

DESIGN ADJUSTMENT APPLICATION

DESIGN ADJUSTMENT COMMITTEE REVIEW



City of Wilmington
Planning and Development

PO Box 1810 | 929 N Front St.
Wilmington, NC 28401
Telephone 910.254.0900

☐ Subdivision Design

☐ Building Design & Materials

☒ Technical Standards & Specifications

All projects that require a design adjustment must submit a *Design Adjustment Application*. Design adjustments allow for deviations from the subdivision design standards, building design and material standards, or *Technical Standards and Specifications Manual*. Design adjustments will be heard by the Design Adjustment Committee (DAC) at a quasi-judicial hearing (Section 18-603). Following the DAC decision, construction plans may be submitted via the standard Formal TRC Review process. An application for a design adjustment must be submitted at the time of application for a preliminary subdivision plan or formal site plan review. Application packages must include the following:

- ☐ Design Adjustments Application & Fee (\$500.00)
- ☐ Design Adjustment Narrative (standard, requested adjustment, justification)
- ☐ Mailing Fee for Notification of Adjacent Property owners
 - An invoice will be emailed for the mailing fee at a cost of \$0.85 per notice. Payment must be made within 5 business days of the invoice.

Project Information

Project Name: Worth Drive Courtyard Development

Location: 2718 Worth Drive

Current Zoning: R-5 Site Acreage: 1.10 ac.

Proposed Land Uses: Courtyard Community Proposed Number of Units/Lots: 12

AM Peak Hour Vehicle Trips: 6 PM Peak Hour Vehicle Trips: 6

Owner Information

Owner(s)' Name: Sela Properties, L.L.C.

Mailing Address: 2152 Echo Lane, Wilmington, NC 28403

Phone: 843-333-5886 Email: giorasela2@gmail.com

Consultant/Agent Information

Consultant/Agent Name: Design Solutions / Cindee Wolf

Mailing Address: P.O. Box 7221, Wilmington, NC 28406

Phone: 910-620-2374 Email: cwolf@lobodemar.biz

Owner Authorization: *giora sela* Date: 08/04/2025

DESIGN ADJUSTMENT APPLICATION

Design Adjustment Narrative

The Design Adjustment Narrative must identify the standard(s) for which a design adjustment is being requested, the requested adjustments, and the justification for each requested adjustment. The applicant shall provide any pertinent material necessary for review. This may include architectural renderings, materials samples, roadway cross-sections, site or subdivision layouts, or other project specific information. It is recommended that a redline diagram (cutsheet from site plan) be provided to help illustrate each waiver/adjustment being requested.

DAC Review & Approval

In granting the requested adjustment, the design adjustment committee shall make findings of fact that the following requirements have been met, where applicable.

- The request meets the intent of this chapter.
- The request conforms with adopted comprehensive plans and other applicable plans.
- The request does not increase congestion or compromise safety.
- The request does not create any lots without direct street frontage.

A request for adjustment from a subdivision design standard or the Technical Standards and Specification Manual shall be deemed reasonable due to one or more of the following:

- Topographic constraints;
- The presence of existing buildings, stream, or other natural features;
- Site layout of adjacent adjoining properties;
- Adjoining uses or their vehicles are incompatible;
- Strict compliance would pose a safety hazard; or
- Conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.

A request for an adjustment from a building design and materials standard shall be deemed reasonable due to one or more of the following situations.

- Unnecessary hardship would result from the strict application of this chapter. It shall not be necessary to demonstrated that in the absence of the adjustment no reasonable use can be made of the property.
- The adjustment would meet the intent of the standards requested for adjustment.
- The adjustment would conform with adopted comprehensive plans and any applicable adopted plans or design manual.
- The adjustment would not substantially injure the value of adjoining or abutting property.
- The character of the requested adjustment would be in harmony with the area in which the subject property is located.
- Strict compliance would pose a safety hazard.

