

**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.**