



PLANNING & DEVELOPMENT
CITY OF NEWARK

220 South Main Street · Newark, Delaware 19711
302.366.7000 · Fax 302.366.7160 · www.cityofnewarkde.us

December 18, 2020

Megan Bauer
GGA Construction
mbauer@ggabuilds.com
302-593-5648

**RE: 2001 Patriot Way/1089 Elkton Road, Newark Charter Junior High School, Building
Permit 202001323 – Foundations & Steel**

Dear Ms. Bauer:

Please be advised that upon review of Building Permit 202001323 for Foundations and Steel at 2001 Patriot Way/1089 Elkton Road, the following issue has been identified by the Planning and Development Department as non-compliant, and the permit is denied. A request for a variance is required before further processing can occur.

Per Section 32-56.2(c)(1), in all districts, a public school, private school, parochial school or college may have a height of four stories not exceeding 50 feet. The submitted plan shows the top of roof at about 55 feet with an additional 6-inch parapet wall. It should be noted that a parapet wall is allowed by Section 32-56.2(c)(2) to provide architectural detail and/or to hide mechanical equipment extending not more than four feet above the limit of the height of the building.

Your application requires a variance to allow a school with a building height of 55 feet.

You may seek a variance from the aforementioned section by completing an application for a hearing before the Board of Adjustment (attached) and submitting it along with a one-thousand one-hundred (\$1,100) fee to the City Secretary's office. This fee is non-refundable and is for the cost of the hearing, whether the Board of Adjustment grants or denies the variance. Please note as well that as per Code Section 32-63, should you request a continuance of an appeal to other than the meeting for which you have applied, another one-hundred sixty-five (\$165) fee will be required.

If you have any questions or concerns, please feel free to contact me at (302) 366-7000 ext. 2044.

Sincerely,



Thomas K. Fruehstorfer
Planner

Cc: Mary Ellen Gray, Planning and Development Director
Stephanie Petersen, Code Enforcement Manager
Tim Poole, Code Enforcement Officer
Renee Bensley, City Secretary
Nichol Scheld, City Secretary Office
Roselyn Keesee, Design Collaborative, Inc.



**CITY SECRETARY'S OFFICE
CITY OF NEWARK**

220 South Main Street · Newark, Delaware 19711
302.366.7000 · Fax 302.366.7067 · www.newarkde.gov

**BOARD OF ADJUSTMENT
INSTRUCTIONS FOR NOTICE OF APPEAL**

The Board of Adjustment meetings are held on the third Thursday of the month, at 7:00 pm in the Council Chamber of the City of Newark Municipal Building, 220 South Main Street, Newark.

The notice of Appeal form must be completed and submitted to the Board of Adjustment Secretary in the City Secretary's Office. The deadline dates may be obtained in the City Secretary's Office or Code Enforcement Division. At the time the application is submitted, you will be informed of the hearing date. In addition to the Notice of Appeal form the following information is required at the time of the application:

1. A filing fee of \$275.00, payable to City of Newark, for each appeal in a residential district. The filing fee in any other zoning district is \$1,100.00.
2. Ten copies of the plot plan or survey.
3. Ten copies of drawings or plans if, in the opinion of the Building Director, they are necessary to clarify hardship.
4. Ten copies of the Denial Letter issued from Code Enforcement triggering the hearing request.
5. In addition to the original filing fee, if an applicant requests a continuance of an appeal, the fee is \$165.00 in a residential district.
6. Should a project be removed from the agenda less than seven days before the scheduled meeting at the request of the applicant, a re-advertising fee of \$165.00 will be charged to be placed on a subsequent board of adjustment agenda. For good cause shown, the fee may be waived at the discretion of the City Secretary.

If you have any questions, please contact the City Secretary's Office at 366-7000.

Please email the City Secretary's office at citysecretary@newark.de.us to schedule an appointment for application submission as the office is currently closed to the public due to COVID-19.

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT**

NOTICE OF APPEAL

FOR OFFICE USE ONLY:

APPEAL NO.: _____ DATE RECEIVED: _____

PROPERTY LOCATION: _____

APPLICANT: _____

DATE OF HEARING: _____

DATE HEARING ADVERTISED: _____

FEE PAID, RECEIPT NO. _____

Please complete and have notarized the Notice of Appeal and submit it along with plans to the Board of Adjustment Secretary, City Secretary's Office, 220 South Main Street, Newark, DE 19711.

1. I/We, **GG+A Construction**
1130 Industrial Road, Middletown, DE 19709 **302-376-6122**
(Mailing Address) (Phone No.)

request a determination by the Board of Adjustment on the following appeal, which was denied by the Building Department on **December 18, 2020**

2. The purpose of the appeal is to request: **Variance for building height from 50' to 56'**

A. ☒ A variance to Chapter 32, Section 32. **56.2(c)(1)** related to:

- ☐ Area
- ☐ Frontage
- ☐ Side Yard
- ☐ Rear Yard
- ☐ Height (sign)
- ☐ Use
- ☐ Parking
- ☒ Other: **Height (building)**

B. ☐ An interpretation.

C. ☐ A special exception (in special sign district only).

3. Description of the property:

A. Street location, lot number: **1089 Elkton Road**

B. Present use: **Empty lot (former freezer plant)**

C. Proposed use: **Junior High School**

D. Zoning district: **RH**

4. I/We believe that the Board of Adjustment should approve this request because: (please state the exceptional practical difficulty in using the property for a proposed use. If an interpretation is requested, state grounds for interpretation.)

We feel that this request is aligned with and in the spirit of the exceptions allowed by

"Sec. 32-56.2 – Area regulations; exceptions", item (2). The additional height requested is a modest increase and only for the center portion of the building. The additional height will provide natural light into the 3rd floor lobby and student work display, allow for higher ceilings in the art rooms, and permit architectural detail at the entrance that is similar to that used on the lower school campus site. More detailed information is provided in the supplemental information included in this submission.

(If additional space is necessary, please attach to form.)

5. Has a previous application for an appeal been filed? No
(If you are not sure, contact the Board of Adjustment secretary at 366-7000.)

6. What is applicant's interest in the premises affected?
(Owner, agent, lessee, etc.)

Owner/School representative

I hereby certify that all of the statements in this Notice of Appeal and attached plans are true to the best of my knowledge.

Jul Ann, School Director NCS
(Applicant's signature)

Sworn to and subscribed before me, this 29th day of December 2020

Cynthia Dawn Coyne
Notary Public

CYNTHIA DAWN COYNE
Notary Public
STATE OF DELAWARE
My Commission Expires February 4, 2021

My Commission Expires 2/4/21

June 07, 2018 - 11:38am User: maffica Q:\Newark Charter\DWG\Surveying\DWG\1804-DE Freezer site\DWG\Surveying\DWG\1804-BOUNDARY.dwg The BOUND

FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE SEARCH NO. 6901614

PARCELS P-1 & P-2: EASEMENTS & EXCEPTIONS

- 17 **AGREEMENT** between Manor Real Estate Company and The Philadelphia, Baltimore and Washington Railroad Company, dated December 4, 1968, recorded December 17, 1968 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *V*, Volume 81, Page 233 **APPLICABLE TO THE USAGE OF THE PARCELS**
- 18 **EASEMENTS** as contained in Deed between Manor Real Estate Company and Manor Hope Properties, L.P., dated October 27, 1977, recorded December 30, 1977 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *V*, Volume 99, Page 117 **APPLICABLE TO PARCEL 2 IN INST. #200404300048416**
- 19 **EASEMENT** as contained in Deed between Manor Real Estate Company, etal and Manor Hope Properties, L.P., dated October 27, 1977, recorded December 30, 1977 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *V*, Volume 99, Page 117 **APPLICABLE AS SHOWN FOR PARCEL 2 IN INST. #200404300048416**
- 20 **AGREEMENT OF EASEMENT** between Manor Hope Properties, L.P. and U.S. Warehousing & Freezer Group - Delaware Freezer Plant, L.P., dated July 25, 1978, recorded July 31, 1978 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *F*, Volume 102, Page 174 **APPLICABLE AS SHOWN FOR PARCEL 2 IN INST. #200404300048416**
- 21 **EASEMENTS AND RIGHTS** as contained in Deed between Manor Real Estate Company and Consolidated Rail Corporation, dated March 31, 1976, recorded February 22, 1979 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *B*, Volume 105, Page 257 **NOT APPLICABLE**
- 22 **RIGHT OF WAY SUBDIVISION PLAN** recorded February 23, 1979 in the Office of the Recorder of Deeds in and for New Castle County, Delaware on Microfilm No. 5082 **APPLICABLE**
- 23 **RECORD MINOR SUBDIVISION PLAN FOR RIFFA GAS EXPLORATION CO** recorded July 5, 1985 in the Office of the Recorder of Deeds in and for New Castle County, Delaware on Microfilm No.7664 **APPLICABLE**
- 24 **EASEMENT AGREEMENT** by and between First State Freezer Partnership and Riffa Gas Exploration Company, N.V., dated July 17, 1985, recorded July 17, 1985 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *252*, Page 305 **APPLICABLE, NOT PLOTTABLE. RECORD PLAN IS NOT LEGIBLE TO DETERMINE LOCATION.**
- 25 **EASEMENTS AND RIGHTS** as contained in Deed between Riffa Gas Exploration Company, N.A. and EHM Elkton Limited Partnership, dated March 6, 1987, recorded March 9, 1987 512, Page 307 **NOT APPLICABLE**
- 26 **DEVELOPMENT AGREEMENT** by and between E.H.M. Elkton Road Limited Partnership and the City of Newark, dated November 24, 1987, recorded December 21, 1987 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *640*, Page 265 **APPLICABLE, NOT PLOTTABLE**
- 27 **AMENDMENT TO EASEMENT AGREEMENT** between EHM Elkton Limited Partnership and LDK Partners, dated August 9, 1989, recorded August 11, 1989 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *912*, Page 121 **APPLICABLE AS TO EXHIBIT C, AS NOTED ON PLAN**
- 28 **DECLARATION** by EHM Elkton, Limited partnership, dated June 16, 1989, recorded October 4, 1989 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *937*, Page 17 **NOT APPLICABLE**
- 29 **DRAINAGE AGREEMENT** by and between E.H.M. Elkton Road Limited Partnership and the City of Newark, dated October 30, 1989, recorded November 14, 1989 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *955*, Page 202 **APPLICABLE, NOT PLOTTABLE**
- 30 **ADMINISTRATIVE SUBDIVISION PLAN FOR INTERSTATE BUSINESS PARK** recorded November 27, 1989 in the Office of the Recorder of Deeds in and for New Castle County, Delaware on Microfilm No. 10142 **APPLICABLE**
- 31 **DECLARATION** by EHM Elkton, Limited Partnership, dated November 27, 1989, recorded November 28, 1989 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *960*, Page 207 **NOT APPLICABLE**
- 32 **DECLARATION AND RESERVATION OF EASEMENT** by EHM Elkton, Limited Partnership, dated November 27, 1989, recorded November 28, 1989 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *960*, Page 212 **NOT APPLICABLE**
- 33 **EASEMENT DEED BY COURT ORDER** between Main Tower Associates, L.P., Rendall L. Brown and Sprint Communications Company L.P. and Qwest Communications Company, LLC, dated January 31, 2013, recorded October 30, 2013 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Document No. 20131030-0068951 **NOT APPLICABLE**

NOTES

1. PARCEL B-1, TAX PARCEL NO. 1100400022
PARCEL P-2, TAX PARCEL NO. 1803800033
PARCEL P-1, TAX PARCEL NO. 1803800032
2. ZONED: INDUSTRIAL
3. THIS PROPERTY IS LOCATED WITHIN ZONED X (UNSHADED) - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 1003C0120J REVISED 01/17/2007.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE SEARCH NO. 6787379

PARCEL B-1: EASEMENTS & EXCEPTIONS

- 1 **WATER EASEMENT AGREEMENT** between Manor Real Estate Company and the Philadelphia Baltimore and Washington Railroad Company, dated November 14, 1956, recorded November 26, 1956 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *F*, Volume 59, Page 528 **NOT APPLICABLE**
- 2 **RESTRICTIONS** as contained in Deed between Manor Real Estate Company and The Philadelphia, Baltimore and Washington Railroad Company, dated December 4, 1968, recorded December 17, 1968 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *V*, Volume 81, Page 233 **APPLICABLE TO THE USAGE OF THE PARCEL**
- 3 **RECORD MINOR LAND DEVELOPMENT PLAN FOR U.S. WAREHOUSING AND FREEZER GROUP-DELAWARE FREEZER PLANT** recorded March 30, 1978 in the Office of the Recorder of Deeds in and for New Castle County, Delaware on Microfilm No. 4755 **APPLICABLE**
- 4 **DEVELOPMENT AGREEMENT** by and between US Warehousing & Freezer Plant, L.P. and New Castle County, dated June 27, 1978, recorded July 24, 1978 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *C*, Volume 102, Page 301 **APPLICABLE, NOT PLOTTABLE**
- 5 **AGREEMENT OF EASEMENT** between Manor Hope Properties, L.P. and U.S. Warehousing & Freezer Group - Delaware Freezer Plant, L.P., dated July 25, 1978, recorded July 31, 1978 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *F*, Volume 102, Page 174 **APPLICABLE, SHOWN ON PLAN**
- 6 **EASEMENT RESERVATIONS** as contained in Deed between Delfreeze One, and Delfreeze Two, Inc. and First State Freezer partnership, dated June 10, 1983, recorded June 10, 1983 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *N*, Volume 122, Page 206 **APPLICABLE AS SHOWN ON PLAN**

