

AGENDA

BOARD OF ADJUSTMENT

Thursday, January 9, 2020

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 404 Pierce Run, Newark, DE 19702. Area variances: **1.** To maintain a dwelling 19 feet from the Pierce Run right-of-way (20-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain an addition 14 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Betterliving Sunrooms. S Zoning. CD 11. (App 2019-0768-A) TP 10-043.10-888.

2. 206 Wildel Avenue, New Castle, DE 19720 . Area variances: **1.** To permit a lot width of 40 feet for Lots 157 and 158 (50-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot width of 40 feet for Lots 159 and 160 (50-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To permit a lot size of 4,000 square feet for Lots 157 and 158 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. **4.** To permit a lot size of 4,000 square feet for Lots 159 and 160 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. D. Marty Mellinger. NC5 Zoning. CD 10. (App 2019-0790-A) TP 10-010.10-029.

3. 6060 & 6042 Limestone Road, Hockessin, DE 19707 . Area variances to facilitate the recordation of a Land Development Plan: **1.** To disturb 60 percent (1.39 acres) of the Cockeyville Formation Drainage Area Water Resource Area/WRPA (50 percent protection level for Cockeyville WRPA) see UDC Table 40.10.010. **2.** To permit 26% impervious coverage in a Cockeyville Formation Drainage Area Water Resource Area/WRPA (20% maximum impervious coverage) see UDC Section 40.10.160. **3.** To permit a maximum gross floor area ratio of 0.24 (0.23 maximum gross floor area ratio) see UDC Table 40.04.110.A. **4.** To provide a 0.3 bufferyard opacity along the northerly side lot line (0.4 bufferyard opacity) see UDC Table 40.04.111.A. Columbia/Wegman Hockessin, LLC. NC21 Zoning. CD 3. (App 2019-0791-A) TP 08-018.00-019 & 08-018.00-066.

4. 2510 Old County Road, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a maximum gross floor area ratio of 0.31 (0.12 maximum gross floor area ratio) see UDC Table 40.04.110.A. **2.** To permit a maximum net floor area ratio of 1.02 of (0.45 maximum net floor area ratio) see UDC Table 40.04.110.A. **3.** To permit a maximum building height of 53 feet (40-foot maximum building height) see UDC

Table 40.04.110.B. 4. To permit paving 10 feet from the easterly side lot line (30-foot other yard paving setback) see UDC Table 40.04.110.B. 5. To provide 0.0 bufferyard opacity along the easterly side lot line (0.3 bufferyard opacity) see UDC Table 40.04.111.A. Glasgow IL-AL Investors LLC. S Zoning. CD 6. (App 2019-0625-A) TP 11-031.00-100. **(continued from November 21, 2019)**

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.