 5. To maintain a detached garage 3 from the northerly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. 6. To permit a 0.0 bufferyard opacity along the northerly side lot line (0.4 bufferyard opacity) see UDC Table 40.04.111.B. Indo American Association DE. S Zoning. CD 11. (App 2018-0693-A) TP11-017.00-044.

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.