- 7 **CONFIRMATORY AGREEMENT** by Equitable Bank, National Association and Delaware Trust Company, dated June 9, 1983, recorded June 10, 1983 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *N*, Volume 122, Page 244 **NOT A SURVEY RELATED ITEM**
- 8 **EASEMENT AGREEMENT** by and between First State Freezer Partnership and Riffs Gas Exploration Company, N.V., dated July 17, 1985, recorded July 17, 1985 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *252*, Page 305 **APPLICABLE, NOT PLOTTABLE. RECORD PLAN IS NOT LEGIBLE TO DETERMINE LOCATION.**
- 9 **AMENDMENT TO EASEMENT AGREEMENT OF JULY 17, 1985** between EHM Elkton Limited partnership and LDK Partners, dated August 9, 1989, recorded August 11, 1989 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *912*, Page 121 **APPLICABLE AS TO EXHIBIT D, AS NOTED ON PLAN**
- 10 **EASEMENTS AND BENEFITS** as contained in Deed between LDK Partners and Delaref, Inc. and Louis Dreyfus Commercial Activities Inc., dated May 26, 1994, recorded May 27, 1994 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record *1741*, Page 230 **NOT APPLICABLE**
- 11 **RECORD MINOR LAND DEVELOPMENT PLAN FOR MULTI-PURPOSE AREA FOR NEWARK CHARTER SCHOOL** recorded June 8, 2007 in the Office of the Recorder of Deeds in and for New Castle County, Delaware on Microfilm No. 20070606-005157 **APPLICABLE TO PARCEL B-1**
- 12 **PRIVATE SEWER LINE EASEMENT AGREEMENT** by and between Louis Dreyfus Distribution Center, Inc. and Newark Charter School, Inc., dated March 12, 2003, recorded March 12, 2003 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Document No. 20030312-0031580 **NOT APPLICABLE**
- 13 **OMNIBUS AMENDMENT OF SECURITY DOCUMENTS** by and among Rockland Trust Company, Maritime International, Inc., Maritime Terminal, Inc., Bridge Terminal, Inc., Connecticut Freezers, Inc. and Delaware Freezers, Inc. dated October 24, 2012, recorded November 1, 2012 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Document No. 20121101-0063379 **NOT PROVIDED**
- 14 **EASEMENT DEED BY COURT ORDER** between Main Tower Associates, L.P. and Rendall L. Brown vs Sprint Communications Company L.P. and Qwest Communications Company, LLC, dated January 31, 2013, recorded October 30, 2013 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Document No. 20131030-0068951 **NOT APPLICABLE**
- 15 **SECOND OMNIBUS AMENDMENT OF SECURITY DOCUMENTS** by and among Rockland Trust Company, Maritime International, Inc., Maritime Terminal, Inc., Bridge Terminal, Inc., Connecticut Freezers, Inc. and Delaware Freezers, Inc. dated November 9, 2015, recorded November 24, 2015 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Document No. **NOT PROVIDED**
- 16 **THIRD OMNIBUS AMENDMENT OF SECURITY DOCUMENTS** by and among Rockland Trust Company, Maritime International, Inc., Maritime Terminal, Inc., Bridge Terminal, Inc., Connecticut Freezers, Inc. and Delaware Freezers, Inc., dated December 30, 2016, recorded January 6, 2017 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Document No. 20170106-0001110 **NOT PROVIDED**

DELAWARE ROUTE 2
AKA ELKTON ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

TAX PARCEL #180370002
E H ELKTON 700 LP
LOT #1

TAX PARCEL #1803800030
INTERFLEX I LLC
LOT #3

TAX PARCEL #1803800027
CITY OF NEWARK

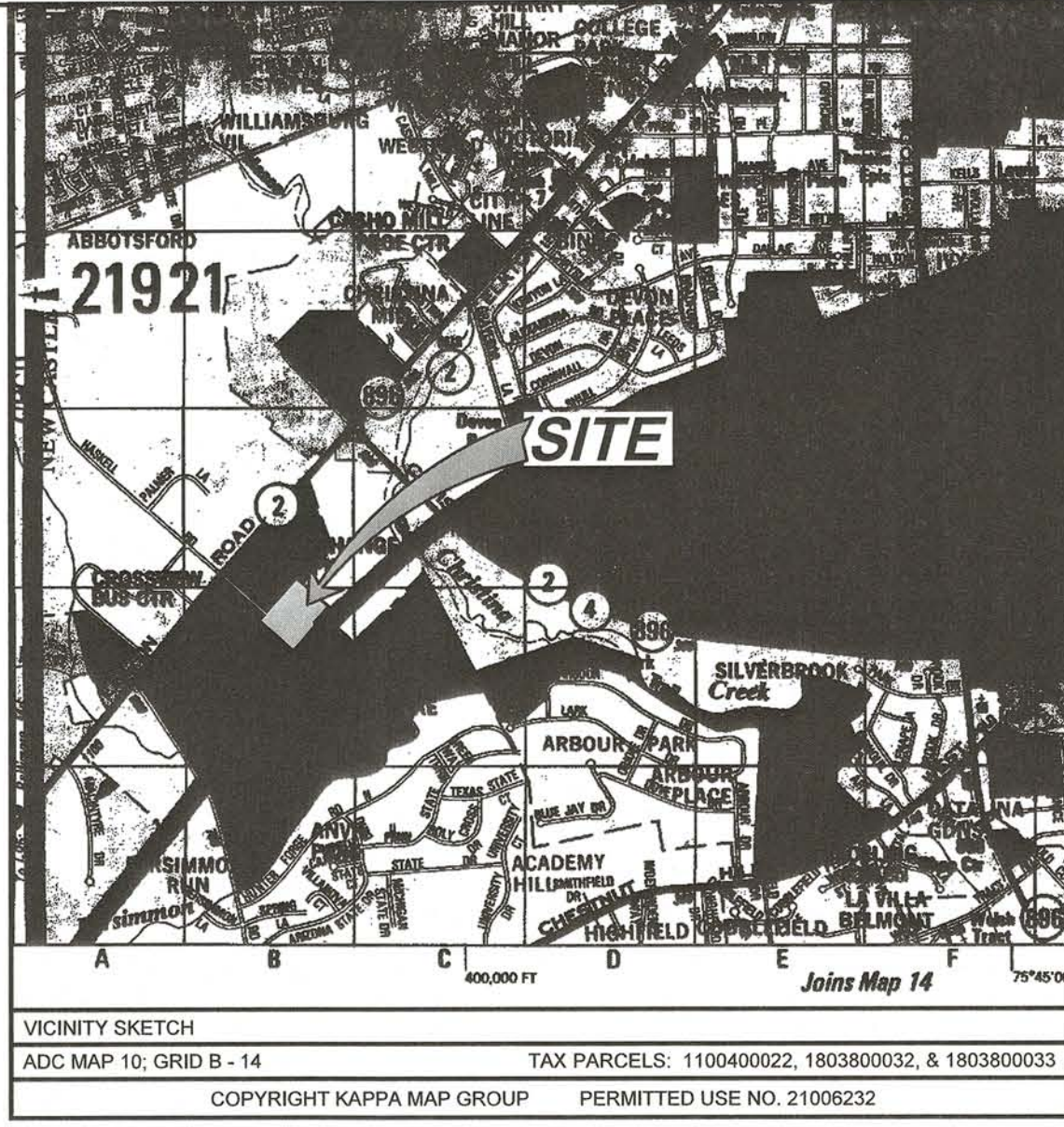
DEED PARCEL P-1
23,300 S.F.
(0.535 +/- ACRES)
DEED RECORD:
20040430-0048416

TAX PARCEL #1805700002
E H M ELKTON LP
PARCEL B-3

TAX PARCEL #1803800046
NEWARK CHARTER
SCHOOL, INC.
PARCEL B-1A

DEED PARCEL B-1
322,342 S.F.
(7.400 +/- ACRES)
DEED RECORD:
20040430-0048417

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'



LEGEND
IPF - DENOTES IRON PIPE FOUND
CMF - DENOTES CONCRETE MONUMENT FOUND
CPS - DENOTES CAPPED IRON PIN SET
O - DENOTES UNMARKED POINT

LEGEND
PROPERTY LINE
ADJOINING PROPERTY LINE
EDGE OF PAVEMENT
BUILDING OUTLINE
FENCE
TREELINE
RAILROAD TRACKS
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
STORM DRAIN PIPE
SANITARY SEWER
WATER LINE
STORM DRAIN CATCH BASIN
STORM MANHOLE
SANITARY MANHOLE
SANITARY CLEANOUT
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
BOLLARD
PROPERTY CORNER
BUILDING HATCH
CONCRETE HATCH
PAVEMENT HATCH

REVISIONS

REV #	DATE	DESCRIPTION

McCRONE
ENGINEERS - SURVEYORS - PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE
187 CHESAPEAKE BOULEVARD, SUITE 104
UPPER MERIDEN, CONNECTICUT 06455
ELKTON, MARYLAND 19121
410.398.1550
www.mccrone-engineering.com
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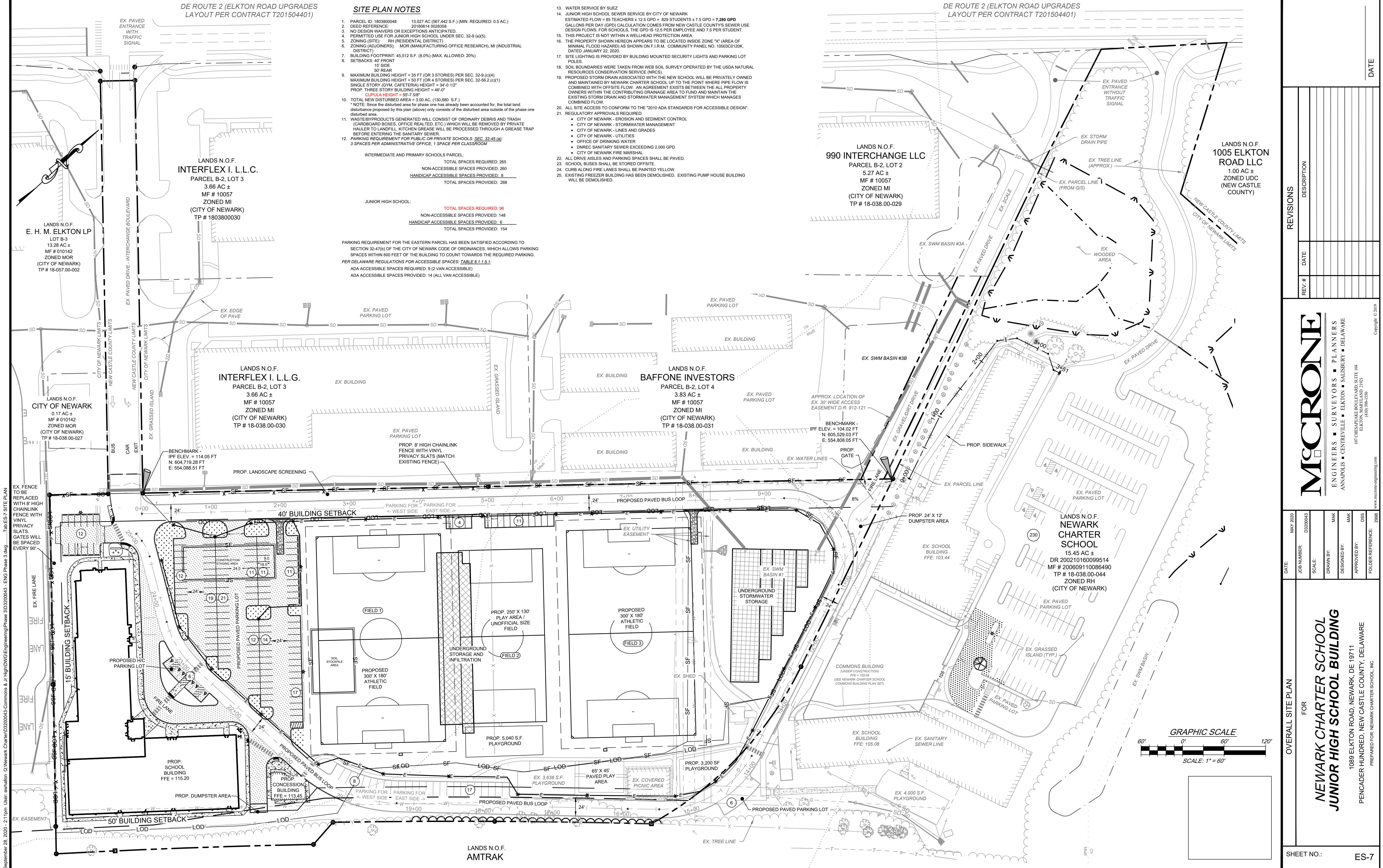
DATE	JOB NUMBER	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY	FOLDER REFERENCE
MAY 2018	DS18041	AS SHOWN	NV		DES	

BOUNDARY SURVEY
ON THE LANDS OF

DELAWARE FREEZERS, INC.

PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE
PREPARED FOR: NEWARK CHARTER SCHOOL, INC.

