The Board of Adjustment of New Castle County held a public hearing on January 23, 2020 at the Department of Land Use Conference Room, New Castle County Government Center, 87 Reads Way, New Castle, Delaware, beginning at 6:00 p.m.

Chairman David H. Burt, presiding:

CALL TO ORDER – 6:00 p.m.

David H. Burt
Terry Parker
William Brooks
Edward Thomas
Izuru Osegbu-Rivers
Richard Farmer

Comprising a quorum of the Board; also:
Aysha Gregory, Esq., Office of Law
Melissa Hughes, Department of Land Use
Janet Vinc, Department of Land Use
Alec Davis, Department of Land Use
Matthew Shank, Department of Land Use

MINUTES

PUBLIC HEARING

NEW BUSINESS

The Board heard and received testimony on the following application(s) and took action on the applications as follows:

1. App. #2019-0731-A – AZ Wilmington, LLC.
Mr. Burt moved to Grant with Conditions the application; Mr. Brooks seconded the motion.

VOTE: 6-0

ACTION: Grant with Conditions – Area variances to facilitate the recordation of a Land Development Plan:
1. To permit a maximum gross floor area ratio of 0.26 (0.18 maximum gross floor area ratio) see UDC Table 40.04.110.A.
2. To construct a trash enclosure 3 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B.
3. To permit paving 10 feet from the Concord Pike right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B.
4. To
permit paving 0 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 5. To permit paving 3 feet from the northerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 6. To permit paving 3 feet from the southerly side line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 7. To permit a Landscape Surface Ratio (LSR) of 0.10 landscape surface ratio (0.45 minimum LSR required) see UDC Table 40.04.110.A. 8. To permit a 0.1 bufferyard opacity along the Concord Pike right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.A. 9. To construct a ground sign 4 feet from the Concord Pike right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. 10. To construct a building 5 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B.

Conditions: 1. The parking space located in the northwesterly corner of the parking area, adjoining the turn-around area where the proposed trash enclosure is located, be marked off as not parking to allow vehicles to maneuver safely in and out of the dead-end parking aisle.

2. The landscaping shall be consistent with the renderings submitted into evidence.

3. The building elevations shall be consistent with the renderings submitted into evidence.

Melissa Hughes
Department of Land Use
5/28/2020