

**AGENDA \*REVISED**

**BOARD OF ADJUSTMENT**

**Thursday, January 10, 2019**

**6:00 p.m.**

**Department of Land Use Conference Room**

**New Castle County Government Center**

**87 Reads Way, New Castle**

**1. 615 Red Maple Road, Middletown, DE 19709. Area variance:** To maintain an addition 21 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Jeff Brannan. S Zoning. CD 12. (App 2018-0685-A) TP 13-014.34-205.

**2. 16 Birkshire Road, New Castle, DE 19720. Area variances:** 1. To maintain a dwelling 35 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. 2. To construct an addition 15 feet from the Birkshire Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Linda Perkins. NCTH Zoning. CD 10. (App 2018-0684-A) TP 10-005.40-255.

**3. 104 Grand Canyon Court, Bear, DE 19701. Area variance:** To construct an addition 22 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Edwin Conway. NC6.5 Zoning. CD 11. (2018-0697-A) TP 11-019.40-096.

**4. 29-33, 51-57, 61-67, 79-87, 91-105, 84-130 & 140-148 Westhampton Drive, Wilmington, DE 19808. Area variance:** To permit a maximum building height of 45 feet (40-foot maximum building height) see UDC Table 40.04.110.B. Westhampton Inc. ST Zoning. CD 3. (App 2018-0711-A) TPs 08-026.10-137 – 139, 148 - 155, 161 – 163, 174 – 198; 08-026.20-079 – 088.

**5. 1100 Christiana Mall, Newark, DE 19702. Area variances:** 1. To construct a ground sign at the height of 105 feet (45-foot maximum sign height) see UDC Section 40.06.030.A.6. 2. To construct a 707 square foot shopping center identification ground sign (300-square foot maximum area) see UDC Section 40.06.060. 3. To construct a 432 square foot EVMS, which is part of the 707 square foot shopping center sign identified above (50-square foot maximum sign area for EVMS) see UDC Section 40.06.030.B.6. 4. To construct an EVMS with message display fixed for 30 minutes (12-hour minimum fixed display required) see UDC Section 40.06.030.B.6. Christiana Mall. CR Zoning. CD 1. (App 2018-0709-A) TP 09-024.00-036.

**6. 3515 Silverside Road, Wilmington, DE 19810. Area variances:** 1. To permit

a second ground identification sign (1 wall or ground identification sign permitted) see UDC Table 40.06.60. **2.** To permit a 142 square foot ground identification sign (75-square foot maximum) see UDC Table 40.06.060. **3.** To permit Ground Sign 1 0 feet from the Rose Avenue right-of-way (25-foot setback) see UDC Table 40.06.060. **4.** To Ground Sign 1 0 feet from the Silverside Road right-of-way (25-foot setback) see UDC Table 40.06.060. **5.** To permit Ground Sign 2 0 feet from the Silverside Road right-of-way (25-foot setback) see UDC Table 40.06.060. **6.** To permit 34 nameplates (1 nameplate per use) see UDC Table 40.06.060. **7.** To permit 3 32 square foot nameplate wall signs (2 square foot maximum) see UDC Table 40.06.060. **8.** To permit 10 16 square foot nameplate wall signs (2 square foot maximum) see UDC Table 40.06.060. **9.** To permit 21 4 square foot projecting nameplate signs (2 square foot maximum) see UDC Table 40.06.060. **10.** To permit projecting nameplate wall signs 8 feet above sidewalk (10-foot above sidewalk minimum) see UDC Table 40.06.030.B.3. BPG Office III, LLC. OR Zoning. CD 2. (App 2018-0714-A) TPs 06-051.00-054, 06-051.00-123, 06-052.00-267 & 06-052.00-296.

**7. 425, 427 & 435 Old Airport Road, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To maintain building on Lot 1 31 feet from the Old Airport Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain paving on Lot 1 0 feet from the Old Airport Road right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **3.** To maintain paving on Lot 2 0 feet from the Old Airport Road right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **4.** To permit paving on Lot 1 0 feet from the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit paving on Lot 2 0 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To permit 5 parking spaces on Lot 1 (14-parking spaces required) see UDC Table 40.03.522. **7.** To provide 0.0 bufferyard opacity on Lot 1 along the Old Airport Road right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.B. **8.** To provide 0.0 bufferyard opacity on Lot 2 along the Old Airport Road right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.B. McBride & Ziegler, Inc. HI Zoning. CD 7. (App 2018-0694-A) TPs 10-008.00-024, -035 & -041.

**8. \*2038 South College Avenue, Newark, DE 19702 . THIS APPLICATION HAS BEEN POSTPONED TO FEBRUARY 14 AND WILL NOT BE HEARD AT THE JANUARY 10 HEARING.**

**Area variances:** **1.** To maintain a lot width of 160 feet (200-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit recreation center 48 feet from the S. College Avenue right-of-way (50-foot street yard setback) see UDC Table 40.04.110.B. **3.** To permit a recreation center 15 from the northerly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. **4.** To maintain a pump house 19 from the northerly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. **5.** To maintain a detached garage 3 from the northerly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. **6.** To permit a 0.0 bufferyard opacity along the northerly side lot line (0.4 bufferyard opacity) see UDC Table 40.04.111.B. Indo American Association DE. S Zoning. CD 11. (App 2018-0693-A) TP11-017.00-044.

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.