

REASON FOR VARIANCE REQUEST

To: City of Wilmington Board of Adjustment
From: Audrey Paragas (Warner), P.E. (NC)
Kimley-Horn and Associates, Inc. on behalf of Tanner Postal Real Estate, LLC
Date: January 28, 2026
Subject: Echo Farms Variance Application – Reason for Variance Request

To whom it may concern,

The Applicant respectfully requests a variance to Section 18-205(A)(2) of the City of Wilmington Land Development Code (LDC). Strict application of this provision would result in unnecessary hardship due to the unique physical characteristics and topography of the subject site. The existing property is wedge-shaped and bounded by three separate rights-of-way, including a roundabout, creating an irregular developable area.

These conditions are peculiar to this property and not the result of any actions by the applicant or property owner. The requested variance will allow for reasonable use of the land while maintaining the spirit, purpose, and intent of the LDC.

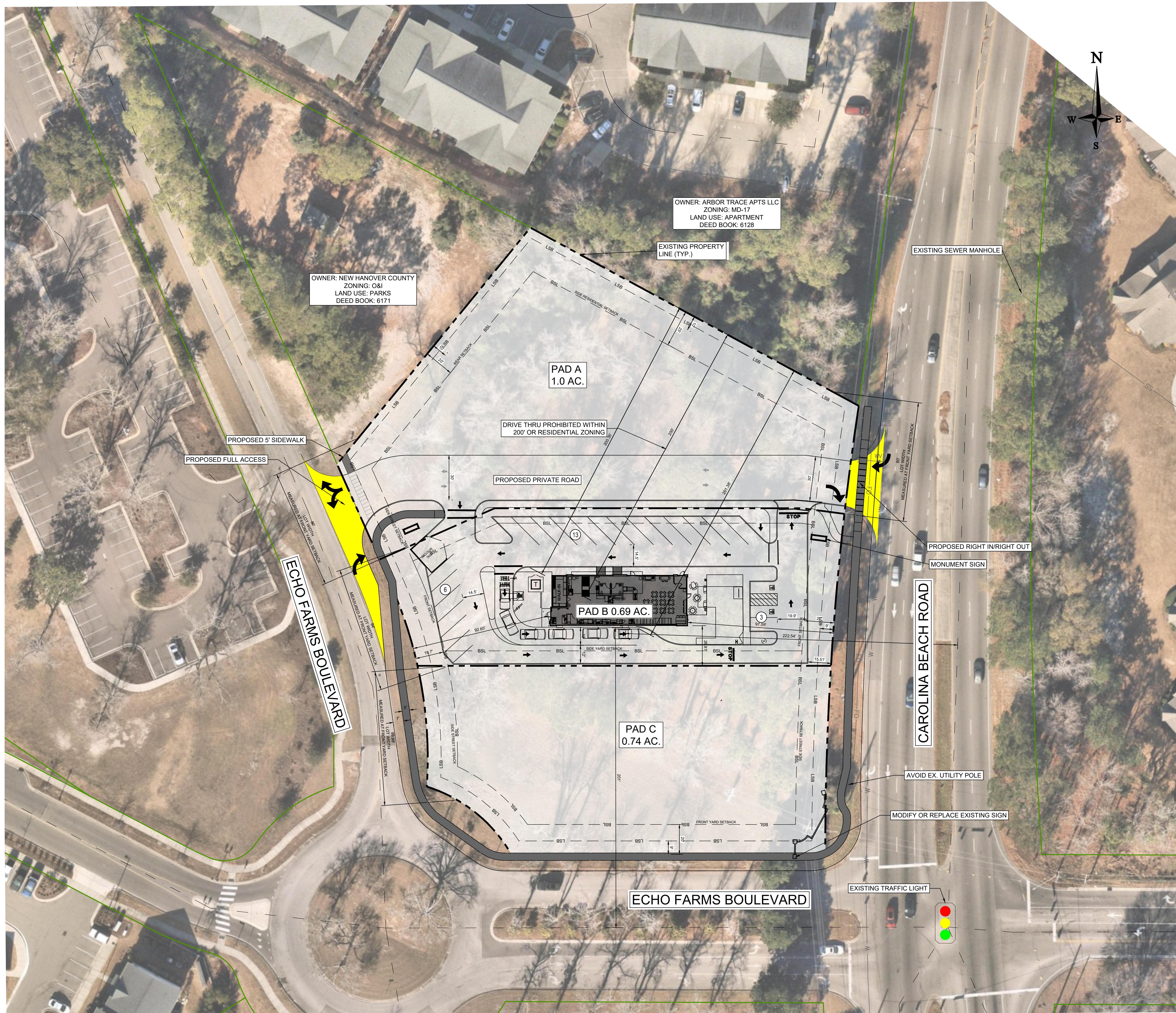
1. Section 18-205(A)(2): Drive-Through Location Relative to Building and Right-of-Way

This section prohibits a drive-through facility from being located between a building and a right-of-way or on the same side as the primary entrance. Given Pad B's two-street frontage and overall geometry, any drive-through configuration would necessarily adjoin a right-of-way. Compliance would render the site functionally undevelopable for the intended commercial use or require another variance. To preserve the spirit of the ordinance, the drive-through for the commercial development has been placed along the right-of-way in the most practical configuration possible to stay away from residentially zoned properties. This also keeps parking and pedestrian circulation internal to the site. A variance to Section 18-205(A)(2) is therefore requested to accommodate this necessary design adjustment.

