1. 3930 Concord Pike, Wilmington, DE 19803. 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. AZ Wilmington, LLC. CN Zoning. CD 2. (App 2019-0731-A) TP 06-051.00-042.