

AGENDA

BOARD OF ADJUSTMENT

Thursday, September 27, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 208 Corinthian Drive, Bear, DE 19701. Area variance: To maintain an enclosed porch 27 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor. NC21 CL (Cluster Development) Zoning. CD 12. (App 2018-0429-A) TP 12-006.00-171.

2. 23 Stoney Run Road, Wilmington, DE 19809. Area variance: To construct an addition 21 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Gerald & Elizabeth Fulda. NC6.5 Zoning. CD 8. (App 2018-0468-A) TP 06-124.00-123.

3. 42 Clipper Court, Bear, DE 19701. Area variance: To construct an enclosed porch 37 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. Michael & Maryanne O'Brian. NC21 Zoning. CD 11. (App 2018-0474-A) TP 11-027.00-096.

4. 1048 Matthew Way, New Castle, DE 19720. Area variance: To construct an enclosed porch 20 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Shylla & Randy Haskins. S Zoning. CD 12. (App 2018-0485-A) TP 12-027.10-013.

5. 154 Jaymar Boulevard, Newark, DE 19702. Area variances: **1.** To construct a detached accessory structure 4 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To construct a detached accessory structure 24 feet in height (20-foot maximum height for detached structures on lots less than 1-acre) see UDC Section 40.03.410.A. James Welsh Jr. NC 21 Zoning. CD 11. (App 2018-0495-A) TP 09-037.40-355.

6. 561 Stonehaven Drive, Townsend, DE 19734. Area variance: To construct an enclosed porch 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Patricia Ciranni. S Zoning. CD 12. (App 2018-0464-A) TP 14-013.31-314.

7. 4500 Linden Hill Road, Wilmington, DE 19808. Area variances: **1.** To

permit 4 additional ground identification signs (1 wall or ground identification sign permitted) see UDC Table 40.06.060. **2.** To permit a 300 square foot ground identification sign (75-square foot maximum) see UDC Table 40.06.060. **3.** To permit ground identification sign 7 feet from the Limestone Road right-of-way (25-foot setback) see UDC Table 40.06.060. **4.** To permit ground identification sign 13 feet from the Linden Hill Road right-of-way (25-foot setback) see UDC Table 40.06.060. **5.** To permit a ground identification sign 9 feet from the Limestone Road right-of-way (25-foot setback) see UDC Table 40.06.060. **6.** To permit a ground identification sign 6 feet from the Linden Hill Road right-of-way (25-foot setback) see UDC Table 40.06.060. **7.** To permit a ground identification ground sign 3 feet from the S. Riding Boulevard right-of-way (25-foot setback) see UDC Table 40.06.060. **8.** To permit 2 78 square foot nameplate wall signs (2 square foot maximum) see UDC Table 40.06.060. **9.** To permit 32 square foot nameplate wall signs for remaining units (2 square foot maximum) see UDC Table 40.06.060. Linden Hill Station LLC. OR Zoning. CD 3. (App 2018-0475-A) TP 08-037.00-067.

8. 2300 Concord Pike, Wilmington, DE 19803. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a Landscape Surface Ratio (LSR) of 0.46 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. **2.** To permit paving 20 feet from the Concord Pike right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the southerly side lot line of Tax Parcel 06-089.00-107 (10-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 0 feet from the northerly side lot line of Tax Parcel 06-089.00-095 (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit a 0.1 bufferyard opacity along the Concord Pike right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **6.** To permit a 0.0 bufferyard opacity along the southerly side lot line of Tax Parcel 06-089.00-107 (0.1 bufferyard opacity) see UDC Table 40.04.111.B. **7.** To permit a 0.0 bufferyard opacity along the northerly side lot line of Tax Parcel 06-089.00-095 (0.2 bufferyard opacity) see UDC Table 40.04.111.B. **8.** To permit a 150 square foot ground sign (126.51 square foot maximum sign area) see UDC Table 40.06.060. **9.** To permit a ground sign 30 feet from the Concord Pike right-of-way (40-foot setback) see UDC Table 40.06.060. **10.** To permit a fence 8 feet in height along the rear property line (6-foot minimum height) see UDC Section 40.03.430.C. Pios Grande 2300 Concord Pike LLC. CN & OR Zoning. CD 2. (App 2018-0463-A) TPs 06-089.00-095 & 06-089.00-107.

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 Able 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. | 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.