AGENDA *Revised 2/27/20 - see below

BOARD OF ADJUSTMENT

Thursday, February 27, 2020

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. **264 Presidential Drive, Wilmington, DE 19807. Area variances:** 1. To maintain a building 17 from the rear property line (20-foot rear yard setback see UDC Table 40.04.110.B. 2. To construct a stairway/fire escape 10 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. Brantwyn Property, LLC. CN Zoning. CD 2. (App 2020-0052-A) TP 07-026.00-148 & 07-026.00-152.

2. **721 Hamburg Road, New Castle, DE 19720. Area variances:** 1. To maintain an identification ground sign for Sign #1 18 feet from the Hamburg Road right-of-way (25-foot setback required) see UDC Table 40.06.060. 2. To maintain a second identification ground sign for Sign #2 (1 wall or ground identification sign permitted) see UDC Table 40.06.060. 3. To maintain a second identification ground sign for Sign #2 20 feet from the Hamburg Road right-of-way (25-foot setback required) see UDC Table 40.06.060. Jeff D’Ambrosia. EX Zoning. CD 12. (App 2020-0058-A) TP 10-050.00-016.

3. **1001 Centre Road, Wilmington, DE 19805. Area variance:** To permit a 140 square foot ground sign along the Centre Road right-of-way (100-square foot maximum sign area) see UDC Table 40.06.060. SMO, Inc. CN Zoning. CD 9. (App 2020-0069-A) TP 07-035.10-138.

4. **414 Main Street, Wilmington, DE 19804. Area variances:** 1. To permit a 167 square foot ground sign along the Main Street right-of-way (100-square foot maximum sign area) see UDC Table 40.06.060. 2. To permit a 167 square foot ground sign along the Mitch Road right-of-way (100-square foot maximum sign area) see UDC Table 40.06.060. SMO, Inc. CN Zoning. CD 1. (App 2020-0070-A) TP 08-050.40-047.

5. **4000 Nexus Drive, Wilmington, DE 19803.** THIS APPLICATION HAS BEEN CONTINUED TO A FUTURE HEARING TBD. Area variance: To permit a 234 square foot wall sign (75 square foot maximum sign area) see UDC Table 40.06.060. Christiana Care Health Services, Inc. OR Zoning. CD 2 (App 2020-0079-A) TP 06-100.00-103.

6. **1100 Wellness Way, Middletown, DE 19709.** Area variances to facilitate the recordation of a Land Development Plan: 1. To provide a maximum of 61 percent residential gross floor area (50 percent maximum residential gross floor area) see UDC Section 40.03.318.A. 2. To permit a gas station for Building A (gas station shall not be
permitted in a mixed-use development) see UDC Section 40.03.318.B. 3. To permit a stand-alone restaurant for Building E (stand-alone restaurant shall not be permitted in a mixed-use development) see UDC Section 40.03.318.B. 4. To permit restaurant drive-through facilities for Buildings D & E (restaurants shall not contain drive through facilities in a mixed-use development) see UDC Section 40.03.318.B. 5. To provide a 0.0 bufferyard along the Boyds Corner Road right-of-way where the Applicant will provide landscaping even though the required bufferyard width could not be met (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. 6. To provide a 0.0 bufferyard along the Jamison Corner Road right-of-way where the Applicant will provide landscaping even though the required bufferyard width could not be met (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. 7. To permit 12 loading bays (22 loading bays required) UDC Section 40.03.510. Bayberry Town Center LLC. CR Zoning. CD 12 (App 2020-0073-A) TPs 13-013.00-242, 243, 248 & 067.

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.