

**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 8009-0396-A  
 Fee Received/Check No. 1500.00  
5/16/09

REFER TO THE INFORMATION HANDBOOK FOR ASSISTANCE IN COMPLETING THIS APPLICATION

<b>APPLICANT</b>			<b>LEGAL OWNER</b>		
Alan G. Steinle			Brandywine Valley Baptist Church		
Name			Name		
1200 Philadelphia Pike - Suite 230			7 Mt. Lebanon Road		
Address			Address		
Wilmington	DE	19809	Wilmington	DE	19803
City	State	Zip Code	City	State	Zip Code
Phone ( 302 ) 792-3799			Phone ( 302 ) 475-4255		
E-mail address <u>asteinle@steinleengineers.com</u>					
Subject Property Location <u>7 Mt. Lebanon Road</u>			Wilmington, DE <u>19803</u>		
Address			City/State Zip Code		
Tax Parcel Number <u>0606400031</u>			Council District <u>2</u> Zoning Classification <u>NC-15</u>		

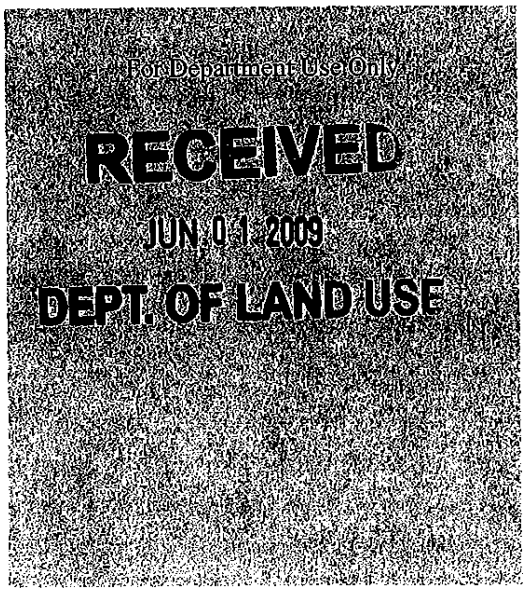
In addition to the persons listed above, copies of all correspondence should be sent to: 3.76 acres  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_

- 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.)

Alan G. Steinle  
 Applicant's Name (Please Print) \_\_\_\_\_  
 Applicant's Signature [Signature] Date 5/29/2009

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.  
 William Panscus  
 Legal Owner's Name (Please Print) \_\_\_\_\_  
 Legal Owner's Signature [Signature] Date 5/31/09



**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):

Variance from the maximum sign area limitation of twenty (20) square feet for Residence districts per Section 40.06.03 - 1.a.ii. Variance from the minimum setback limitation of twenty (20) feet per Section 40.06.03 - 1.a.ii.  
Proposed sign replaces a previously approved sign removed during construction. SEE ATTACHED.

- Special Use** for the following: N/A

- Use Variance** to use property for use other than that allowed by its zoning classification, changing from its existing use as N/A
- To a proposed use as \_\_\_\_\_

- Appeal from an Administrative Decision** N/A dated \_\_\_\_\_
- For the following reasons: \_\_\_\_\_

- Confirmation of a Non Conforming Use** N/A

- Beneficial Use Appeal** N/A

**A fee is required for each application submitted**

Dimensional Variance – for residential use.....	\$250	Mitigation of a Nonconforming situation for an individual residential lot or use .....	\$500
Dimensional Variance – non-residential use .....	\$1,500	Mitigation of a Nonconforming situation for other residential and nonresidential lots or uses.....	\$2,500
Use Variance – residential use.....	\$1,000	All other Board of Adjustment applications.....	\$3,000
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		

