

AGENDA

BOARD OF ADJUSTMENT

Thursday, June 27, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. **5 Petro Drive, Wilmington, DE 19804**. **Area variance:** To maintain a dwelling 2 feet from the southerly side lot line (6-foot side yard setback) see UDC Section 40.04.110.B Ward & Taylor LLC. NC6.5 Zoning. CD 1. (App 2019-0279-A) TP 07-046.10-062.

2. **2103 Holborn Road, Wilmington, DE 19808**. **Area variance:** To maintain a dwelling 4 feet from the easterly side lot line (6-foot side yard setback) see UDC Section 40.04.110.B Ward & Taylor LLC. NC6.5 Zoning. CD 9. (App 2019-0280-A) TP 08-044.10-342.

3. **326 Snuff Mill Road, Wilmington, DE 19807**. **Area variance:** To construct an addition 13 feet from the unnamed private road (40-foot street yard setback) see UDC Table 40.04.110.B. Nancy Sproesser. NC21 Zoning. CD 2. (App 2019-0331-A) TP 07-006.00-017.

4. **3 W. Rutherford Drive, Newark, DE 19713**. **Area variance:** To construct an addition onto an existing detached accessory structure for a total coverage of 37 percent of the rear yard setback (30 percent maximum rear yard coverage) see UDC Section 40.03.410.A.4. Martin Magana. NC6.5 Zoning. CD 9. (App 2019-0292-A) TP 09-017.40-032.

5. **22 Reamer Avenue, Wilmington, DE 19804**. **Area variance:** To permit two 22 feet by 30 feet detached accessory structures adjoining an existing detached accessory structure for a total coverage of 75 percent of the rear yard setback (30 percent maximum rear yard setback coverage) see UDC Section 40.03.410.A.4. Walter Birkhead. NC5 Zoning. CD 1. (App 2019-0312-A) TP 07-043.10-155.

6. **4660 Malden Drive, Wilmington, DE 19803**. **Area variance:** To construct an addition 27 feet from the rear property line (30-foot rear yard setback) see UDC Section 40.04.110.B. Jason Cox. NC10 Zoning. CD 8. (App 2019-0278-A) TP 06-121.00-074.

7. **1105 Hopeton Road, Wilmington, DE 19807**. **Area variance:** To construct a dwelling 5 feet from the rear property line (40-foot rear yard setback) see UDC

Section 40.04.110.B. John Soubasis. NC15 Zoning. CD 2. (App 2019-0285-A) TP 07-030.30-130.

8. 929 Crossan Road, Newark, DE 19711 . Area variances to facilitate the recordation of a Land Development Plan: To provide 0.21 acres lot area for Lot 1, exclusive of protected resources (0.50-acre minimum lot area exclusive of protected resources) see Table 40.04.110.B. The gross lot area for Lot 1 will be 0.51 acres. Our4sons LLC. NC21 Zoning. CD 3. (App 2019-0281-A) TP 08-023.20-021.

9. 525 Polly Drummond Hill Road, Newark, DE 19711 . Area variances: **1.** To permit a 62 square foot identification ground sign with a 30 square foot EVMS (Electronic Variable Message Sign) portion (20-square foot maximum sign area) see UDC Table 40.06.060.1. **2.** To permit a ground sign 8 feet from the Polly Drummond Hill Road right-of-way (20-foot setback), see UDC Table 40.06.060. Greg Feld – KC Sign Co. S Zoning. CD 9. (App 2019-0282-A) TP 08-036.00-003.

10. 4417 Lancaster Pike, Wilmington, DE 19805 . Area variances to facilitate the recordation of a Land Development Plan: **1.** To provide 50 percent of nonresidential gross floor area of office uses (67-percent minimum gross floor area of office uses) see UDC Section 40.03.318.D. **2.** To permit paving 20 feet from the Centre Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 5 feet from the Lancaster Pike right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 0 feet along the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To construct 2 dumpster enclosures 2 feet from the Lancaster Pike right-of-way (40-foot setback) see UDC Table 40.04.110.B. **6.** To permit 6 loading bays (7 loading bays required) UDC Section 40.03.510. **7.** To permit a stand-alone restaurant (stand-alone restaurant not permitted in a mixed-use development) see UDC Section 40.03.318.B. **8.** To provide a 0.0 bufferyard along the Lancaster Pike right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **9.** To provide a 0.0 bufferyard along easterly side lot line (0.2 bufferyard opacity) see UDC Table 40.04.111.B. **10.** To provide a 0.1 bufferyard along the northerly side lot line (0.4 bufferyard opacity) see UDC Table 40.04.111.B. Barley Mill Plaza LLC. OR Zoning. CD 2. (App 2019-0341-A) TP 07-032.20-003.

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.