

August 29, 2008

BY HAND

Ms. Lavee McCrea
New Castle County
Department of Land Use
87 Reads Way
New Castle, DE 19720

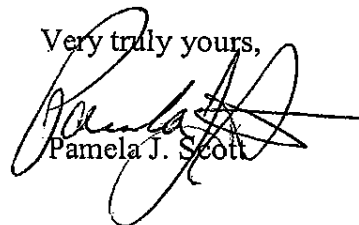
Re: Board of Adjustment Application
Thompson Bridge, LLC

Dear Lavee:

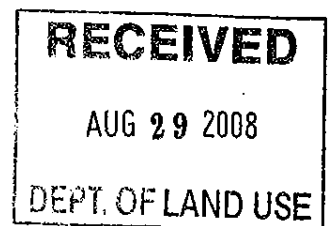
Enclosed please find a Board of Adjustment application on behalf of Thompson Bridge, LLC, requesting a variance from the provisions of Section 40.04.240 of the UDC in order to develop the property located at the southwest corner of Concord Pike and Beaver Valley Road. The variance seeks relief to encroach within the 100 foot scenic corridors of Beaver Valley Road and Thompsons Bridge Road to maintain a scenic corridor of 25 feet, and to provide 3 plant units per 100 linear feet of street frontage. Also enclosed is an exhibit showing the proposed development for the property, as well as a check in the amount of \$ 1,500.00 as the fee for this Application. I assume that this Application will be heard by the Board at a hearing in October; please advise as to the specific date once it has been scheduled.

Should you have any questions or require any additional information, please do not hesitate to contact me. Thank you for your assistance.

Very truly yours,


Pamela J. Scott

Enclosures



P.O. Box 1266 • Wilmington, DE 19899-1266 • Phone: (302) 421-6800 • Fax: (302) 421-6813

Courier Address: 222 Delaware Avenue, Suite 1200 • Wilmington, DE 19801-1611

BALTIMORE CHESTERBROOK HARRISBURG NEWARK PHILADELPHIA PRINCETON WASHINGTON WILMINGTON

DEPARTMENT OF LAND USE
 New Castle County Government Center
 87 Reads Way
 New Castle, DE 19720
 302-395-5400



BOARD OF ADJUSTMENT
 APPLICATION FOR PUBLIC HEARING

Application Number 08-0714A
 Fee Received/Check No. 3/500/100000063

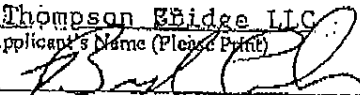
REFER TO THE INFORMATION HANDBOOK FOR ASSISTANCE IN COMPLETING THIS APPLICATION

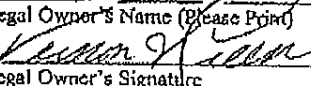
APPLICANT				LEGAL OWNER			
Name <u>Thompson Bridge LLC</u>				Name <u>Woodlawn Trustees, Inc.</u>			
Address <u>3828 Kennett Pike, Suite 212</u>				Address <u>1020 N. Bancroft Parkway, Suite 2</u>			
City <u>Greenville</u>	State <u>DE</u>	Zip Code <u>19807</u>	City <u>Wilmington</u>	State <u>DE</u>	Zip Code <u>19805</u>		
Phone (302) <u>657-5957</u>				Phone () _____			
E-mail address _____							
Subject Property Location <u>5014 Concord Pike, Wilmington, DE 19803</u>							
Address				City/State		Zip Code	
Tax Parcel Number <u>06-D19.00-004;</u>		Council District <u>2</u>		Zoning Classification <u>ST/CR</u>			
<u>06-019.00-006; 06-010.00-025</u>							