The requested variance is limited in scope and consistent with the LDC's intent to promote safe, attractive, and functional site design. The overall design balances the intent of multiple LDC sections that, due to this site's geometry, cannot all be simultaneously satisfied. The proposed layout represents a reasonable and balanced solution that achieves the intent of the Code while allowing the site to be developed in a manner consistent with surrounding uses.

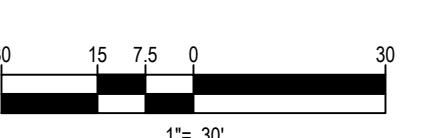
For the reasons stated above, strict application of Section 18-205(A)(2), would create unnecessary hardship due to unique site conditions beyond the applicant's control. The requested variances are reasonable, consistent with the LDC's intent, and necessary to permit reasonable use of the property. Therefore, the applicant respectfully requests approval of the variances as outlined herein.

Sincerely,
Audrey Paragas (Warner), P.E. (NC)
Engineer of Record



CONCEPT LAYOUT PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON READILY AVAILABLE GIS, AND AERIAL IMAGERY. PROPERTY LINES ARE TO BE CONSIDERED APPROXIMATE UNTIL A FIELD SURVEY HAS BEEN COMPLETED.
2. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND SHALL BE UPDATED UPON PERFORMANCE OF A SURVEY.



IMPECCABLE DEVELOPMENT

PRELIMINARY

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ECHO FARMS PROJECT

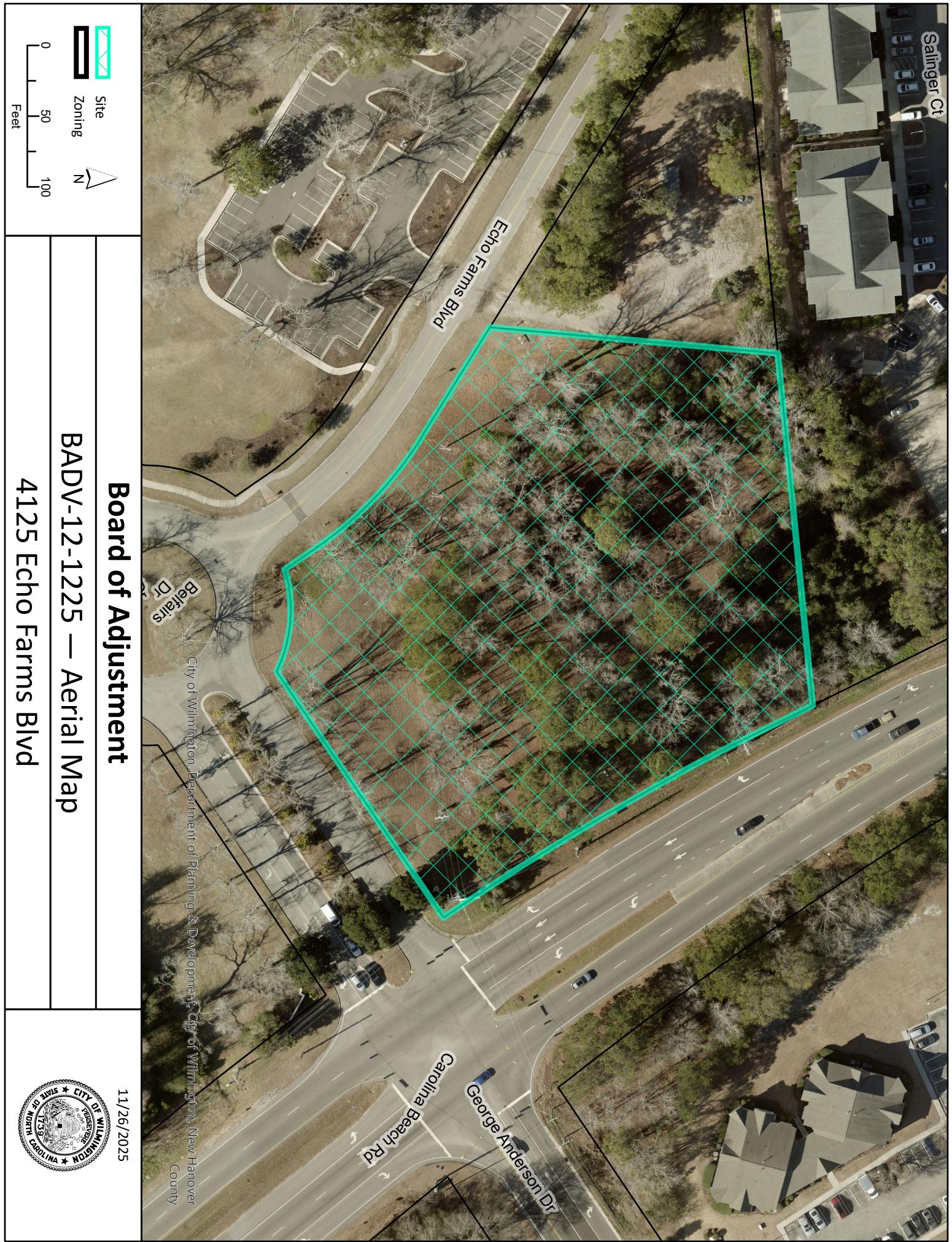
SITE PLAN - QSR

SITE PLAN - QSR

ITE ADDRESS
1125 ECHO H
DALE;

SI 4

STREET NO.



MD-17

MD-17 (CD)

MX (L)

George Anderson Dr
Caroline Beach Rd

O&I

Echo Farms Blvd

City of Wilmington, Department of
Planning and Development, City of Wilmington, New Hanover County

MD-10

1/12/2025

Board of Adjustment

BADV-12-1225 – Aerial Map

4125 Echo Farms Blvd

