

AGENDA

BOARD OF ADJUSTMENT *REVISED*

Thursday, November 7, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 1504 Brandywine Boulevard, Wilmington, DE 19809. Area variance: To maintain a dwelling 34 feet from the Brandywine Boulevard right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC 15 Zoning. CD 8. (App 2019-0649-A) TP 06-133.00-014.

2. 103 Troy Avenue, Wilmington, DE 19804. Area variances: **1.** To maintain a dwelling 4 feet from the easterly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **2.** To maintain an open porch 20 feet from the Tyrone Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **3.** To maintain a dwelling 22 feet from the Tyrone Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **4.** To maintain an open porch 11 feet from the Troy Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **5.** To maintain a dwelling 15 feet from the Troy Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC5 Zoning. CD 1. (App 2019-0648-A) TP 07-042.40-331.

3. 209 Romney Boulevard, Newark, DE 19702. Area variances: **1.** To maintain shed #1 1 foot from the rear property line (3-foot setback for sheds) see UDC Section 40.03.410.A.3. **2.** To maintain a shed #1 1 foot from the southerly side lot line (3-foot setback for sheds) see Section 40.03.410.A.3. **3.** To maintain shed #2 2 foot from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **4.** To maintain shed #2 2 foot from the northerly side lot line (6-foot rear side setback) see UDC Section 40.04.110.B. Nazih Kazzaz. NC6.5 Zoning. CD 11. (App 2019-0664-A) TP 09-036.40-031.

4. 3930 Red Lion Road, Bear, DE 19701. Area variances: **1.** To permit 2 100 square foot wall identification signs (20-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit 2 additional identification signs (1 wall or ground identification sign permitted) see UDC Table 40.06.060. **3.** To permit 2 60 square foot ground identification signs (20-square foot maximum sign area) see UDC Table 40.06.060. **4.** To permit a ground identification sign 5 feet from the Red Lion Road right-of-way (20-foot sign setback) see UDC Table 40.06.060. **5.** To permit a ground identification sign 0 feet from the Summit Bridge Road right-of-way (20-foot sign setback) see UDC Table 40.06.060. David Martin. NC40 Zoning. CD 6. (App

2019-0660-A) TP 11-047.00-003.

***5. 2510 Old County Road, Newark, DE 19702. *THIS APPLICATION HAS BEEN CONTINUED TO THE NOVEMBER 21st HEARING.**

Area variances to facilitate the recordation of a Land Development Plan: 1. To permit a maximum gross floor area ratio of 0.17 (0.12 maximum gross floor area ratio) see UDC Table 40.04.110.A. **2.** To permit a maximum building height of 53 feet (40-foot maximum building height) see UDC Table 40.04.110.B. Glasgow IL-AL Investors LLC. S Zoning. CD 6. (App 2019-0625-A) TP 11-031.00-100.

6. 4601 N. Market Street, Wilmington, DE 19802 . Area variances to facilitate the recordation of a Land Development Plan: 1. To permit a lot size of 1.67 acres (2.00-acre minimum lot size exclusive of protected resources) see Table 40.04.110.B. The gross lot area will be 4.62 acres. **2.** To permit a maximum gross floor area ratio of 1.73 (0.37 maximum net floor area ratio) see UDC Table 40.04.110.A. NWPMG LLC. CR Zoning. CD 4. (App 2019-0561-A) TP 06-139.00-017.

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.