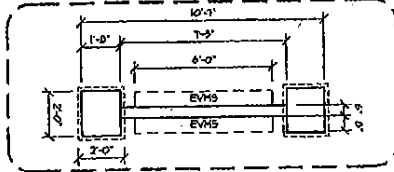
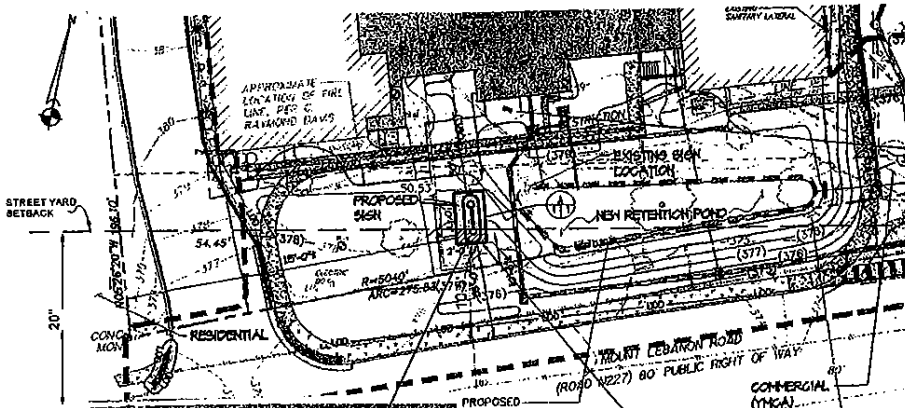
PUBLIC HEARING DATE: July 9, 2009  
COUNCILMANIC DISTRICT: 2

ZONING: NC 15

APP. NO. 09-0296-A  
TAX PARCEL: 06-064.00-031

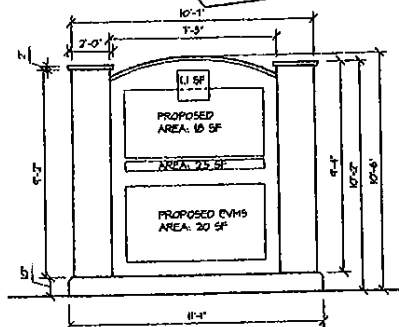
**SIGN AREA & SETBACK**

REQUIRED: 20 SQ. FT. AREA 20' STREET SETBACK  
PROVIDED: 109 SQ. FT. AREA 10.5' STREET SETBACK



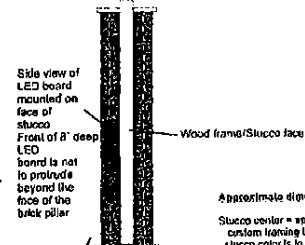
**PROPOSED SITE PLAN**

SCALE: NTS



**PROPOSED FRONT ELEVATION**

SCALE: 1/4"=1'-0"

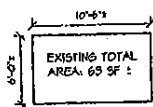
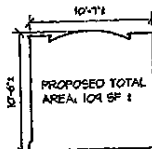
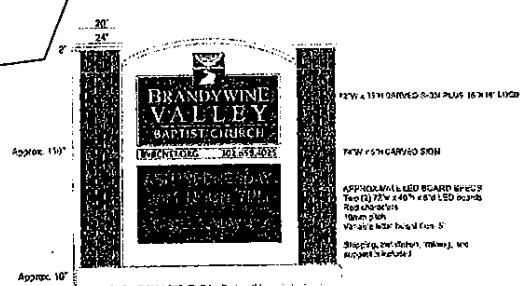


**Approximate dimensions of equipment**

Stucco center = approx. 8.7" x 118" h x 8" to 8" deep custom framing to accommodate LED boards  
Stucco color is to match that which is used on church building  
Brick pillars = 20" w x 110" h x 24" deep  
Back is to match that which is used on church building  
Concrete base = 134" w x 10" h x 32" deep