SHEET NO.:
1 OF 1



DE ROUTE 2 (ELKTON ROAD UPGRADES)
LAYOUT PER CONTRACT T201504401)

EX. PAVED ENTRANCE WITH TRAFFIC SIGNAL

LANDS N.O.F.
E. H. M. ELKTON LP
LOT B-3
13.28 AC ±
MF # 010142
ZONED MOR
(CITY OF NEWARK)
TP # 18-057.00-002

LANDS N.O.F.
INTERFLEX I. L.L.C.
PARCEL B-2, LOT 3
3.66 AC ±
MF # 10057
ZONED MI
(CITY OF NEWARK)
TP # 1803800030

LANDS N.O.F.
CITY OF NEWARK
0.17 AC ±
MF # 010142
ZONED MOR
(CITY OF NEWARK)
TP # 18-038.00-027

SITE PLAN NOTES

1. PARCEL ID: 1803800048 13,027 AC (567,442 S.F.) (MIN. REQUIRED: 0.5 AC.)
2. DEED REFERENCE: 20180614 0028358
3. NO DESIGN WAIVERS OR EXCEPTIONS ANTICIPATED.
4. PERMITTED USE FOR JUNIOR HIGH SCHOOL UNDER SEC. 32-9 (a)(5)
5. ZONING (SITE): RH (RESIDENTIAL DISTRICT)
6. ZONING (ADJOINERS): MOR (MANUFACTURING OFFICE RESEARCH), MI (INDUSTRIAL DISTRICT)
7. BUILDING FOOTPRINT: 45,512 S.F. (8.0%) (MAX. ALLOWED: 20%)
8. SETBACKS: 40' FRONT
15' SIDE
50' REAR
9. MAXIMUM BUILDING HEIGHT = 35 FT (OR 3 STORIES) PER SEC. 32-9 (c)(4)
MAXIMUM BUILDING HEIGHT = 50 FT (OR 4 STORIES) PER SEC. 32-56.2 (c)(1)
SINGLE STORY (GYM, CAFETERIA) HEIGHT = 34'-0" 1/2"
PROP. THREE STORY BUILDING HEIGHT = 46'-0"
CURLUP HEIGHT = 55'-7" 5/8"
10. TOTAL NEW DISTURBED AREA = 3.00 AC (130,680 S.F.)
*NOTE: Since the disturbed area for phase one has already been accounted for, the total land disturbance proposed by this plan (above) only consists of the disturbed area outside of the phase one disturbed area.
11. WASTE/PRODUCTS GENERATED WILL CONSIST OF ORDINARY DEBRIS AND TRASH (CARDBOARD BOXES, OFFICE RELATED, ETC.) WHICH WILL BE REMOVED BY PRIVATE HAULER TO LANDFILL. KITCHEN GREASE WILL BE PROCESSED THROUGH A GREASE TRAP BEFORE ENTERING THE SANITARY SEWER.
12. PARKING REQUIREMENT FOR PUBLIC OR PRIVATE SCHOOLS: SEC. 32-45 (b)
3 SPACES PER ADMINISTRATIVE OFFICE, 1 SPACE PER CLASSROOM

INTERMEDIATE AND PRIMARY SCHOOLS PARCEL:
TOTAL SPACES REQUIRED: 265
NON-ACCESSIBLE SPACES PROVIDED: 260
HANDICAP ACCESSIBLE SPACES PROVIDED: 5
TOTAL SPACES PROVIDED: 268

JUNIOR HIGH SCHOOL:
TOTAL SPACES REQUIRED: 96
NON-ACCESSIBLE SPACES PROVIDED: 148
HANDICAP ACCESSIBLE SPACES PROVIDED: 6
TOTAL SPACES PROVIDED: 154

PARKING REQUIREMENT FOR THE EASTERN PARCEL HAS BEEN SATISFIED ACCORDING TO SECTION 32-47(b) OF THE CITY OF NEWARK CODE OF ORDINANCES, WHICH ALLOWS PARKING SPACES WITHIN 600 FEET OF THE BUILDING TO COUNT TOWARDS THE REQUIRED PARKING.

PER DELAWARE REGULATIONS FOR ACCESSIBLE SPACES: TABLE 6.1.1.5.1:
ADA ACCESSIBLE SPACES REQUIRED: 9 (2 VAN ACCESSIBLE)
ADA ACCESSIBLE SPACES PROVIDED: 14 (ALL VAN ACCESSIBLE)

13. WATER SERVICE BY SUEZ
14. JUNIOR HIGH SCHOOL SEWER SERVICE BY CITY OF NEWARK
ESTIMATED FLOW = 85 TEACHERS x 12.5 GPD + 829 STUDENTS x 7.5 GPD = 7,280 GPD
GALLONS PER DAY (GPD) CALCULATION COMES FROM NEW CASTLE COUNTY'S SEWER USE DESIGN FLOWS. FOR SCHOOLS, THE GPD IS 12.5 PER EMPLOYEE AND 7.5 PER STUDENT.
15. THIS PROJECT IS NOT WITHIN A WELLHEAD PROTECTION AREA
16. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED INSIDE ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 10003C0120K, DATED JANUARY 22, 2020.
17. SITE LIGHTING IS PROVIDED BY BUILDING MOUNTED SECURITY LIGHTS AND PARKING LOT POLES
18. SOIL BOUNDARIES WERE TAKEN FROM WEB SOIL SURVEY OPERATED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS).
19. PROPOSED STORM DRAIN ASSOCIATED WITH THE NEW SCHOOL WILL BE PRIVATELY OWNED AND MAINTAINED BY NEWARK CHARTER SCHOOL UP TO THE POINT WHERE PIPE FLOW IS COMBINED WITH OFFSITE FLOW. AN AGREEMENT EXISTS BETWEEN THE ALL PROPERTY OWNERS WITHIN THE CONTRIBUTING DRAINAGE AREA TO FUND AND MAINTAIN THE EXISTING STORM DRAIN AND STORMWATER MANAGEMENT SYSTEM WHICH MANAGES COMBINED FLOW.
20. ALL SITE ACCESS TO CONFORM TO THE '2010 ADA STANDARDS FOR ACCESSIBLE DESIGN'.
21. REGULATORY APPROVALS REQUIRED:
• CITY OF NEWARK - EROSION AND SEDIMENT CONTROL
• CITY OF NEWARK - STORMWATER MANAGEMENT
• CITY OF NEWARK - LINES AND GRADES
• CITY OF NEWARK - UTILITIES
• OFFICE OF DRINKING WATER
• DNREC SANITARY SEWER EXCEEDING 2,000 GPD
• CITY OF NEWARK FIRE MARSHAL
22. ALL DRIVE AISLES AND PARKING SPACES SHALL BE PAVED.
23. SCHOOL BUSES SHALL BE STORED OFFSITE.
24. CURB ALONG FIRE LANES SHALL BE PAINTED YELLOW.
25. EXISTING FREEZER BUILDING HAS BEEN DEMOLISHED. EXISTING PUMP HOUSE BUILDING WILL BE DEMOLISHED.

DE ROUTE 2 (ELKTON ROAD UPGRADES)
LAYOUT PER CONTRACT T201504401)

LANDS N.O.F.
990 INTERCHANGE LLC
PARCEL B-2, LOT 2
5.27 AC ±
MF # 10057
ZONED MI
(CITY OF NEWARK)
TP # 18-038.00-029

LANDS N.O.F.
1005 ELKTON ROAD LLC
1.00 AC ±
ZONED UDC
(NEW CASTLE COUNTY)

EX. PAVED ENTRANCE WITHOUT TRAFFIC SIGNAL
EX. STORM DRAIN PIPE
EX. TREE LINE (APPROX.)
EX. PARCEL LINE (FROM GIS)
EX. WOODED AREA
EX. SWM BASIN #3A
EX. PAVED DRIVE
EX. SCALE
EX. GRAVEL DIRT DRIVE
EX. SWM BASIN #3B
APPROX. LOCATION OF EX. 30' WIDE ACCESS EASEMENT D.R. 912-121
BENCHMARK - IPF ELEV. = 104.02 FT
N: 805,528.03 FT
E: 554,808.05 FT
PROP. GATE
PROP. SIDEWALK
EX. PARCEL LINE
EX. SCHOOL BUILDING FFE: 103.44
PROP. 24' X 12' DUMPSTER AREA
EX. GRASSED ISLAND (TYP.)
EX. PAVED PARKING LOT
EX. SANITARY SEWER LINE
EX. 4,000 S.F. PLAYGROUND
EX. TREE LINE

September 28, 2020 - 2:11pm User: avhailon Q:\Newark Charter\03200043 - ENG Phase 3.dwg.....Tables-7 SITE PLAN

REVISIONS		DATE		DESCRIPTION
REV. #		DATE		

ENGINEERS • SURVEYORS • PLANNERS
ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY • DELAWARE

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www.mccrone-engineers.com

DATE	JOB NUMBER	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY	FOLDER REFERENCE
MAY 2020	D3200043		IMAK	IMAK	DSE	2586

OVERALL SITE PLAN

FOR

**NEWARK CHARTER SCHOOL
JUNIOR HIGH SCHOOL BUILDING**

1069 ELKTON ROAD NEWARK, DE 19711
PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE
PREPARED FOR: NEWARK CHARTER SCHOOL, INC.

SHEET NO.:		ES-7
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THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS. CONTRACTOR SHALL, UPON DISCOVERY, IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES AND PERFORMING HIS WORK IN A SAFE, SATISFACTORY AND WORKMANLIKE MANNER. CONTRACTOR AND SUBS SHALL BE AWARE OF ALL ON-SITE CONDITIONS PRIOR TO SUBMITTAL OF BIDS.

CT TITLE:
NEWARK CHARTER SCHOOL

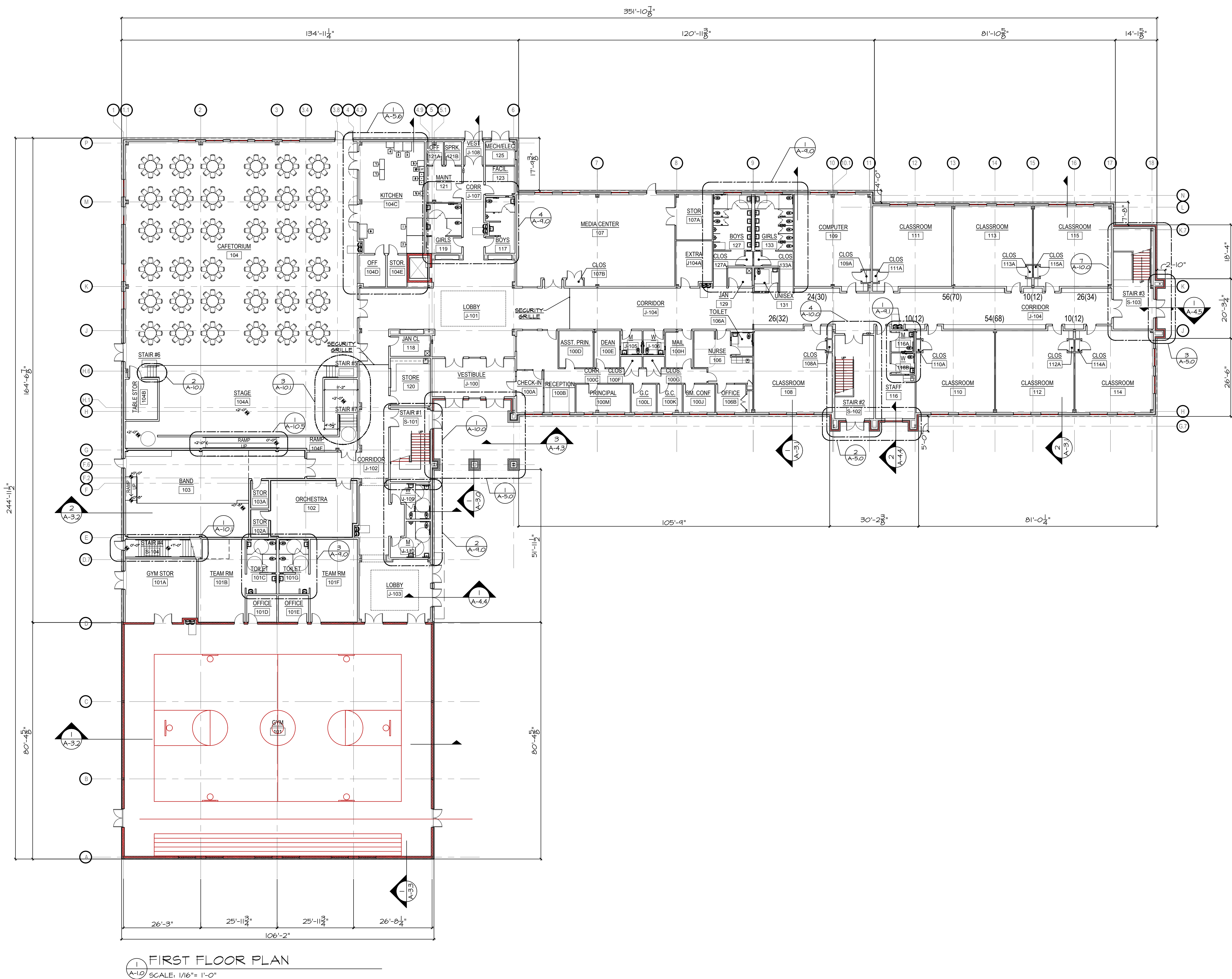
JR HIGH BUILDING

INTERCHANGE BUSINESS PARK
O ELKTON ROAD
NEWARK, DELAWARE 19111

SHEET TITLE:
FIRST FLOOR PLAN

PROJECT NO. 2009.02
DATE: OCTOBER 23, 2020
SCALE: AS NOTED
DRAWN BY: DCL
DRAWING NO.

