AGENDA

BOARD OF ADJUSTMENT

Thursday, February 13, 2020

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. **345 Quimby Drive, Wilmington, DE 19808**. Area variance: To construct an addition 12 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Stephen Quindlen. S Zoning. CD 9 (App 2020-0018-A) TP 08-049.10-079.

2. **487 Blackbird Landing Road, Townsend, DE 19734**. Area variances: 1. To construct a detached accessory structure 28 feet in height (20-foot maximum height for detached structures) see UDC Section 40.03.410.A. 2. To construct a 28-foot-tall detached accessory structure 7 feet from the rear property line (40-foot rear yard setback) see UDC Section 40.03.410.A. Phil Brady & Kelly Albanese. SR Zoning. CD 12. (App 2020-0036-A) TP 14-012.00-130.

3. **30 A Street, Newark, DE 19702**. Special Use Permit and area variances: 1. Special Use Permit to establish a high intensity recreational use in I Zoning District see UDC Sections 40.03.210 & 40.31.430. 2. To provide 77 parking spaces (96 parking spaces required) see UDC Table 40.03.522. 3. To maintain existing bufferyard opacity along all property lines (additional 0.2 bufferyard opacity required along all property lines) see UDC Table 40.04.111.A. Thomas Emig. I Zoning. CD 11. (App 2020-0010-A) TP 11-017.00-047.

4. **6060 & 6042 Limestone Road, Hockessin, DE 19707**. Area variances to facilitate the recordation of a Land Development Plan: 1. To disturb 60% (1.39 acres) of the Cockeysville Formation Water Resource Area/WRPA (50% protection level required) see Table 40.10.010. 2. To permit 30% impervious coverage in a Cockeysville Formation Water Resource Area/WRPA (20% maximum impervious coverage) see UDC Section 40.10.160. 3. To permit a maximum gross floor area ratio of 0.25 (0.23 maximum gross floor area required) see UDC Table 40.04.110.A. 4. To permit a 0.3 bufferyard opacity along the northerly side lot line (0.4 bufferyard opacity required) see UDC Table 40.04.111. Columbia/Wegman Hockessin, LLC. NC21 Zoning. CD 3. (App 2019-0791-A) TPs 08-018.00-019 & 08-018.00-066.

5. **3202 Kirkwood Highway, Wilmington, DE 19808**. Area variances to facilitate the recordation of a Land Development Plan: 1. To permit paving 10
feet from the Kirkwood Highway right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. 2. To permit a 0.1 bufferyard opacity along the Kirkwood Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. 3. To permit a 0.03 Landscape Surface Ratio (LSR) (0.20 minimum LSR required) see UDC Table 40.04.110.A. 4. To permit 6 parking lot plant units for 96 parking spaces (1 plant unit required per 12 parking spaces) see UDC Table 40.04.111.A. 5. To permit 0 loading bays (1 loading bay required) UDC Section 40.03.510. Jardel Co., Inc. CR Zoning. CD 11. (App 2020-0011-A) TPs 07-037.20-235.

6. 2038 Pleasant Valley Road, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: 1. To permit paving 5 feet from the Bartley Drive right-of-way (20-foot street yard paving setback) see UDC 40.04.110.B. 2. To permit paving 0 feet from the Pleasant Valley Road right-of-way (20-foot street yard paving setback) see UDC 40.04.110.B. 3. To permit a .45 Landscape Surface Ratio (LSR) (0.50 minimum LSR required) see UDC Table 40.04.110.A. 4. To permit 0 parking lot plant units per acre (1 plant unit per 20 parking spaces required) see UDC Table 40.04.111.A. 5. To provide 0 on-lot plant units per acre (6 plant units per acre required) see UDC Table 40.04.111.A. 6. To provide a 0.0 bufferyard opacity along the Pleasant Valley Road right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. 7. To provide a 0.0 bufferyard opacity along the Bartley Drive right-of-way (0.2 bufferyard opacity required) see UDC Table 40.04.111.A. 8. To disturb 70% (0.61 acres) of the riparian buffer area (100% protection level required) see UDC Table 40.10.010.


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.