6" deep stucco on frame  
Two (2) brick pillars  
20" x 24" deep

**CROSS SECTION**



**BOARD OF ADJUSTMENT  
NEW CASTLE COUNTY, DELAWARE**

**Applicant:**  
**Address of Subject Property:**

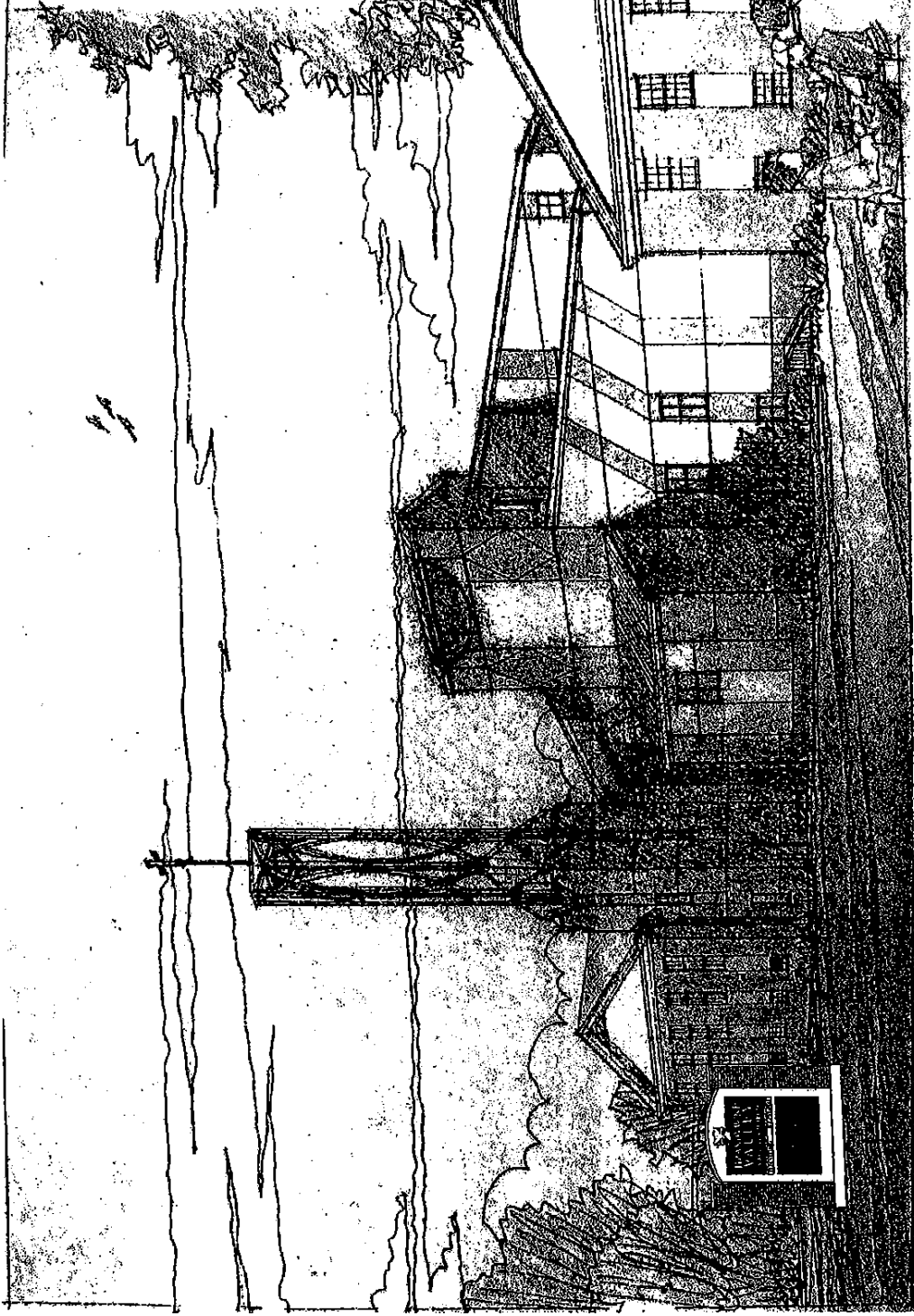
Alan G. Steinle  
7 Mt Lebanon Rd.  
Wilmington, DE 19803