**ISSUED FOR FOUNDATION
PERMIT**



This is a detailed architectural floor plan of a school building. The plan shows a variety of rooms including Science (201, 203, 205, 206A, 208), Cafetorium Below, Classroom (207, 209, 211, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400). Other rooms include ELEC (237A), JAN (237), CORR (J-203), OFFICE (233), ADV OFF (231), SENSORY (235), STORAGE (221), BOYS (228), GIRLS (229), TOILET RM (209D), CLOS (209A), CLASSROOM (211), CLASSROOM (213), CLASSROOM (219), STAIR #3 (S-203), STAIR #2 (S-202), STAFF (246), CORRIDOR (J-201), CORRIDOR (J-202), LOBBY (J-200), RTI (217), RTI (219), CLOS (217A), CLOS (219A), CLOS (200A), CLOS (200B), CLOS (200C), CLOS (200D), CLOS (200E), CLOS (200F), CLOS (200G), CLOS (200H), CLOS (200I), CLOS (200J), CLOS (200K), CLOS (200L), CLOS (200M), CLOS (200N), CLOS (200O), CLOS (200P), CLOS (200Q), CLOS (200R), CLOS (200S), CLOS (200T), CLOS (200U), CLOS (200V), CLOS (200W), CLOS (200X), CLOS (200Y), CLOS (200Z), CLOS (200AA), CLOS (200AB), CLOS (200AC), CLOS (200AD), CLOS (200AE), CLOS (200AF), CLOS (200AG), CLOS (200AH), CLOS (200AI), CLOS (200AJ), CLOS (200AK), CLOS (200AL), CLOS (200AM), CLOS (200AN), CLOS (200AO), CLOS (200AP), CLOS (200AQ), CLOS (200AR), CLOS (200AS), CLOS (200AT), CLOS 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A-1.1 SCALE: 1/16" = 1'-0"

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SHEET TITLE:
SECOND FLOOR PLAN
AND STORAGE ADD
ALT. #01

$$A = 1.1$$

**ISSUED FOR FOUNDATION
PERMIT**

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONFIRMING AND CORRELATING ALL QUANTITIES, DIMENSIONS, AND CONDITIONS. CONTRACTOR SHALL, UPON RECEIPT OF THE INFORMATION, DISCOVERY, IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES AND PERFORMING HIS WORK IN A SAFE, SATISFACTORY AND WORKMANLIKE MANNER. CONTRACTOR AND SUBS SHALL BE AWARE OF ALL ON-SITE CONDITIONS PRIOR TO SUBMITTAL OF BIDS.

ECT TITLE:
NEWARK CHARTER SCHOOL

JR HIGH BUILDING

INTERCHANGE BUSINESS PARK
O'ELKTON ROAD
NEWARK, DELAWARE 19711

THIRD FLOOR AND
LOW ROOF PLAN

2009.02

DATE: _____

OCTOBER 23, 2020

SCALE:

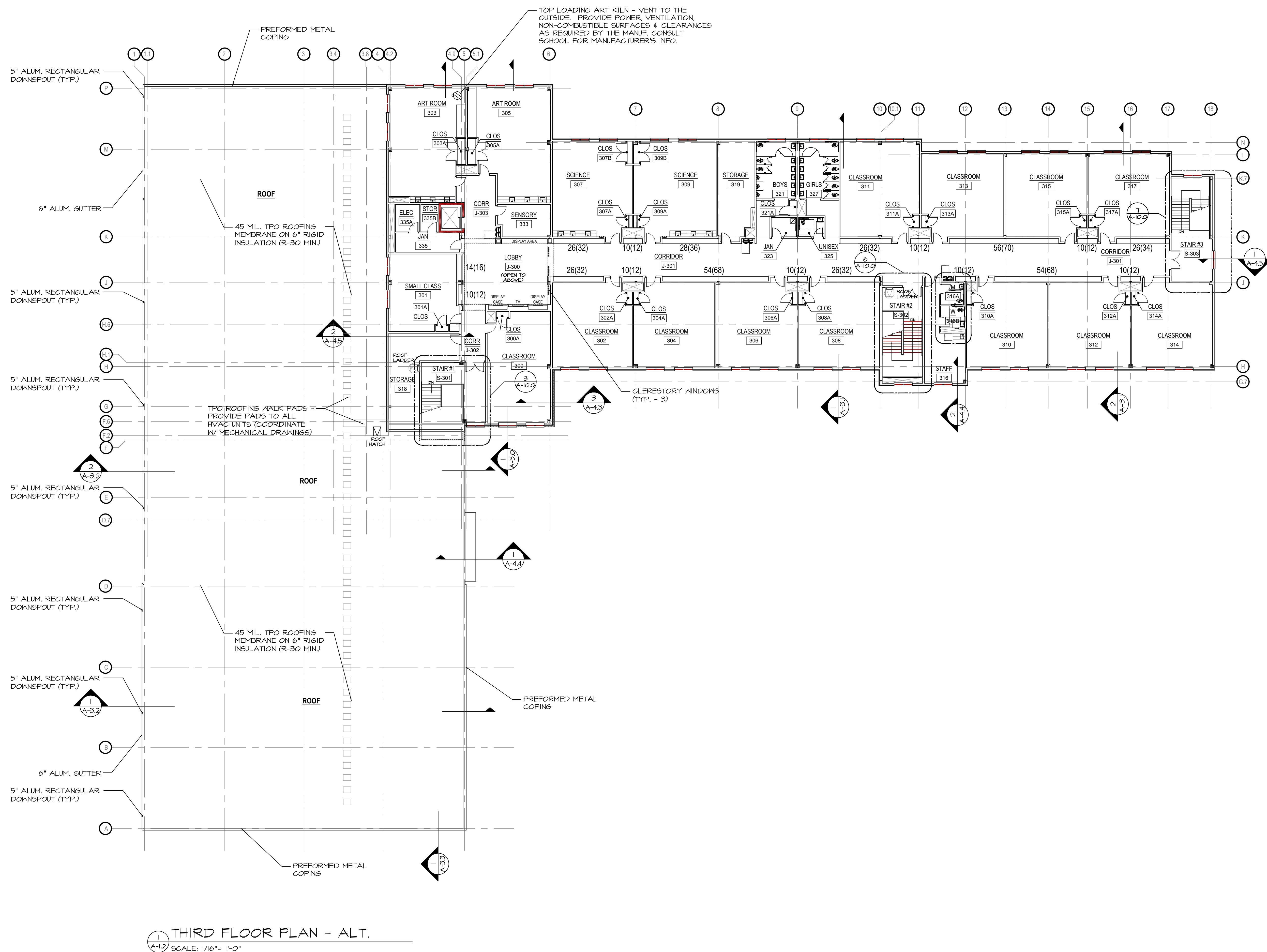
AS NOTED

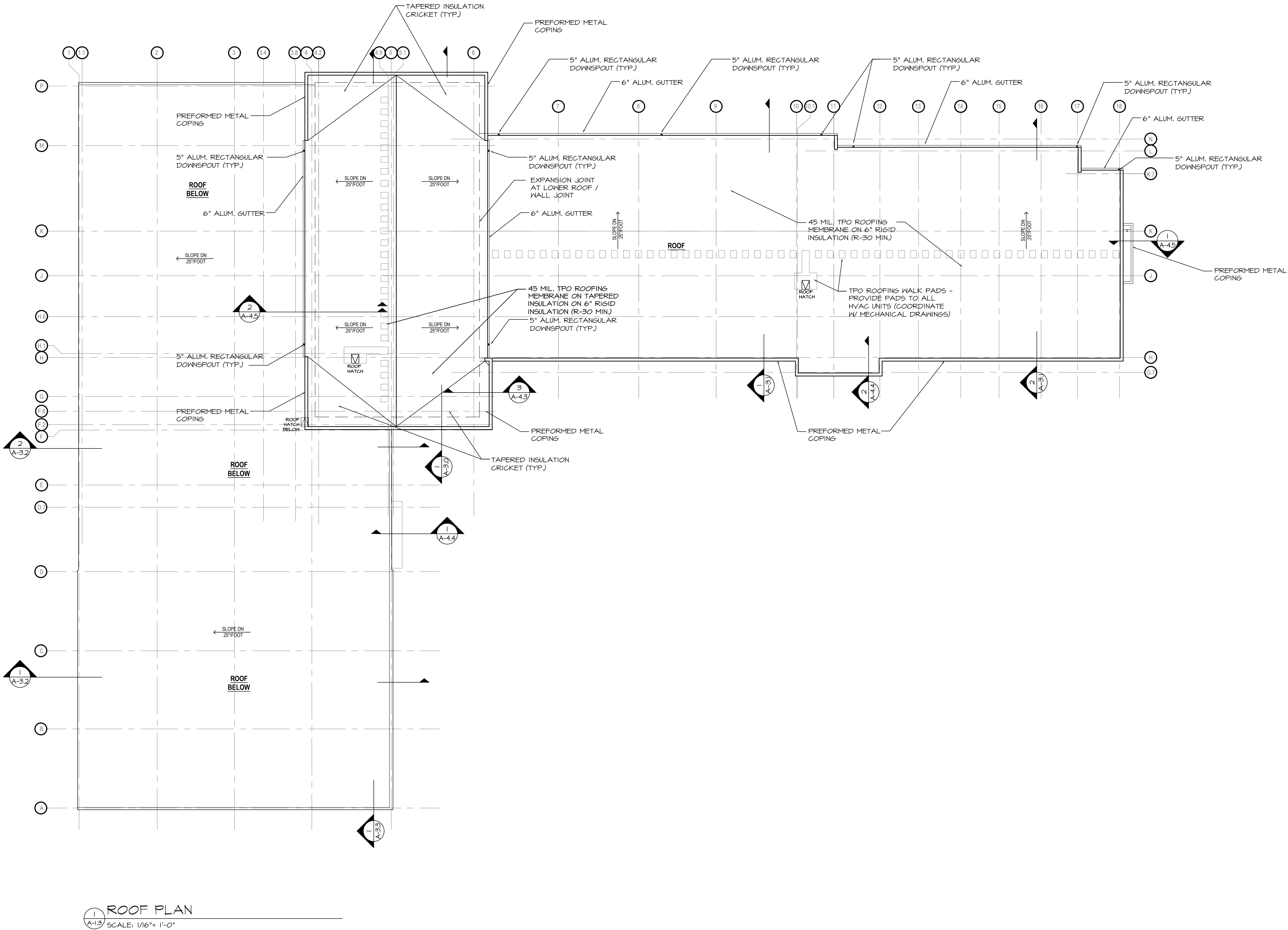
DRAWN BY:

DCH
DRAWING NO.

A-1.2

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NOTE: SEE DRAWINGS A-1.10 & A-1.11 FOR ENLARGED PLANS AND NOTES

REVISIONS:

DCI

ARCHITECTS · DESIGN COLLABORATIVE, INC.
1211 DELAWARE AVE.
WILMINGTON, DE 19806
(302) 652-4221 FAX (302) 655-0397

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PROJECT TITLE:
NEWARK CHARTER SCHOOL

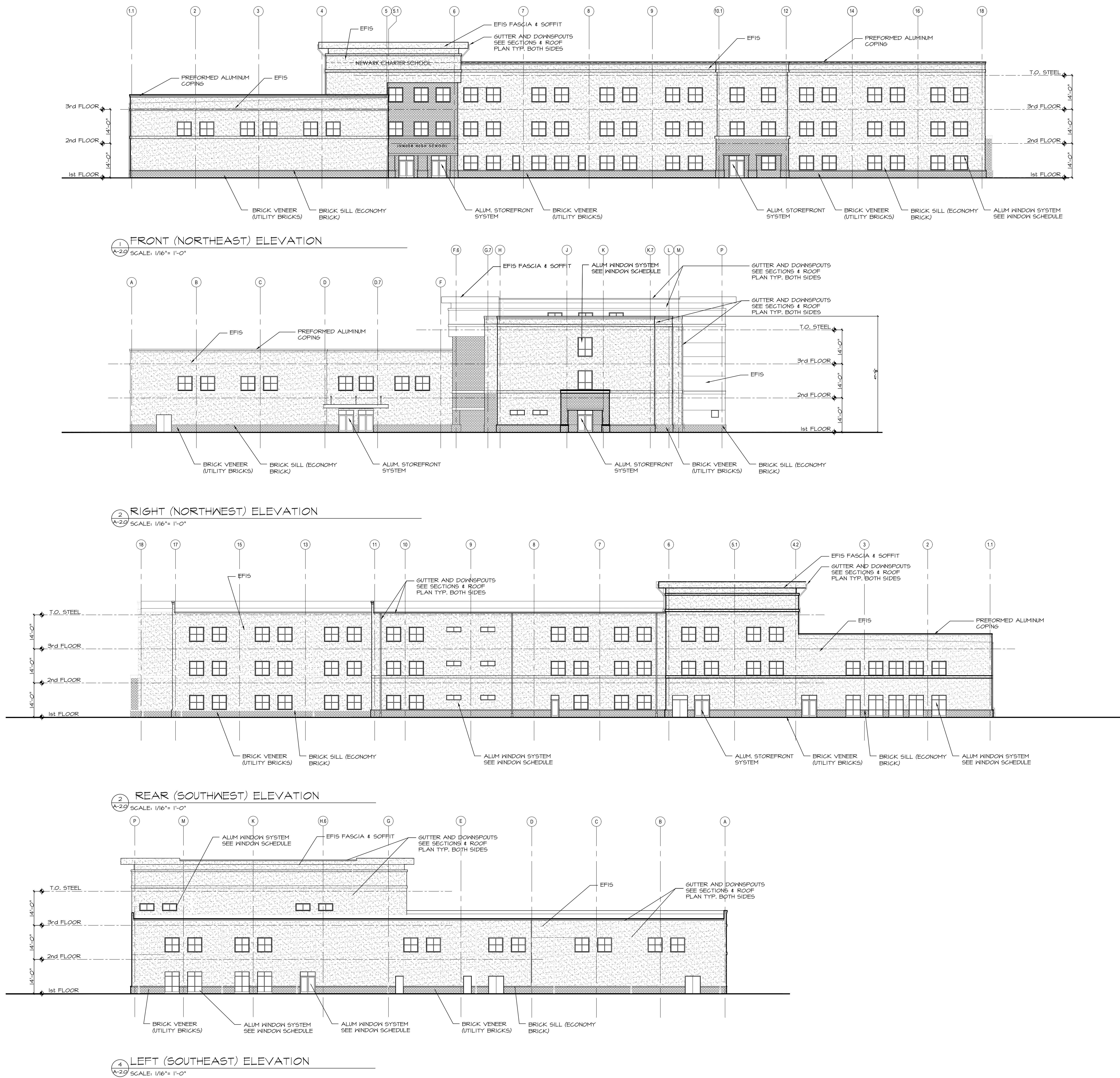
JR HIGH BUILDING
INTERCHANGE BUSINESS PARK
O ELKTON ROAD
NEWARK, DELAWARE 19711

SHEET TITLE:
ROOF PLAN

PROJECT NO.	2009.02
DATE:	OCTOBER 23, 2020
SCALE:	AS NOTED
DRAWN BY:	DCH
DRAWING NO.	

