

AGENDA

BOARD OF ADJUSTMENT

Thursday, February 8, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 320 Center Hill Road, Wilmington, DE 19807. Area variance: To maintain a dwelling 8 feet from the southwesterly side lot line (15-foot side yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC40 Zoning. CD 2. (App. 2018-0038-A) TP 07-006.00-031.

2. 103 Harker Avenue, Wilmington, DE 19803. Area variance: To construct an enclosed porch 18 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Ronald Anderson. NC6.5 Zoning. CD 8. (App. 2018-0041-A) TP 06-113.00-136.

3. 383 Pierce Run, Newark, DE 19702. Area variance: To construct an enclosed porch 14 feet from the rear yard setback (25-foot rear yard setback) see UDC Table 40.04.110.B. Alan Mazzetti. S Zoning. CD 11. (App 2018-0049-A) TP 10-043.20-194.

4. 1511 Stoney Run Drive, Wilmington, DE 19803. Area variance: To construct an addition 19 feet from the Stoney Run Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. John Lee. NC6.5 Zoning. CD 8 (App 2018-0052-A) TP 06-093.00-097.

5. 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.

6. 100 Christiana Road, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a 0.81 acre site area (1-acre minimum site area required) see UDC Table 40.04.110.A. **2.** To permit a Landscape Surface Ratio (LSR) of 0.33 landscape surface ratio (0.45 minimum LSR required) see UDC Table 40.04.110.A. **3.** To permit paving 15 feet from the Christiana Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 5 feet from the easterly side lot line (10-foot other yard paving setback) see UDC

Table 40.04.110.B. **5.** To permit paving 15 feet from the unnamed right-of way along the westerly property line (40-foot street yard paving setback) see UDC Table 40.04.110.B. **6.** To provide a 0.0 bufferyard opacity along the Christiana Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **7.** To provide a 0.0 bufferyard opacity along the unnamed right-of-way along the westerly property line (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **8.** To provide a 0.0 bufferyard opacity along the easterly property line (0.1 bufferyard opacity) see UDC Table 40.04.111.B. **9.** To provide a 0.0 bufferyard opacity along the rear property line (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **10.** To permit a trash enclosure 15 feet from the unnamed right-of-way along the westerly property line (40-foot setback) see UDC Table 40.04.110.B. Francesco D. Conigliaro. ON Zoning (processed as CN pending proposed rezoning). CD 7. (App 2018-0046-A) TP 10-024.00-052.

7. 2 E. Main Street, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: **1.** To construct a building 34 feet from the E. Main Street right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct a building 18 feet from the Old Baltimore Pike right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **3.** To construct a building 27 feet from the rear property line (40-foot street yard setback) see UDC Table 40.04.110.B. **4.** To permit paving 17 feet from the E. Main Street right-of-way (20-foot street yard paving setback) see UDC Table 40.04.110.B. **5.** To permit paving 4 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To permit a fuel tank 13 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **7.** To permit a trash enclosure 9 feet from the McGuire Street right-of-way (20-foot street yard setback) see UDC Table 40.04.110.B. **8.** To permit a Landscape Surface Ratio (LSR) of 0.31 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. **9.** To permit a maximum gross floor area ratio of 0.36 of (0.23 maximum gross floor area ratio) see UDC Table 40.04.110.A. **10.** To permit two additional identification signs (1 wall or ground identification sign permitted) see UDC Table 40.06.060.1. **11.** To construct a 316 square foot wall sign (20-square foot maximum sign area) see UDC Table 40.06.060.1. **12.** To construct a 36 square foot wall sign (20-square foot maximum sign area) see UDC Table 40.06.060.1. **13.** To construct a 22 square foot wall sign (20-square foot maximum sign area) see UDC Table 40.06.060.1. Christiana Fire Company. NC5 Zoning. CD 1. (App 2017-0827-A) TPs 09-030.30-072, 09-030.30-073, 09-030.30-074 & 09-030.30-075. **(Continued from the January 11, 2018 hearing).**

8. 17 E. Main Street, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain a 0.39 acre lot size (1-acre minimum lot size required) see UDC Table 40.04.110.B. **2.** To maintain a lot width of 139 feet (150-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To construct a building 33 feet from the E. Main Street right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **4.** To construct a building 22 feet from the easterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **5.** To construct a building 9 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **6.** To construct a building 23 feet from the northwesterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **7.** To construct a building 29 feet from the southwesterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **8.** To permit paving 0 feet from the E. Main Street right-of-way (20-foot street yard paving setback) see UDC Table 40.04.110.B. **9.** To permit 0 parking spaces (12-parking space required) see UDC Table 40.03.522. **10.** To permit a Landscape Surface Ratio (LSR) of 0.40 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. **11.** To permit a maximum gross floor area ratio of 0.37 of (0.23 maximum

gross floor area ratio) see UDC Table 40.04.110.A. **12.** To permit a temporary building 35 feet from the E. Main Street right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **13.** To permit a temporary building 27 feet from the rear yard setback way (40-foot rear yard setback) see UDC Table 40.04.110.B. **14.** To permit a temporary building 0 feet from the easterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **15.** To permit a temporary building 34 feet from the E. Main Street right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **16.** To permit a temporary building 5 feet from the northwesterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **17.** To permit a temporary building 1 foot from the southwesterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **18.** To construct a 55 square foot wall sign (20-square foot maximum sign area) see UDC Table 40.06.060.1.Christiana Fire Company. NC5 Zoning. CD 1. (App 2017-0828-A) TP 09-030.30-055. **(Continued from the January 11, 2018 hearing).**

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.