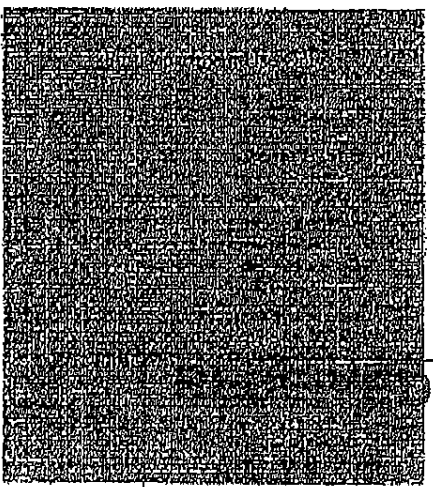
In addition to the persons listed above, copies of all correspondence should be sent to:
 Name Pamela J. Scott, Esquire
 Address Saul Ewing LLP, 222 Delaware Avenue, P.O. Box 1266, Wilmington, DE 19899
 Phone 302-421-6878

- Has a previous application for this property been filed with the Board? If yes, App. No. _____ Hearing Date _____
- Is the application being requested due to a code violation? If so, attach a copy of violation notice.
- Attach a copy of the plot plan for the subject property showing the layout of structures of the lot, the location of the subject property, and the size and location of any structures proposed.
- Attach the appropriate filing fee, payable to New Castle County, as shown on the fee schedule.
- Pursuant to Section 40.31.340.E, a public hearing notice is required to be posted on the subject property no later than ten working days in advance of the hearing. A signed affidavit of the posting is also required. (Residential applications are exempt).
- Pursuant to Section 40.31.140.B, any Board of Adjustment application which would require the filing of a land development plan for implementation shall be accompanied by a simultaneous exploratory plan submission.

The undersigned hereby certifies that the legal owner of the subject property is aware of and agrees to the filing of this application and that information contained herein is correct. (If the applicant is not the legal owner of this property, the legal owner or his authorized representative must sign this form.)

Thompson Bridge LLC
 Applicant's Name (Please Print)

 Applicant's Signature 8-29-08
 Date

The Legal Owner of the subject property, hereby certifies that the information provided herein is correct and agrees to be bound by any decision of the Board of Adjustment with respect to subject property.
Woodlawn Trustees, Inc.
 Legal Owner's Name (Please Print)

 Legal Owner's Signature 8/27/08
 Date



Revised 6/24/05 LTM

RECEIVED
 AUG 29 2008
 DEPT OF LAND USE

DEPT. OF LAND USE

08-02748 (MB)

CHECK THE APPROPRIATE SECTION BELOW AND FILL IN THE REQUIRED INFORMATION PERTAINING TO THE TYPE OF RELIEF REQUESTED.

Dimensional Variance from code requirement. State size of variance being requested (example: variance from the required 6 foot side yard setback to construct [maintain] a dwelling 4.2 feet from the northerly property line):

Request variance from provisions of Section 40.04.240 of UDC
 to develop the property within the scenic corridor of Beaver
 Valley Road and Thompsons Bridge Road and maintain a scenic
 corridor of 25 feet, and to provide 3 plant units per 100 linear
 feet of street frontage.

Special Use for the following: _____

Use Variance to use property for use other than that allowed by its zoning classification, changing from its existing use as _____

 To a proposed use as _____

Appeal from an Administrative Decision _____ dated _____
 For the following reasons: _____