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PERMIT

A-1.3



REVISIONS:

I
C
D

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1211 DELAWARE AVE.
WILMINGTON, DE 19806
(302) 652-4221 FAX (302) 655-0397

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PROJECT TITLE:
NEWARK CHARTER SCHOOL
JR HIGH BUILDING
INTERCHANGE BUSINESS PARK
1004 ELKTON ROAD
NEWARK, DELAWARE 19711

SHEET TITLE:
ELEVATIONS

PROJECT NO.
2009.02
DATE:
OCTOBER 23, 2020
SCALE:
AS NOTED
DRAWN BY:
DCH
DRAWING NO.

ISSUED FOR FOUNDATION
PERMIT

A-2.0



VARIANCE REQUEST FOR **NEW JUNIOR HIGH SCHOOL**



PREPARED BY:
Design Collaborative Inc

1211 Delaware Avenue
Wilmington, DE 19806
www.dciarchitects.com

Delivered:
December 29, 2020

VARIANCE REQUEST

Background:

The Newark Charter School has embarked on an expansion of their lower school campus to enhance their facilities and to create a K-8 campus that will meet the needs of their growing student population. On the northeast end of the site are the existing primary and intermediate schools which will house grades K-5. The 1-story Commons building will connect the two schools and serve as the new main entrance for both. A new 3-story junior high school will be constructed to accommodate grades 6-8 on the southwest end of the site. Connecting the ends of the site is a new bus loop encircling athletic and practice fields.

This request for a variance is in response to the Foundation and Steel Permit denial letter dated December 18, 2020. The center portion of the junior high school building has an approximate height of 55'-3" (excluding the 6 inch parapet). A variance is required to allow the school to have a building height of greater than 50 feet.

Kwik Check Factors:

1.

The nature of the zone in which the property is located.

Response: While the school’s property is zoned RH (single family residential), it is surrounded by properties zoned MI (General Industrial) or MOR (Manufacturing Office Research) and the Amtrak Railway line.
2.

The character of the immediate vicinity of the subject property and the uses of the property within that immediate vicinity.

Response: The immediate vicinity of the Junior High School site is industrial in nature. The Amtrak Railway line and the Sandy Brae industrial park are on the eastern side. To the south and west of the site are the Interstate Business Park and the Interchange Business Park. The intermediate and primary schools lie at the north end of the lower school campus.
3.

Whether, if the restriction upon the applicant’s property were removed, such removal would seriously affect the neighboring properties and uses.

Response: Given the distance of the existing buildings from the new Junior High School, there is no adverse effect to the neighboring properties and uses if the additional height is allowed. It should be noted that the new Junior High, with the additional height, will still be lower in height than the freezer plant that was on this site until it was demolished earlier this year in anticipation of this project.

4.

Whether, if the restriction is not removed, the restriction would create unnecessary hardship or exceptional practical difficulty for the owner in relation to efforts to make normal improvements in the character of that use of the property.

Response: The center portion of the roof was raised to provide natural light via clerestory into the 3rd floor lobby and student display area and to allow a higher ceiling in the Art Rooms to accommodate a variety of art mediums. If the additional height is not allowed, these could not be provided and would negatively impact the programmatic offering in the building. The additional height at the entrance also allows for similar architectural details used on the other buildings on site, tying the campus together.

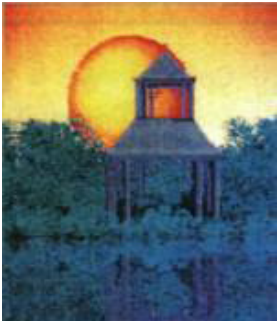
Summary:

We feel that this request is aligned with and in the spirit of the exceptions allowed by “Sec. 32-56.2 – Area regulations; exceptions”, item (2):

“In any district the maximum building height provisions shall not apply to dormers, spires, domes, cupolas, belfries, chimneys, smokestacks, flag poles, elevator enclosures, water tanks on roofs, silo, roof antennas, solar panels or collectors (on roofs), theater scenery lofts or fly lofts which occupy an aggregate of not over 25% of the ground floor area of the building, or a parapet wall or similar appurtenance that may be designed to provide architectural detail and/or to hide mechanical equipment extending not more than four feet above the limit of the height of the building on which it rests. A roof appurtenance that resembles a roof may extend above the limit of the height of the building up to a height equal to the floor to roof deck height of the top floor of the building provided that its slope does not exceed a 12/12 pitch.”

The additional height requested is a modest increase and only for the center portion of the building. The additional height will provide natural light into the 3rd floor lobby and student work display, allow for higher ceilings in the art rooms, and permit architectural detail at the entrance that is similar to that used on the lower school campus site.

We respectfully request this variance be granted.



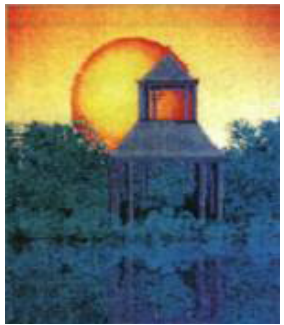
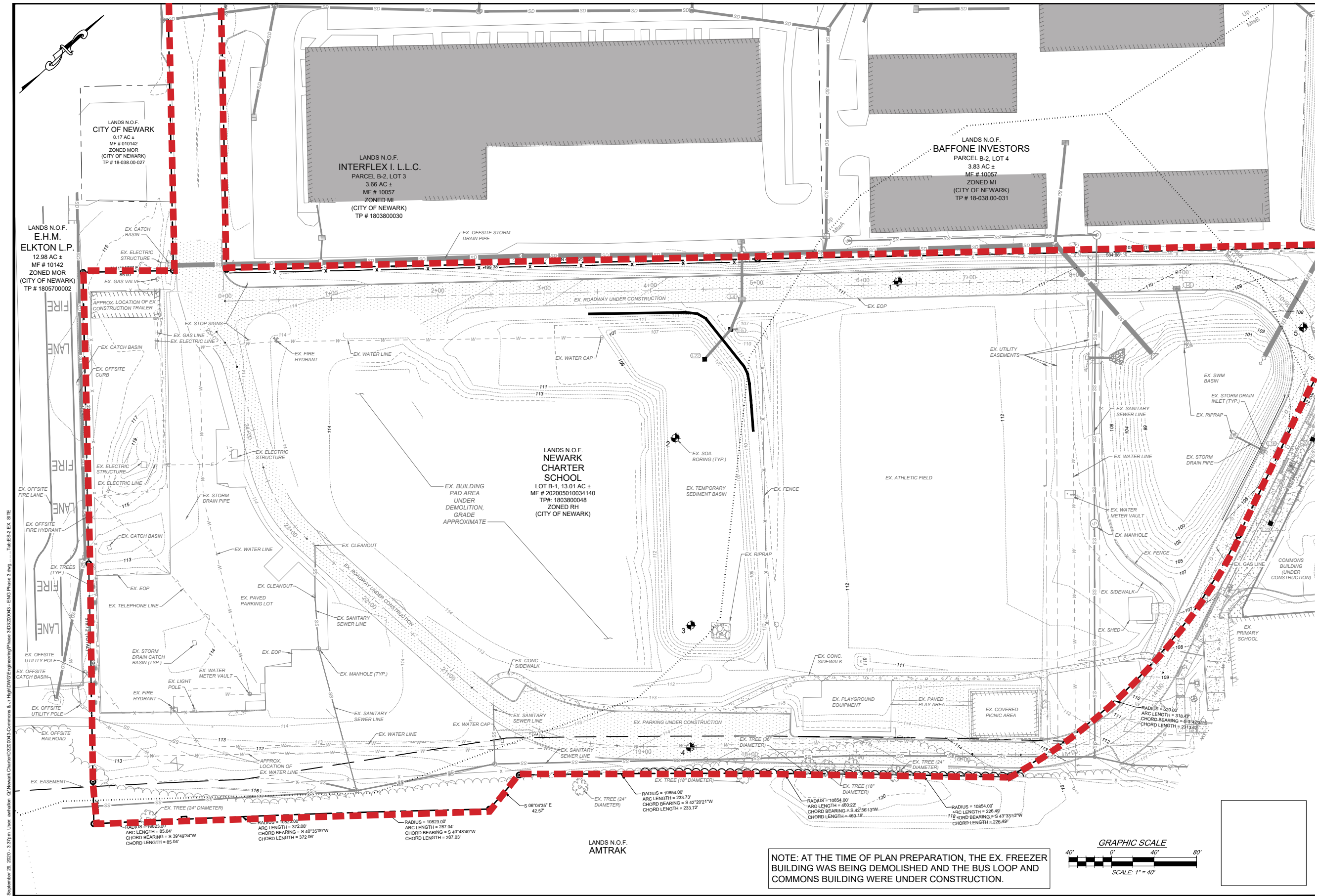
DESIGN COLLABORATIVE, INC.
1211 DELAWARE AVENUE
WILMINGTON, DE 19806
P | 302.652.4221
W | WWW.DCIARCHITECTS.COM

NEWARK CHARTER SCHOOL
JUNIOR HIGH SCHOOL BUILDING
1089 ELKTON ROAD
NEWARK, DE 19711

DATE: 12/29/2020



IMAGE SOURCE: NEW CASTLE COUNTY WEBSITE GIS MAPS - ACCESSED DECEMBER 2020



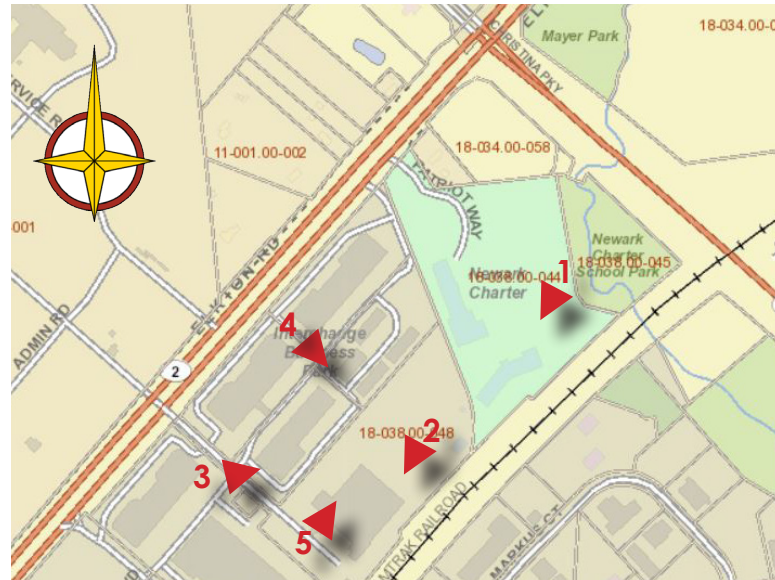
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NEWARK CHARTER SCHOOL
JUNIOR HIGH SCHOOL BUILDING
1089 ELKTON ROAD
NEWARK, DE 19711

DATE: 12/29/2020

EXISTING SITE SURVEY



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NEWARK CHARTER SCHOOL
JUNIOR HIGH SCHOOL BUILDING
1089 ELKTON ROAD
NEWARK, DE 19711