**Applicant seeks: VARIANCE:**

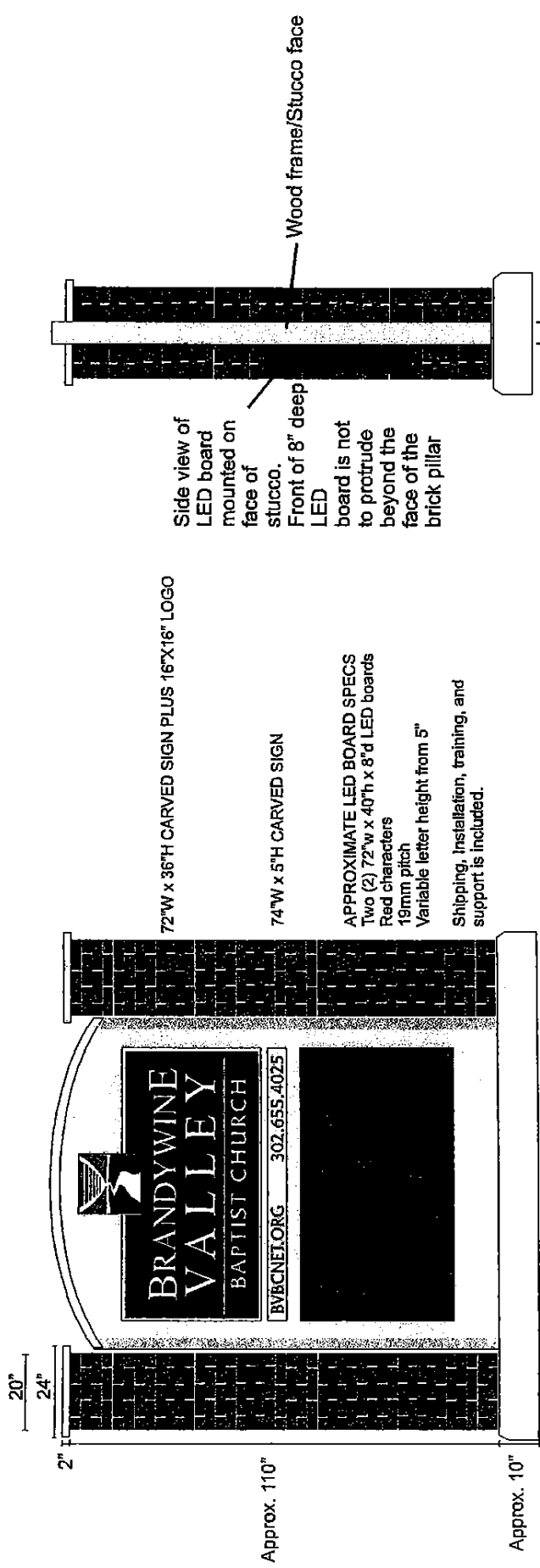
To construct a 109 sq. foot ground sign for the Brandywine Valley Baptist Church (20 sq. foot maximum sign area) 10.5 ft from the Mt. Lebanon Rd. right-of-way (20 foot sign setback).

**DECISION:**  
**DATE OF DECISION:**

**SCALE: NTS**



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[www.wecarve.com](http://www.wecarve.com) 610.268.3833



**Approximate dimensions of monument**

- Stucco center = approx. 87" w x 116' h x 6" to 8" deep custom framing to accommodate LED boards
- stucco color is to match that which is used on church building
- Brick pillars = 20" w x 110" h x 24" deep
- brick is to match that which is used on church building
- Concrete base = 134" w x 10" h x 32" deep

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**NEW CASTLE COUNTY**

87 Reads Way  
New Castle, DE 19720  
(302)395-5555 Fax (302)395-5545

**Receipt**

**Report Date** 06/03/2009 10:49 AM

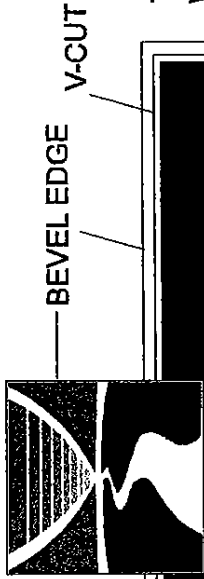
**Submitted By**

Page 1

<b>Trn #</b>	299437	<b>Trn Date</b>	06/03/2009 10:49	<b>Template Type</b>	PRJ	<b>A/P #</b>	20090296
<b>Customer</b>	ALAN G. STEINLE			<b>Cash Payment</b>			
<b>Address</b>	1200 PHILADELPHIA PK			<b>Check #</b>	51654	1500.00	
	SUITE 230						
	WILMINGTON DE 19809						