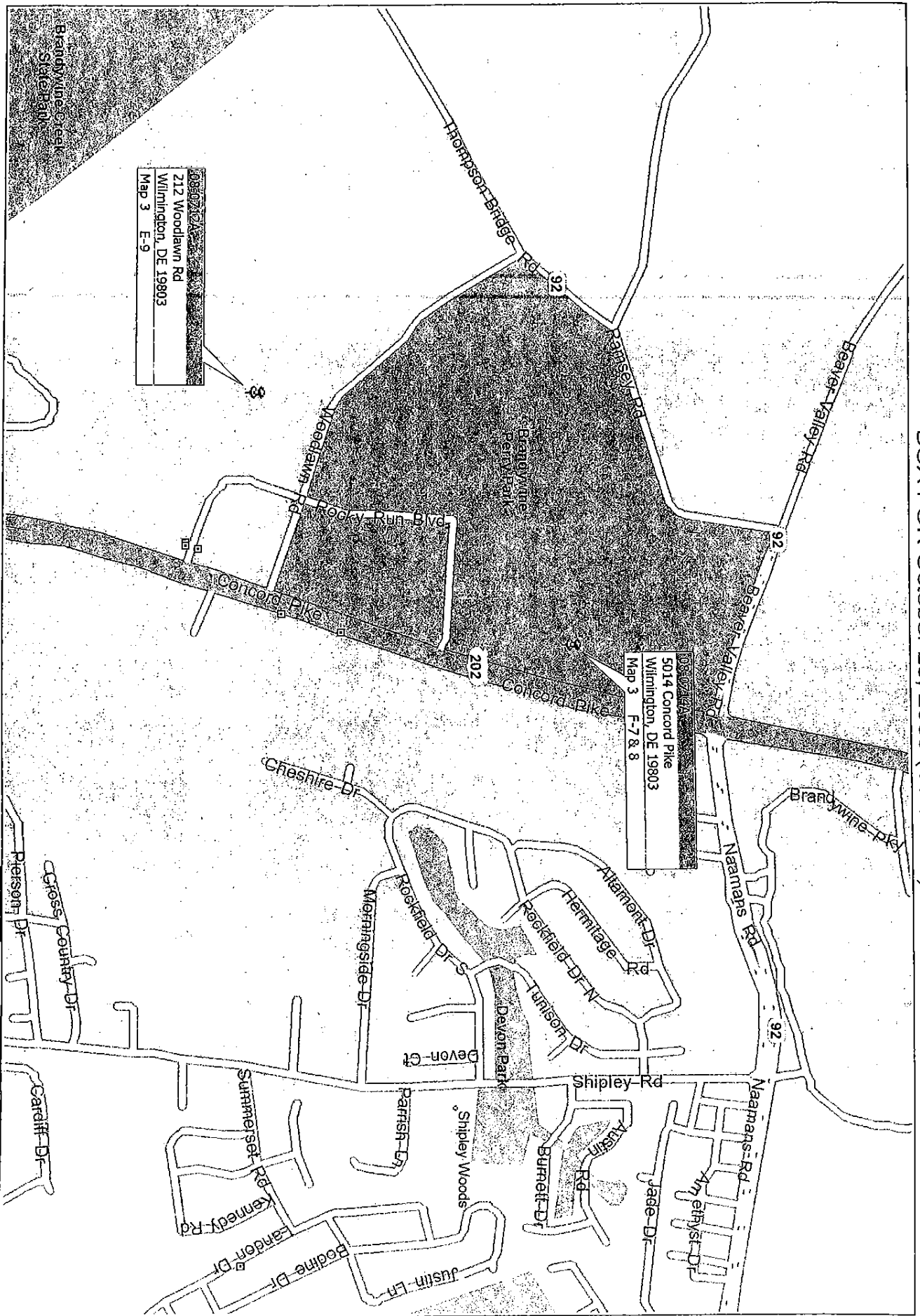
Confirmation of a Non Conforming Use _____