DATE: 12/29/2020

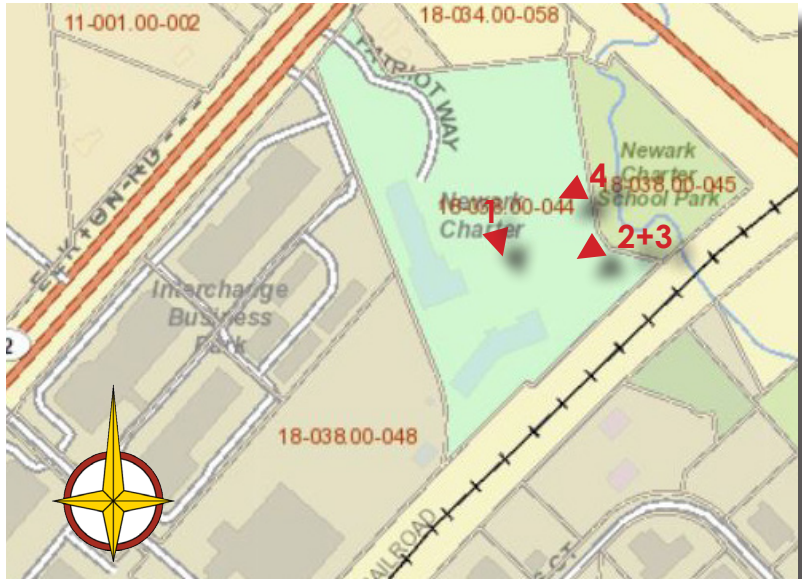
EXISTING SITE PICTURES



1 - EXISTING PRIMARY SCHOOL



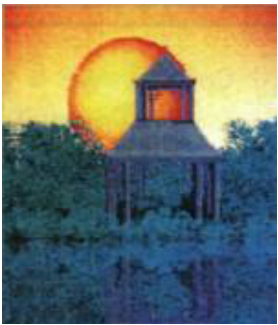
2 - NEW COMMONS



3 - NEW COMMONS ENTRANCE



4 - EXISTING INTERMEDIATE SCHOOL



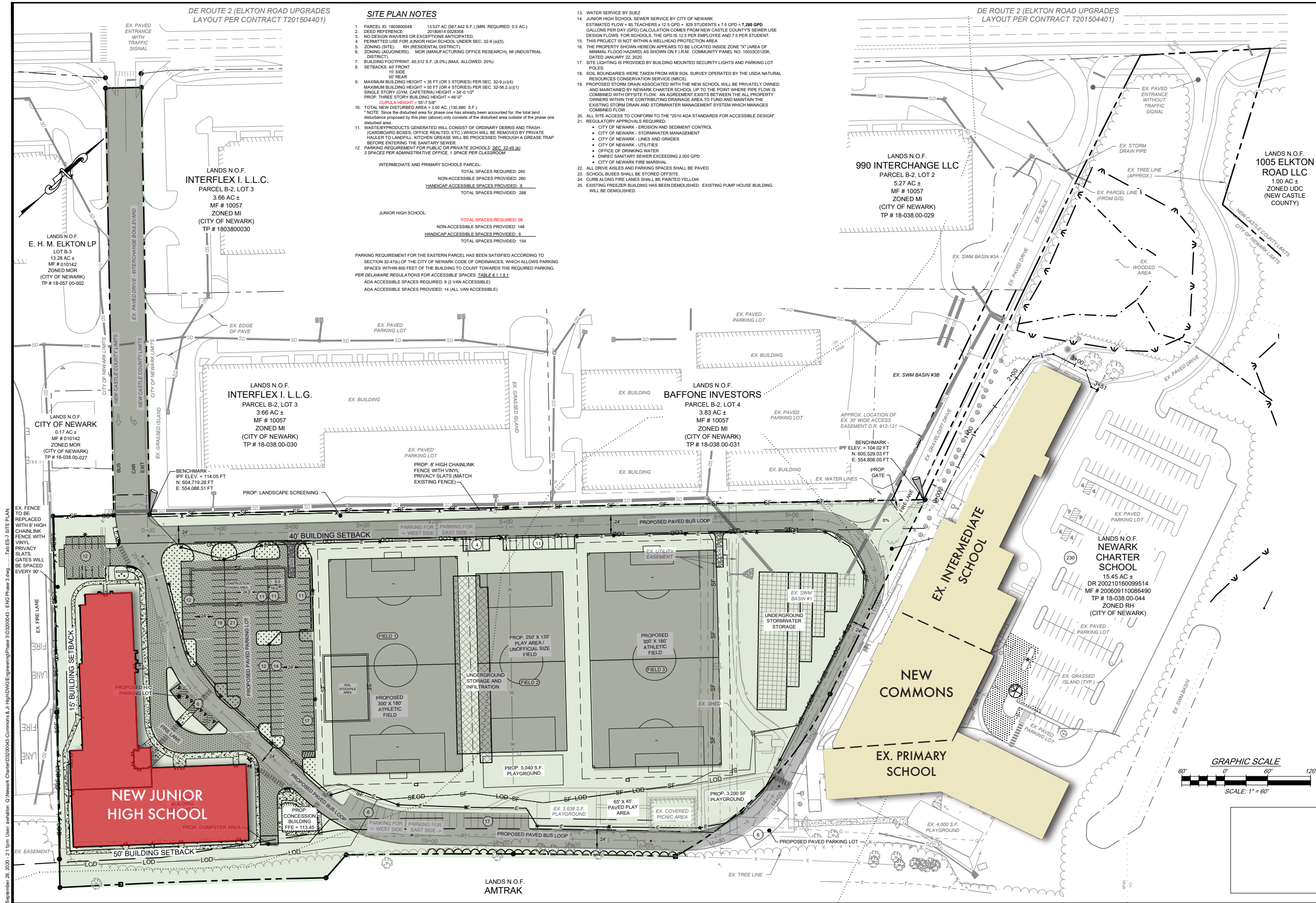
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1211 DELAWARE AVENUE
WILMINGTON, DE 19806

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W | WWW.DCIARCHITECTS.COM

NEWARK CHARTER SCHOOL
JUNIOR HIGH SCHOOL BUILDING
1089 ELKTON ROAD
NEWARK, DE 19711

DATE: 12/29/2020

EXISTING SCHOOLS



SITE PLAN NOTES

1. PARCEL ID: 1803800048 13.027 AC (567,442 S.F.) (MIN. REQUIRED: 0.5 AC.)
2. DEED REFERENCE: 20180614 0028359
3. NO DESIGN WAIVERS OR EXCEPTIONS ANTICIPATED
4. PERMITTED USE FOR JUNIOR HIGH SCHOOL UNDER SEC. 32-9 (a)(5).
5. ZONING (SITE): RH (RESIDENTIAL DISTRICT)
6. ZONING (ADJACENT): MOR (MANUFACTURING OFFICE RESEARCH), MI (INDUSTRIAL DISTRICT)
7. BUILDING FOOTPRINT: 45,512 S.F. (8.0%) (MAX. ALLOWED: 20%)
8. SETBACKS: 40' FRONT
15' SIDE
50' REAR
9. MAXIMUM BUILDING HEIGHT = 35 FT (OR 3 STORIES) PER SEC. 32-9 (c)(4)
MAXIMUM BUILDING HEIGHT = 50 FT (OR 4 STORIES) PER SEC. 32-56.2 (c)(1)
SINGLE STORY (GYM, CAFETERIA) HEIGHT = 34'-0" 12"
PROP. THREE STORY BUILDING HEIGHT = 46'-0"
CURB LIA HEIGHT = 56'7" 30"
10. TOTAL NEW DISTURBED AREA = 3.00 AC (130,880 S.F.)
*NOTE: Since the disturbed area for phase one has already been accounted for, the total land disturbance proposed by this plan (above) only consists of the disturbed area outside of the phase one disturbed area.
11. WASTEWATER/PRODUCTS GENERATED WILL CONSIST OF ORDINARY DEBRIS AND TRASH (CARDBOARD BOXES, OFFICE REATED, ETC.) WHICH WILL BE REMOVED BY PRIVATE HAULER TO LANDFILL. KITCHEN GREASE WILL BE PROCESSED THROUGH A GREASE TRAP BEFORE ENTERING THE SANITARY SEWER.
12. PARKING REQUIREMENT FOR PUBLIC OR PRIVATE SCHOOLS: SEC. 32-45 (b)
3 SPACES PER ADMINISTRATIVE OFFICE, 1 SPACE PER CLASSROOM

INTERMEDIATE AND PRIMARY SCHOOLS PARCEL:

TOTAL SPACES REQUIRED: 265
NON-ACCESSIBLE SPACES PROVIDED: 260
HANDICAP ACCESSIBLE SPACES PROVIDED: 5
TOTAL SPACES PROVIDED: 265

JUNIOR HIGH SCHOOL:

TOTAL SPACES REQUIRED: 98
NON-ACCESSIBLE SPACES PROVIDED: 148
HANDICAP ACCESSIBLE SPACES PROVIDED: 8
TOTAL SPACES PROVIDED: 154

PARKING REQUIREMENT FOR THE EASTERN PARCEL HAS BEEN SATISFIED ACCORDING TO SECTION 32-47(b) OF THE CITY OF NEWARK CODE OF ORDINANCES, WHICH ALLOWS PARKING SPACES WITHIN 600 FEET OF THE BUILDING TO COUNT TOWARDS THE REQUIRED PARKING.

PER DELAWARE REGULATIONS FOR ACCESSIBLE SPACES: TABLE 6.1.1 & 1:

ADA ACCESSIBLE SPACES REQUIRED: 9 (2 VAN ACCESSIBLE)
ADA ACCESSIBLE SPACES PROVIDED: 14 (ALL VAN ACCESSIBLE)

13. WATER SERVICE BY SUBZ
14. JUNIOR HIGH SCHOOL SEWER SERVICE BY CITY OF NEWARK
ESTIMATED FLOW = 85 TEACHERS x 12.5 GPD + 820 STUDENTS x 7.5 GPD = 7,280 GPD
GALLONS PER DAY (GPD) CALCULATION COMES FROM NEW CASTLE COUNTY'S SEWER USE DESIGN FLOWS. FOR SCHOOLS, THE GPD IS 12.5 PER EMPLOYEE AND 7.5 PER STUDENT.
15. THIS PROJECT IS NOT WITHIN A WELLHEAD PROTECTION AREA
16. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED INSIDE ZONE "X" AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 100503012K, DATED JANUARY 22, 2020.
17. SITE LIGHTING IS PROVIDED BY BUILDING MOUNTED SECURITY LIGHTS AND PARKING LOT POLES.
18. SOIL BOUNDARIES WERE TAKEN FROM WEB SOIL SURVEY OPERATED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS).
19. PROPOSED STORM DRAIN ASSOCIATED WITH THE NEW SCHOOL WILL BE PRIVATELY OWNED AND MAINTAINED BY NEWARK CHARTER SCHOOL UP TO THE POINT WHERE PIPE FLOW IS COMBINED WITH OFFSITE FLOW. AN AGREEMENT EXISTS BETWEEN THE ALL PROPERTY OWNERS WITHIN THE CONTRIBUTING DRAINAGE AREA TO FUND AND MAINTAIN THE EXISTING STORM DRAIN AND STORMWATER MANAGEMENT SYSTEM WHICH MANAGES COMBINED FLOW.
20. ALL SITE ACCESS TO CONFORM TO THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN".
21. REGULATORY APPROVALS REQUIRED:
 - CITY OF NEWARK - EROSION AND SEDIMENT CONTROL
 - CITY OF NEWARK - STORMWATER MANAGEMENT
 - CITY OF NEWARK - LINES AND GRADES
 - CITY OF NEWARK - UTILITIES
 - OFFICE OF DRINKING WATER
 - DNREC SANITARY SEWER EXCEEDING 2,000 GPD
 - CITY OF NEWARK FIRE MARSHAL
22. ALL DRIVE AISLES AND PARKING SPACES SHALL BE PAVED.
23. SCHOOL BUSES SHALL BE STORED OFFSITE.
24. CURB ALONG FIRE LANES SHALL BE PAINTED YELLOW.
25. EXISTING FREEZER BUILDING HAS BEEN DEMOLISHED. EXISTING PUMP HOUSE BUILDING WILL BE DEMOLISHED.

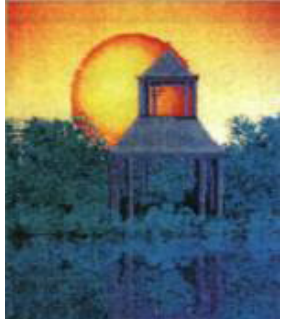
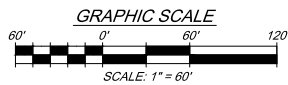
DE ROUTE 2 (ELKTON ROAD UPGRADES)
LAYOUT PER CONTRACT T201504401

LANDS N.O.F.
990 INTERCHANGE LLC
PARCEL B-2, LOT 2
5.27 AC ±
MF # 10057
ZONED MI
(CITY OF NEWARK)
TP # 18-038.00-029

LANDS N.O.F.
1005 ELKTON ROAD LLC
1.00 AC ±
ZONED UDC
(NEW CASTLE COUNTY)

LANDS N.O.F.
BAUFFONE INVESTORS
PARCEL B-2, LOT 4
3.83 AC ±
MF # 10057
ZONED MI
(CITY OF NEWARK)
TP # 18-038.00-031

LANDS N.O.F.
NEWARK CHARTER SCHOOL
15.45 AC ±
DR 200210160089514
MF # 200609110086490
TP # 18-038.00-044
ZONED RH
(CITY OF NEWARK)



