

AGENDA

THE BOARD OF ADJUSTMENT OF NEW CASTLE COUNTY will hold a public hearing on **Thursday, April 24, 2014 at 6:00 p.m., in Department of Land Use Conference Room, New Castle County Government Center, 87 Reads Way, New Castle, DE 19720** to hear the following applications:

1. **1752 & 0 Pulaski Highway, Bear 19701.** Area variances to facilitate the recordation of a minor land development plan to construct a one-story 16,432 square foot shopping center: 1. to disturb 0.25 acre in the Riparian Buffer Area (RBA) and to construct associated site improvements (100 percent protection level); and to disturb 0.56 acre in the floodplain and to construct associated site improvements (100 percent protection level). ForeSite Associates, Inc. CR Zoning. CD 12. (App. 2014-0060-A) TP 11-023.00-042 and 11-023.00-044.
2. **0, 4200, 4204, 4218, North Market Street and 2 E. Lea Boulevard, Wilmington 19802.** Area variances to facilitate the recordation of a land development plan to consolidate five parcels and to construct a new retail auto parts store: 1. to construct pavement 2 feet from the N. Market Street right-of-way (25-foot street yard paving setback); 2. to construct pavement 1 foot from the E. Lea Boulevard right-of-way (25-foot street yard paving setback); 3. to construct a dumpster enclosure 14 feet from the southerly rear property line (20-foot rear yard setback). 4. to provide 0 bufferyard opacity along a portion of N. Market Street (0.4 minimum bufferyard opacity); 5. to provide 0 bufferyard opacity along E. Lea Boulevard (0.4 minimum bufferyard opacity); and 6. to provide 0 bufferyard opacity along the southerly rear property line of tax parcel 06-144.00-084 adjoining an NC-5 zoned residential property (0.5 minimum bufferyard opacity). **Marjan Properties.** CR Zoning. CD 4. (App. 2014-0105-A) TP 06-144-00-075, 081, 082, 083, and 084.
3. **1600 Northway Drive, Newark 19713 (Carleton Court Apartments).** Area variances to maintain 141 parking spaces due to the addition of dumpsters and wider handicapped spaces (225 off-street parking spaces required at 2.25 spaces per unit), and to construct a community room addition on Building 19 at 22 feet and a maintenance shop addition on Building 19 – 25 feet from the from the Kimberton Drive right-of-way (40-foot street yard setback). **Carleton Court Associates, LP.** NCap Zoning. CD 5. (App. 2014-0151-A) TP 09-021.40-162.
4. **2117 N. DuPont Highway, New Castle 19720.** Area variance to construct an 80 square foot ground sign for a hotel 15 feet from the DuPont Highway right-of-way (40-foot sign setback). **Amput Patel/Fairfield Inn, Marriott.** CR Zoning. CD 10. (App. 2014-0152-A) TP 10-009.40-016.
5. **117 S. DuPont Highway, New Castle 19720.** Area variances to construct a convenience store with gasoline and two new ground signs and to maintain one existing restaurant ground sign: 1. to provide 5-foot street yard paving setback along S. DuPont Highway (25-foot street yard paving setback); 2. to provide 0 buffervard opacitv along S. DuPont Highway (0.4 minimum

...; 2. to construct a new 100 square foot ground sign (150 square foot maximum sign area) 10 feet from the S. DuPont Highway right-of-way (40-foot sign setback); 3. to maintain an existing 190 square foot restaurant ground sign (150 square foot maximum sign area) 10 feet from the S. DuPont Highway right-of-way (40-foot sign setback); 4. to construct a new 100 square foot ground sign 15 feet from the S. DuPont Highway right-of-way (40-foot sign setback); and 5. to construct a new 49.9 square foot ground sign 10 feet from the RT 273/Christiana Road (25-foot sign setback). **O-Lands One and O-Lands Two, LLC.** CR & I Zoning. CD 7. (App.2014-0156-A) TPs: 10-030.00-001, 10-030.00-045, 10-024.00-058, and 10-024.00-059.

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.