

AGENDA

BOARD OF ADJUSTMENT

Thursday, March 10, 2022

6:00 p.m.

***NOTE: In accordance with 29 Del. C. Section 10006A, Board of Adjustment Hearings will be held as a virtual meeting utilizing Zoom Webinar. The Multi-Purpose Room of the James H. Gilliam, Jr. Building, 67 Reads Way, New Castle, DE 19720 will be accessible during the scheduled hearing time for members of the public to attend the virtual meeting in-person.**

Additional information regarding Virtual Public Meetings may be found at: [Virtual Meetings-Land-Use](#)

**ZOOM Webinar log-in beginning at 5:45 P.M.
Log-in information for this meeting is posted below.**

When: March 10, 2022 6:00 PM Eastern Time (US and Canada)
Topic: Board of Adjustment Hearing

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87338387086?pwd=amFhODAxZzdhRmxlOGcyckJFUDJxdz09>
Passcode: 247155

Or One tap mobile:

US: +19292056099,,87338387086# or +13017158592,,87338387086#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782
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Webinar ID: 873 3838 7086

AGENDA

1. 465-1/2 Anderson Drive, Wilmington, DE 19801. Area variances: 1. To permit a 34 square foot ground sign with a 24 square foot EVMS (Electronic Variable Message Sign) portion (20-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit a 34 square foot ground sign with a 24 square foot EVMS portion 10 feet from the Anderson Drive right-of-way (20-foot setback for ground signs) see UDC Table 40.06.060. **3.** To permit an EVMS sign 50 feet from a residential use (75-foot minimum from a residential use) see UDC Section 40.06.030.B.6. Rev. Lawrence Pelham. NC5 Zoning. CD 10. (App 2021-0702-A) TP 10-010.20-170.

2. 278 Stanley Plaza Boulevard, Newark, DE 19713. Area Variances: 1. To permit a ground Sign A 10 feet from the Chestnut Hill Road right-of-way (25-foot setback for ground sign) see UDC Table 40.06.060. **2.** To permit a ground Sign A 15 feet from the Stanley Plaza Boulevard right-of-way (25-foot setback for ground sign) see UDC Table 40.06.060. **3.** To permit ground Sign B 15 feet from the Stanley Plaza Boulevard Hill Road right-of-way (25-foot setback for ground sign) see UDC Table 40.06.060. Tupp Signs, Inc. CN Zoning. CD 9. (App 2022-0013-A) TP 09-022.40-227.

3. 1621 Telegraph Road, Wilmington, DE 19804. Area variances to facilitate the

recordation of a Land Development Plan: **1.** To maintain a school building 14 feet from the Telegraph Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a school building 9 feet from the southerly side lot line (25-foot side yard setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the Telegraph Road right-of-way (20-foot street yard paving setback) see UDC Table 40.04.110.B. Red Clay Consolidated. S Zoning. CD 1. (App 2022-0058-A) TP 08-050.40-003.

4. 200 New Castle Avenue, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit paving 0 feet from the Killoran Drive right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the southerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit a trash enclosure 18 feet from the Killoran Drive right-of-way (40-foot setback required) see UDC Table 40.04.110.B. **5.** To permit a trash enclosure 12 feet from the northerly side lot line (15-foot setback required) see UDC Table 40.04.111.B. **6.** To maintain a 1-story retail building 17 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. **7.** To permit a Landscape Surface Ratio (LSR) of 0.11 (0.45 minimum LSR required) see UDC Table 40.04.110.A. **8.** To permit a maximum gross floor area ratio of 0.30 (0.18 maximum gross floor area ratio) see UDC Table 40.04.110.A. **9.** To permit a maximum net floor area ratio of 0.60 (0.34 maximum net floor area ratio) see UDC Table 40.04.110.A. **10.** To provide 1 loading bay (2 loading bays required) see UDC Section 40.03.510. **11.** To provide 78 parking spaces (95 parking spaces required) see UDC Table 40.03.522. **12.** To maintain a ground sign 6 feet from the Killoran Drive right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. **13.** To provide 0.0 bufferyard opacity along Killoran Drive right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **14.** To provide a 0.2 bufferyard opacity along the northerly side lot line (0.3 bufferyard opacity required) see UDC Table 40.04.111.B. **15.** To permit a 0.0 bufferyard opacity along the rear property line (0.2 bufferyard opacity required) see UDC Table 40.04.111.B. **16.** To provide 0 on-lot plant units (8 plant unit per acre, total of 1.6 plant units required) see UDC Table 40.04.111.A. **17.** To provide 0 street trees along Killoran Drive (7 street trees required) see UDC Table 40.04.111.C. 200 New Castle Avenue LLC. CN Zoning. CD 10. (App 2022-0037-A) TP 10-015.40-099.

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.