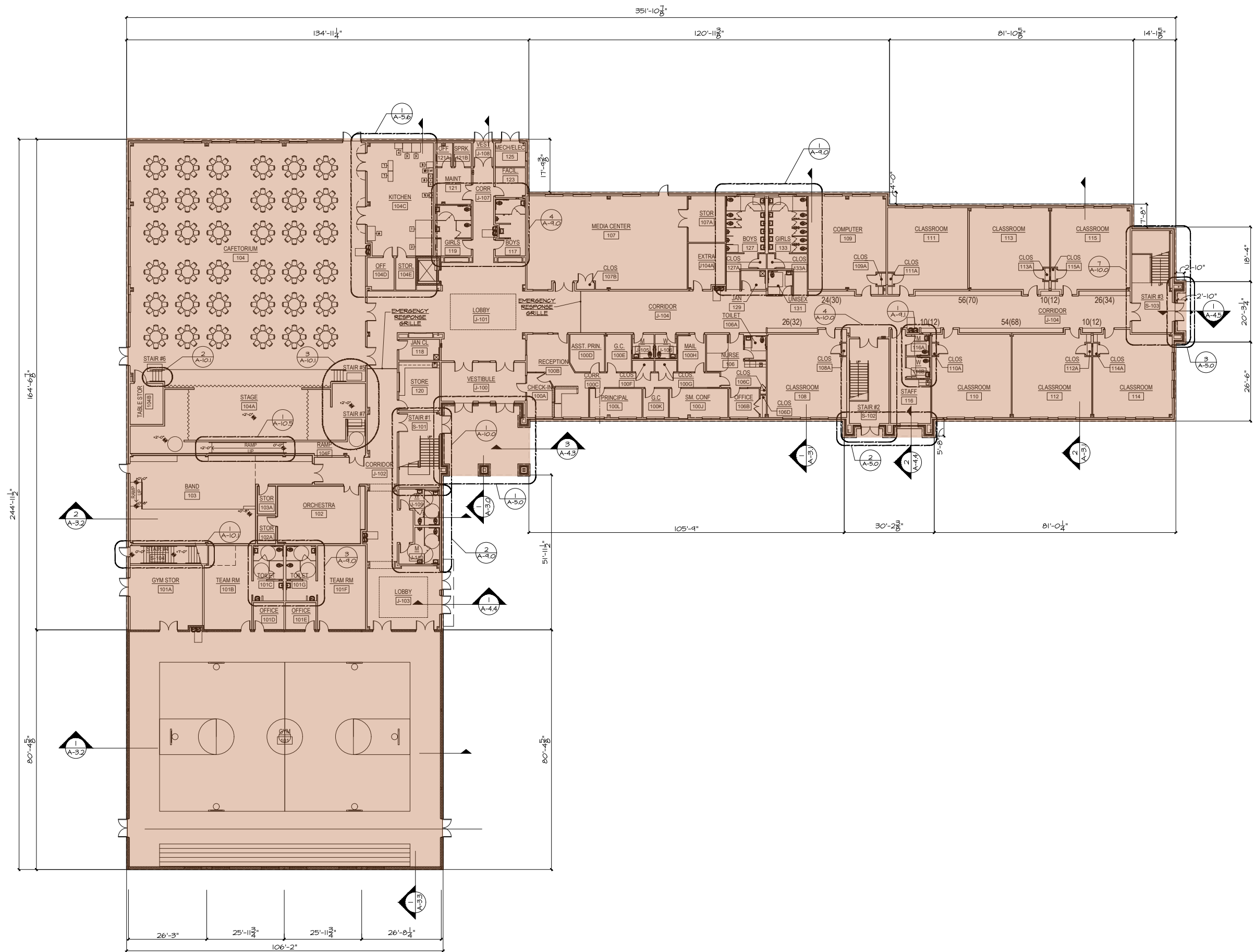
DESIGN COLLABORATIVE, INC.
1211 DELAWARE AVENUE
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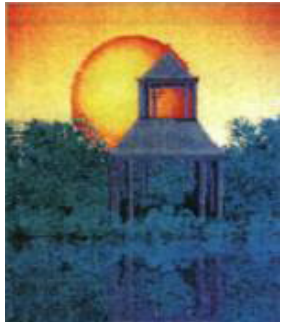
NEWARK CHARTER SCHOOL
JUNIOR HIGH SCHOOL BUILDING
1089 ELKTON ROAD
NEWARK, DE 19711

DATE: 12/29/2020

NEW CAMPUS PLAN



FIRST FLOOR PLAN

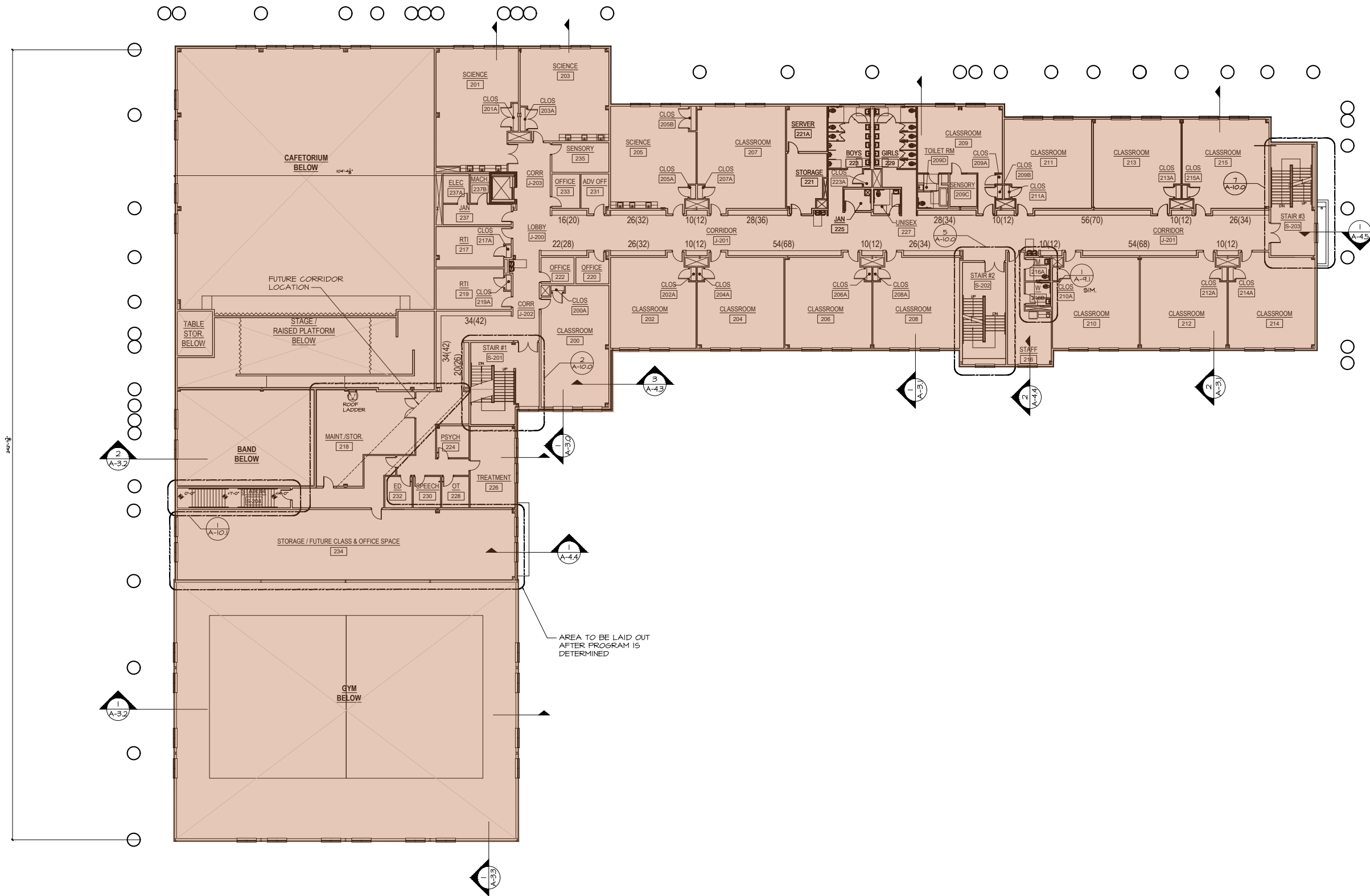


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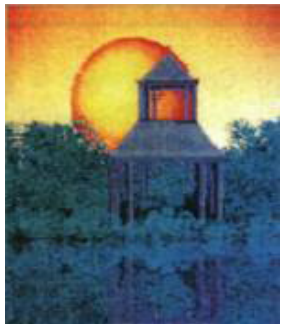
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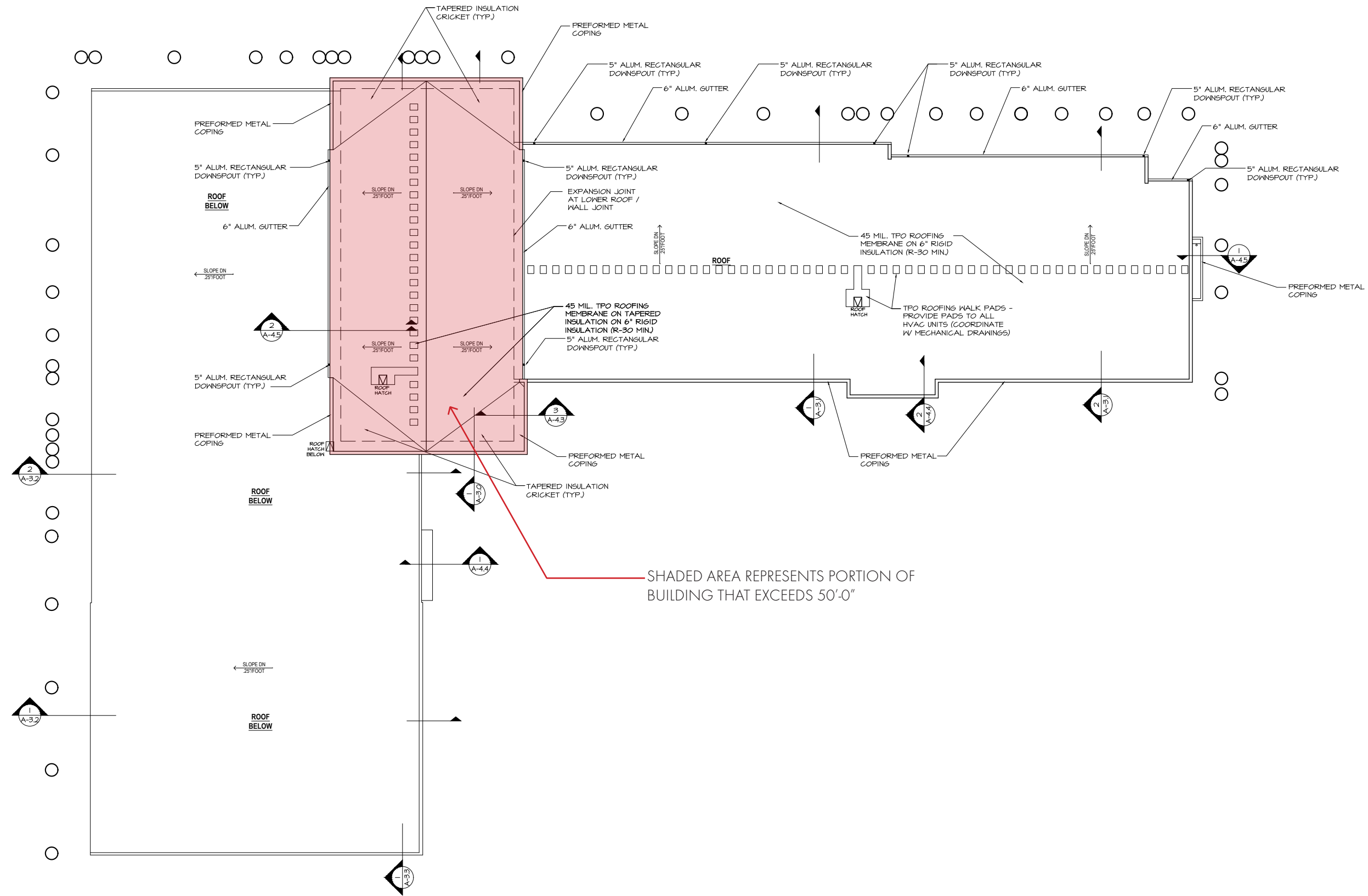


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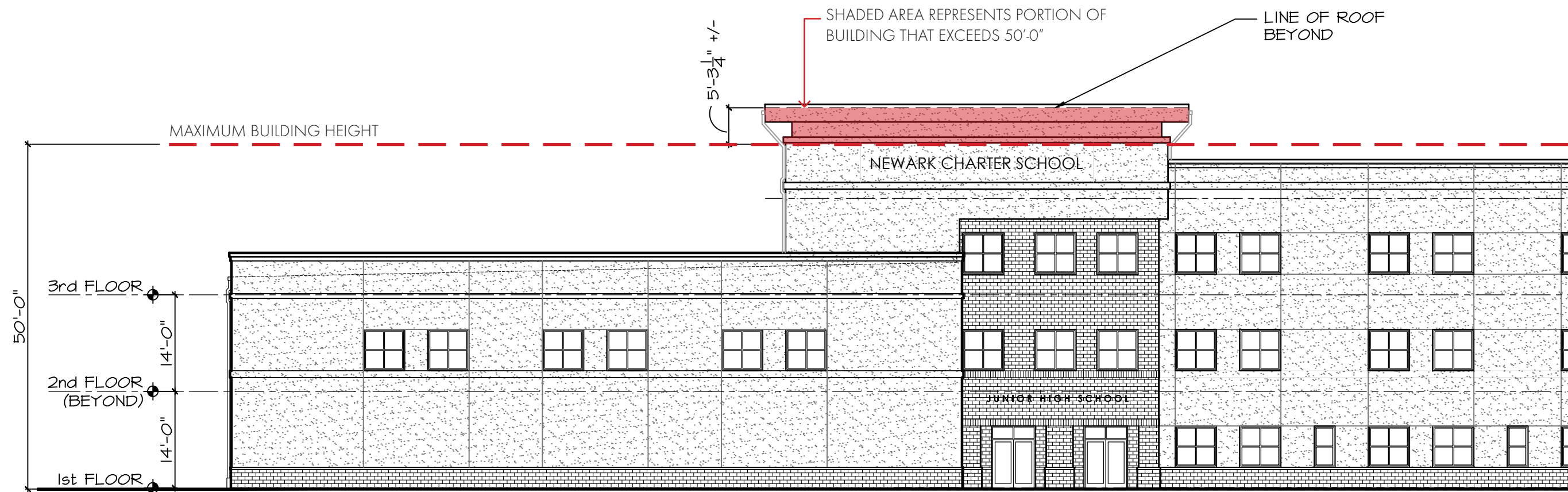
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JUNIOR HIGH SCHOOL BUILDING
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NEWARK, DE 19711