<b>Fees Item</b>	<b>Dist Budget</b>	<b>Amount</b>
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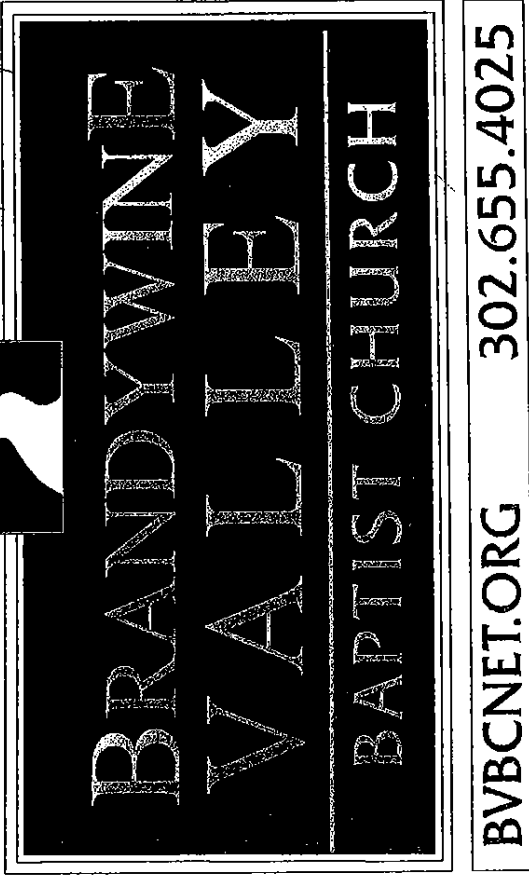
BOA APPLICATION FEE	060300-0252	1500.00
	<b>Total Amount</b>	1500.00
	<b>Amount Paid</b>	1500.00
	<b>Total Amount Due</b>	0.00



72"w x 36"h carved sign made of Extira\* with 16"x16" carved logo, also Extira Letters are to be incised. Edge will include a v-cut around outer edge and bevel.

72"w x 5"h carved plaque for web address and phone number

SPECIFIC PAINT COLORS YET TO BE DETERMINED.



\*EXTIRA

- ~ Treated exterior wood composite panel
- ~ Sanded two sides; smooth, unprimed surface
- ~ Moisture, rot, and termite resistant; treated with zinc borate
- ~ No added formaldehyde
- ~ One piece solid substrate - not laminated
- ~ Can be used for virtually any non-structural paint grade application, including exterior millwork, door and window parts, signage, garage doors and other architectural components

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**Permit # 200109260**

**Parcel Number:** 0606400031 **Parcel Details**  
**Location:** 7 MT LEBANON RD  
**Contact:**  
**Contractor:** AMERICAN SIGN & GRAPHICS LLC **Last Stage Completed:** Issue COO  
**Contractor ID:** GC1407  
**Contract Type:** GENCON

**Permit Type:** SIGN PERMIT  
**Work Type:**  
**Status:** Closed  
**Next Stage:** Complete

Dates	
<b>Application:</b>	7/23/2001
<b>Issued:</b>	7/23/2001
<b>Certificate of Occupancy:</b>	6/3/2004
<b>Temp Certificate of Occupancy:</b>	
<b>Final:</b>	4/27/2004

Inspections				
Inspection #	Inspection Type	Scheduled Date	Status	Completion Date
228339	FOOTINGS		Passed	4/26/2004
453110	FINAL INSPECTION - NO C/O REQ	4/26/2004	Passed	4/26/2004

Conditions		
Application Date	Description	Approval Date
7/23/2001	TAX VERIFICATION FORM REQ'D	7/23/2001

Reviews	
Review Type	Status
SIGN PLAN REVIEW	Approved
ZONING	Approved