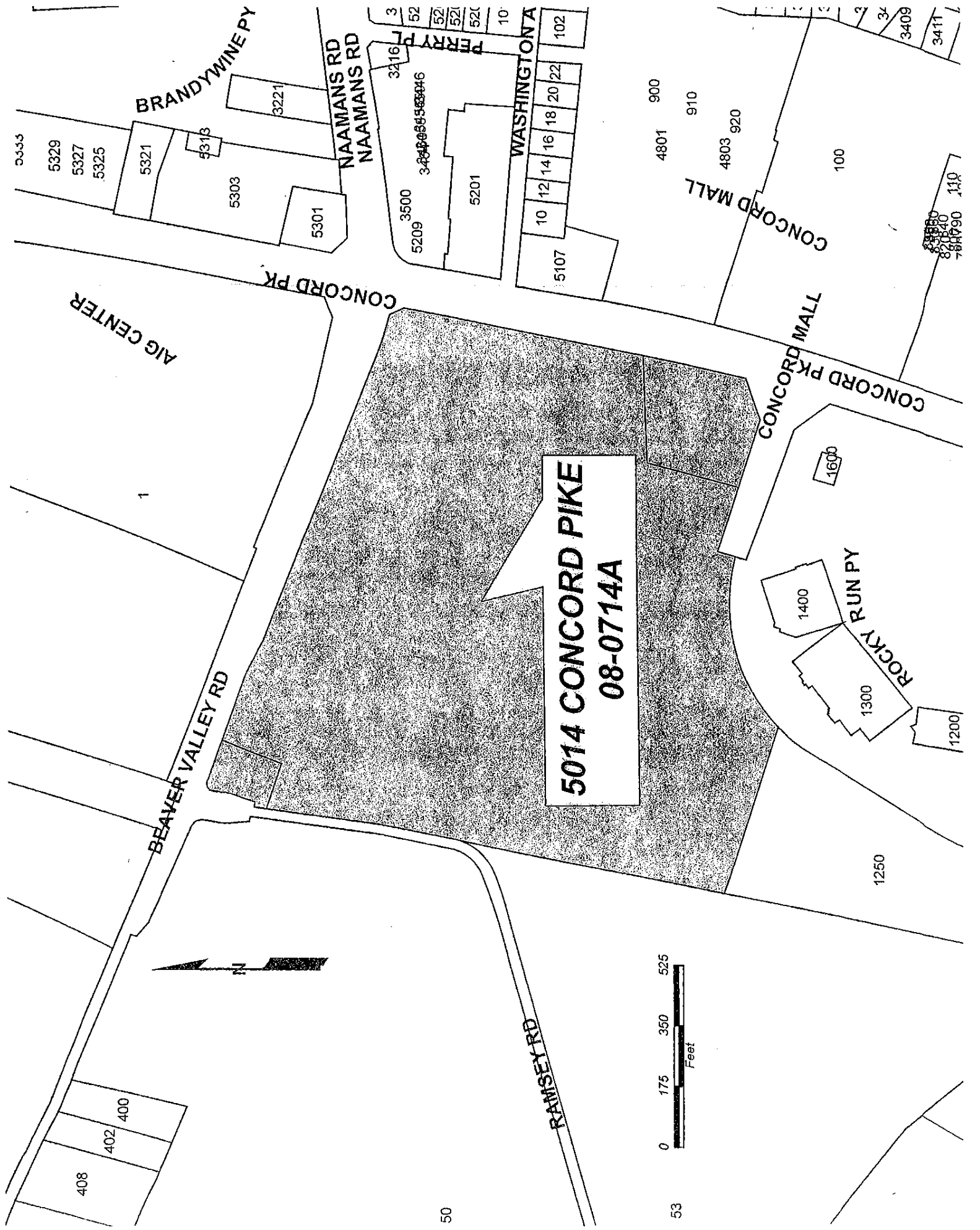
Beneficial Use Appeal _____

A fee is required for each application submitted

Dimensional Variance – for residential use	\$250
Dimensional Variance – non-residential use	\$1,500
Use Variance – residential use	\$1,000
Non-residential use	\$2,500
Special Use	\$1,500
Special Public Hearing	\$5,000
Continuation of public hearing – residential	\$200
Non-residential	\$500
Appeal of decision by an administrative officer or agency regarding the interpretation of a zoning provision in New Castle County Code, Chapter 40-	\$2,500

Mitigation of a Nonconforming situation for an individual residential lot or use	\$500
Mitigation of a Nonconforming situation for other residential and nonresidential lots or uses	\$2,500
All other Board of Adjustment applications	\$3,000