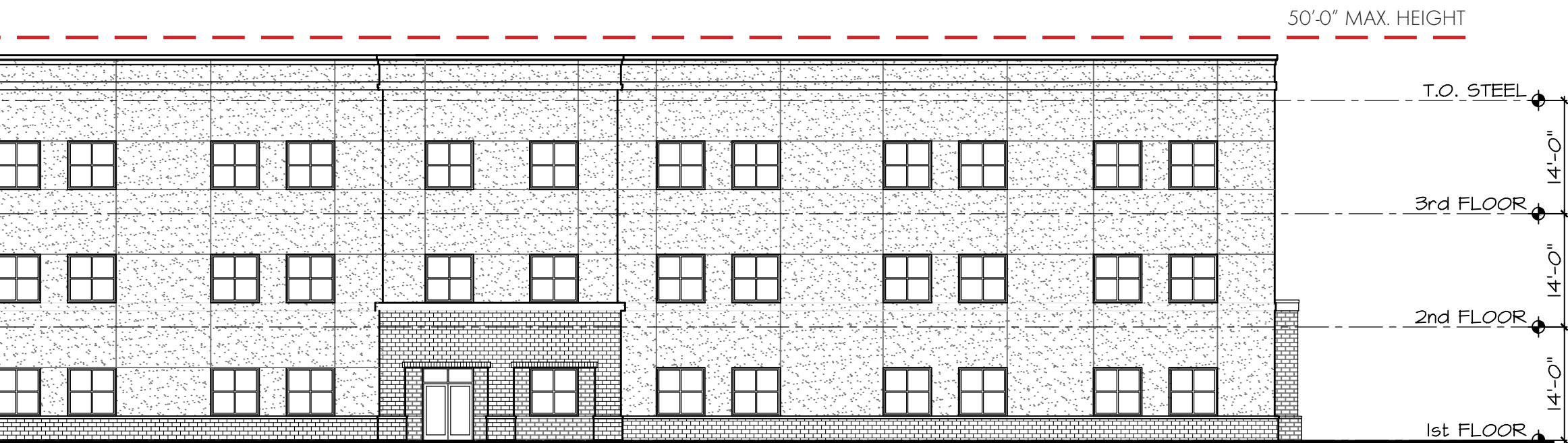
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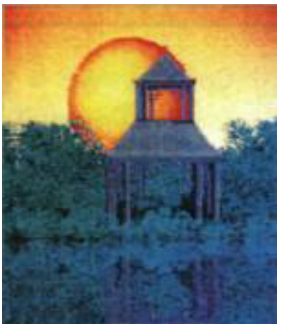
ROOF PLAN

10





FRONT ELEVATION

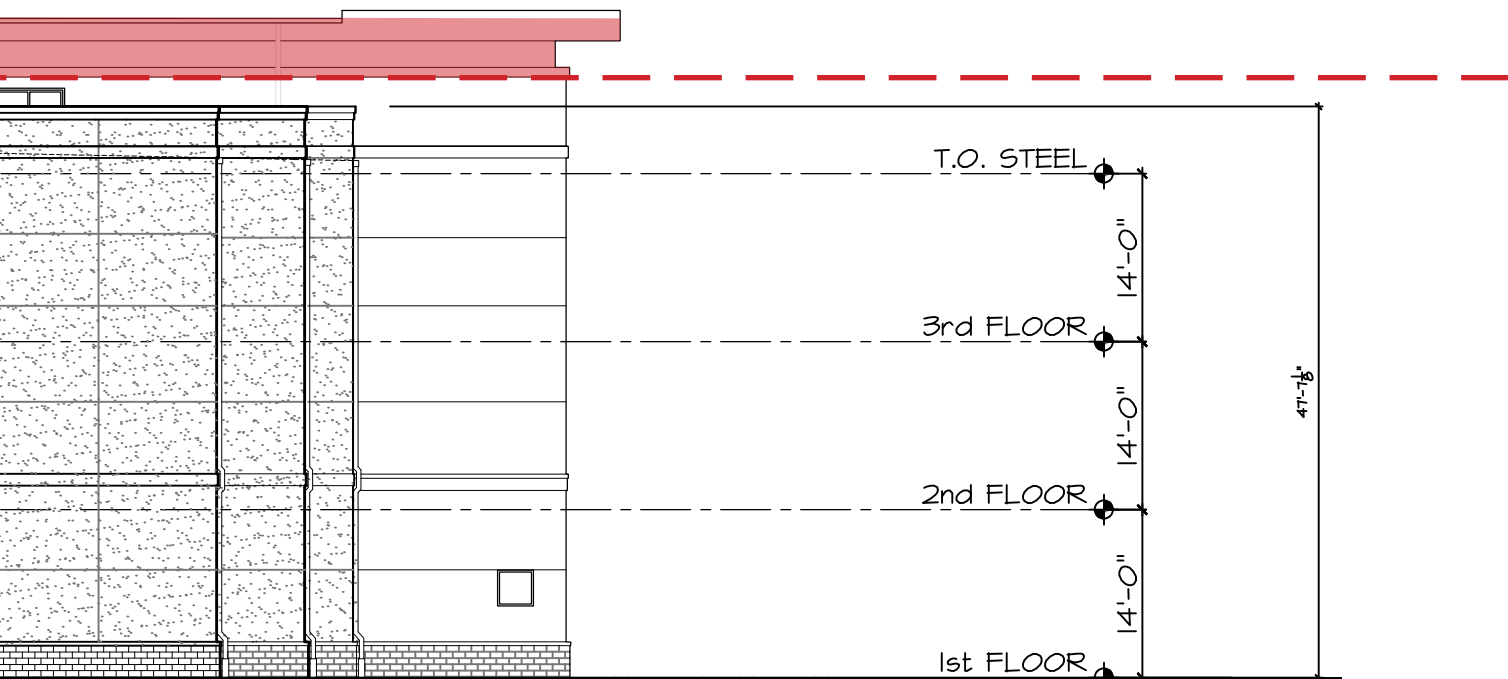


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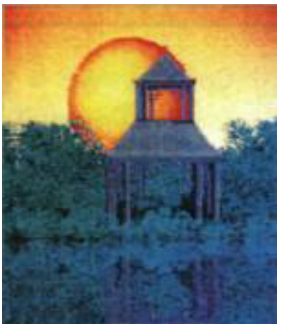
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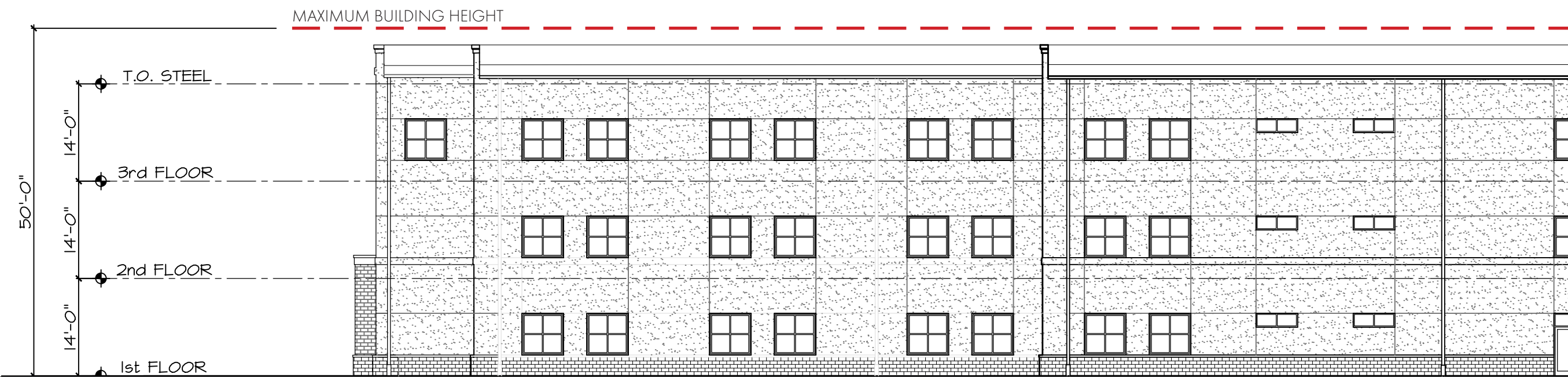
RIGHT ELEVATION

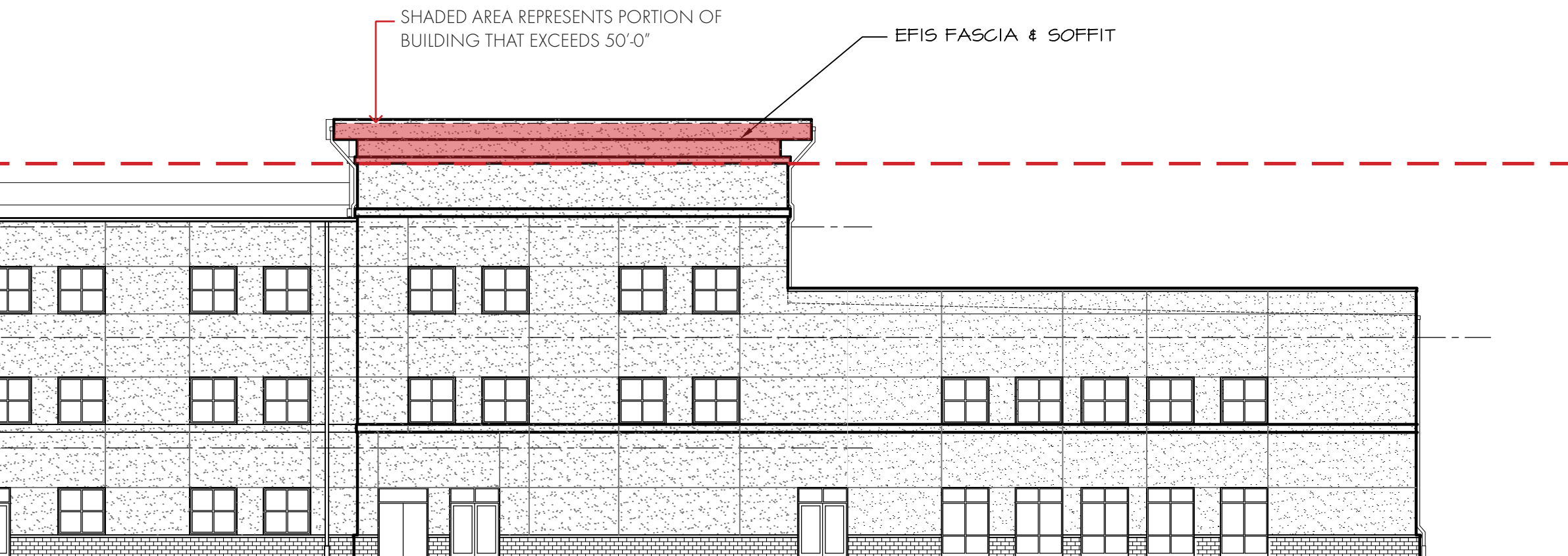


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SHADED AREA REPRESENTS PORTION OF
BUILDING THAT EXCEEDS 50'-0"

EFIS FASCIA & SOFFIT

REAR ELEVATION

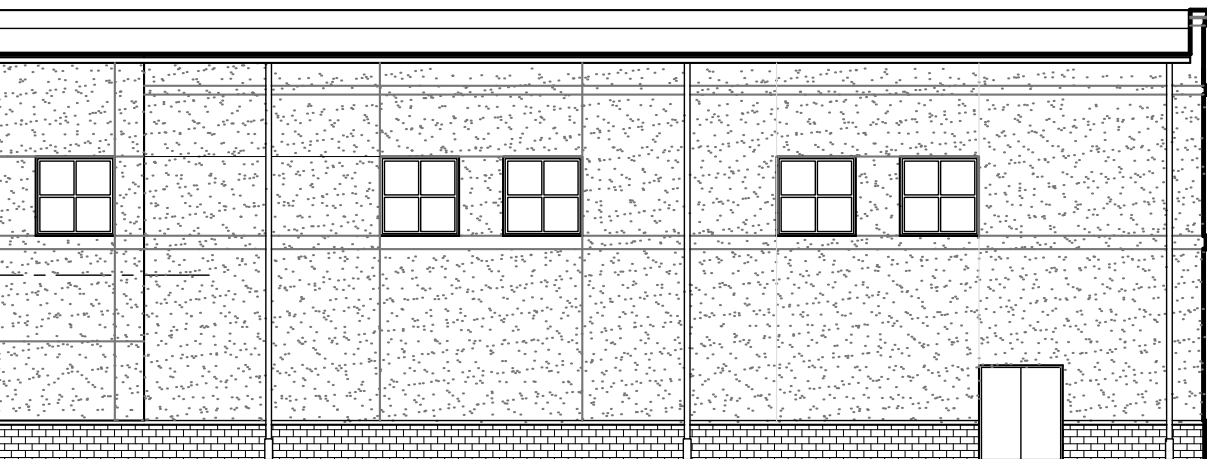


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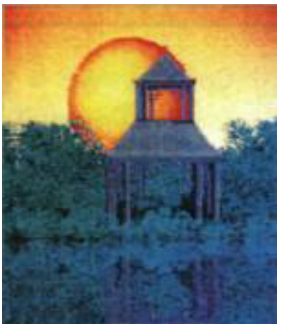
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LEFT ELEVATION



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