

AGENDA *REVISED 2/11/20

BOARD OF ADJUSTMENT

Thursday, February 13, 2020

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 345 Quimby Drive, Wilmington, DE 19808 . Area variance: To construct an addition 12 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Stephen Quindlen. S Zoning. CD 9 (App 2020-0018-A) TP 08-049.10-079.

2. 487 Blackbird Landing Road, Townsend, DE 19734 . Area variances: 1. To construct a detached accessory structure 28 feet in height (20-foot maximum height for detached structures) see UDC Section 40.03.410.A. **2.** To construct a 28-foot-tall detached accessory structure 7 feet from the rear property line (40-foot rear yard setback) see UDC Section 40.03.410.A. Phil Brady & Kelly Albanese. SR Zoning. CD 12. (App 2020-0036-A) TP 14-012.00-130.

3. 30 A Street, Newark, DE 19702 . Special Use Permit and area variances:
1. Special Use Permit to establish a high intensity recreational use in I Zoning District see UDC Sections 40.03.210 & 40.31.430. **2.** To provide 77 parking spaces (96 parking spaces required) see UDC Table 40.03.522. **3.** To maintain existing bufferyard opacity along all property lines (additional 0.2 bufferyard opacity required along all property lines) see UDC Table 40.04.111.A. Thomas Emig. I Zoning. CD 11. (App 2020-0010-A) TP 11-017.00-047.

4. 6060 & 6042 Limestone Road, Hockessin, DE 19707 . Area variances to facilitate the recordation of a Land Development Plan: 1. To disturb 60% (1.39 acres) of the Cockeysville Formation Water Resource Area/WRPA (50% protection level required) see Table 40.10.010. **2.** To permit 30% impervious coverage in a Cockeysville Formation Water Resource Area/WRPA (20% maximum impervious coverage) see UDC Section 40.10.160. **3.** To permit a maximum gross floor area ratio of 0.25 (0.23 maximum gross floor area required) see UDC Table 40.04.110.A. **4.** To permit a 0.3 bufferyard opacity along the northerly side lot line (0.4 bufferyard opacity required) see UDC Table 40.04.111. Columbia/Wegman Hockessin, LLC. NC21 Zoning. CD 3. (App 2019-0791-A) TPs 08-018.00-019 & 08-018.00-066.

5. 3202 Kirkwood Highway, Wilmington, DE 19808 . Area variances to facilitate the recordation of a Land Development Plan: 1. To permit paving 10

feet from the Kirkwood Highway right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. **2.** To permit a 0.1 bufferyard opacity along the Kirkwood Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **3.** To permit a 0.03 Landscape Surface Ratio (LSR) (0.20 minimum LSR required) see UDC Table 40.04.110.A. **4.** To permit 6 parking lot plant units for 96 parking spaces (1 plant unit required per 12 parking spaces) see UDC Table 40.04.111.A. **5.** To permit 0 loading bays (1 loading bay required) UDC Section 40.03.510. Jardel Co., Inc. CR Zoning. CD 1. (App 2020-0011-A) TP 07-037.20-235.

6. 2038 Pleasant Valley Road, Newark, DE 19702 . *THIS APPLICATION HAS BEEN CONTINUED TO A FUTURE HEARING DATE TO BE DETERMINED.****

Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit paving 5 feet from the Bartley Drive right-of-way (20-foot street yard paving setback) see UDC 40.04.110.B. **2.** To permit paving 0 feet from the Pleasant Valley Road right-of-way (20-foot street yard paving setback) see UDC 40.04.110.B. **3.** To permit a .45 Landscape Surface Ratio (LSR) (0.50 minimum LSR required) see UDC Table 40.04.110.A. **4.** To permit 0 parking lot plant units per acre (1 plant unit per 20 parking spaces required) see UDC Table 40.04.111.A. **5.** To provide 0 on-lot plant units per acre (6 plant units per acre required) see UDC Table 40.04.111.A. **6.** To provide a 0.0 bufferyard opacity along the Pleasant Valley Road right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **7.** To provide a 0.0 bufferyard opacity along the Bartley Drive right-of-way (0.2 bufferyard opacity required) see UDC Table 40.04.111.A. **8.** To disturb 70% (0.61 acres) of the riparian buffer area (100% protection level required) see UDC Table 40.10.010. Jeffrey Pettitt. NC21 Zoning. CD 11. (App 2020-0012-A) TPs 11-016.40-033, 11-016.40-034 & 11-016.40-035.

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.