5014 CONCORD PIKE
08-0714A

BRANDYWINE PY

NAAMANS RD
NAAMANS RD

PERRY PL

WASHINGTON

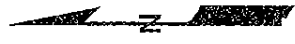
CONCORD MALL

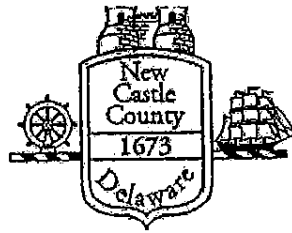
CONCORD MALL
CONCORD PK MALL

ROCKY RUN PY

BEAVER VALLEY RD

RAMSEY RD





September 30, 2008

WOODLAWN TRUSTEES INC
1020 N BANCROFT PARKWAY, 2ND FLOOR
P O BOX 2900
WILMINGTON, DE 19805-0900

Re: Application Number 20080714-A

Application 20080714-A will be heard by the New Castle County Board of Adjustment on October 23, 2008, beginning at 6:00 P.M. at the New Castle County Government Center, Department of Land Use Conference Room, 87 Reads Way, Corporate Commons, New Castle. Applicant or applicant's representative must appear at the public hearing to present the application. Be prepared to provide testimony and/or documentation in support of the application and to answer any questions the Board may ask regarding this application. Failure of applicant or applicant's representative to appear at the public hearing will result in denial of this application.

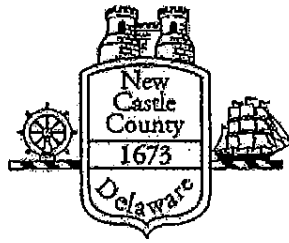
At the conclusion of the public hearing, the Board will enter into the business meeting where it will make a decision on all applications. No written decisions are rendered at the hearing. The applicant and/or applicants representative will be notified, in writing, of the action taken by the Board subsequent to the public hearing.

BOARD OF ADJUSTMENT
OF NEW CASTLE COUNTY

Christopher Koyste
Chairman

Enclosure
/apw

cc: THOMPSON BRIDGE LLC
3828 KENNETT PIKE STE 212
GREENVILLE
WILMINGTON, DE 19807



September 30, 2008

THOMPSON BRIDGE LLC
3828 KENNETT PIKE STE 212
GREENVILLE
WILMINGTON, DE 19807

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BOARD OF ADJUSTMENT
OF NEW CASTLE COUNTY

Christopher Koyste
Chairman

Enclosure
/apw

cc: WOODLAWN TRUSTEES INC
1020 N BANCROFT PARKWAY, 2ND
FLOOR
P O BOX 2900
WILMINGTON, DE 19805-0900



Department of Land Use

LEGAL NOTICE

The News Journal 10/04/2008 Edition

The **BOARD OF ADJUSTMENT OF NEW CASTLE COUNTY** will hold a public hearing on **Thursday, October 23, 2008, 2008 at 6:00 p.m.**, at the **Department of Land Use Conference Room, New Castle County Government Center, 87 Reads Way, New Castle, DE 19720** to hear the following applications:

- 11. 5014 Concord Pike, Wilmington 19803:** Area variances from the provisions of Section 40.04.240 Scenic Corridors of the *New Castle County Code* to develop the property within the scenic corridor of Beaver Valley Road and Thompson Bridge Road; from the required 100 feet to maintain a scenic corridor of 25 feet; from the required six (6) plant units to provide three (3) plant units per 100 linear feet of street frontage. **Woodlawn Trustees Incorporated.** ST & CR zoning. CD 2. (App. 2008-0714-A) TP# 06-019.00-004, 06-019.00-006 & 06-010.00-025.

Individuals needing reasonable accommodations according to the *Americans with Disabilities Act*, please call 395-5400 (DRS, 1-800-232-5460) at least five (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.

BOA FOR October 23, 2008 (11 SITES)