In no instance shall the design adjustment committee consider an application regarding:

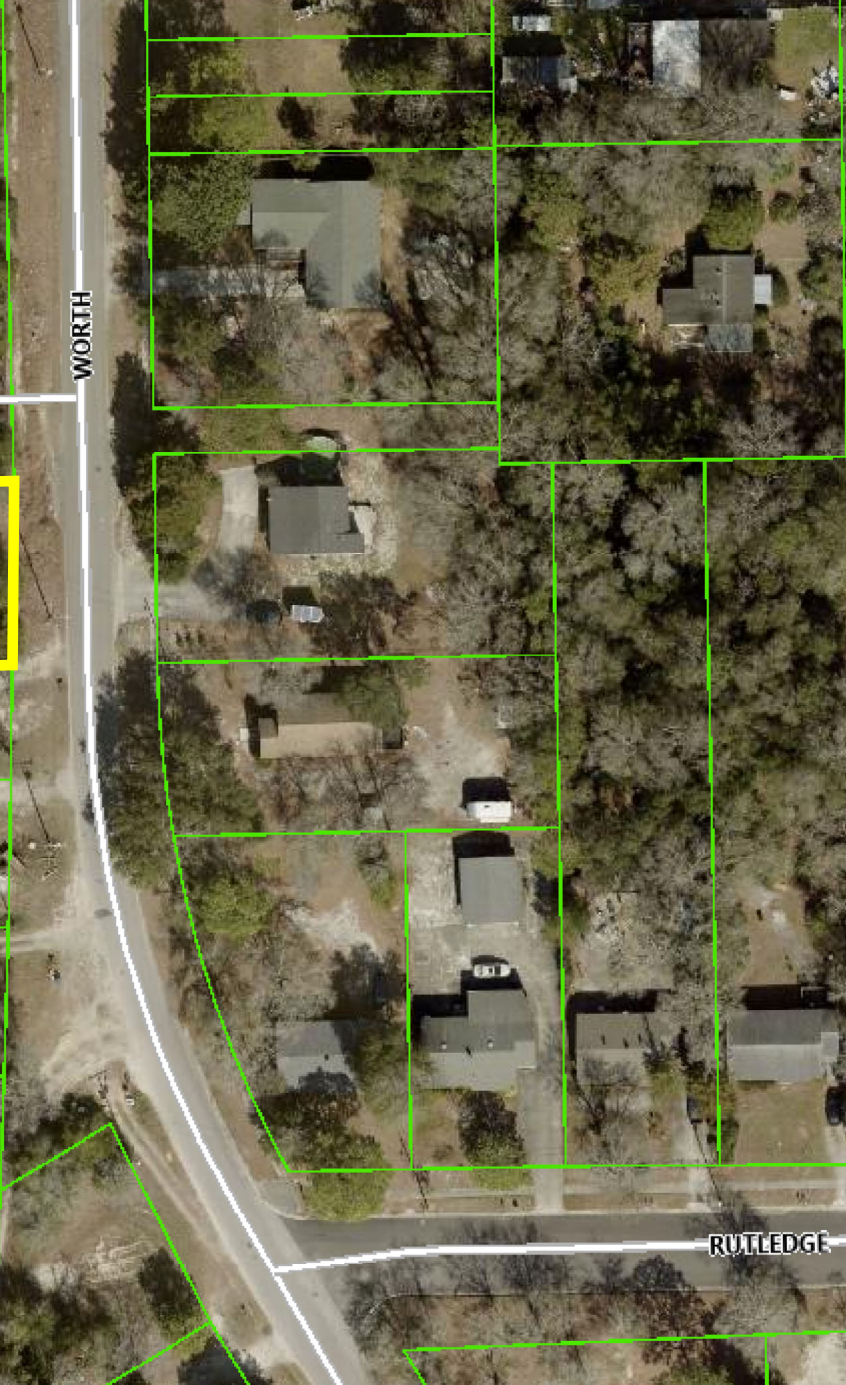
- Minimum or maximum dimensional requirements for lot area, building height, or buffer width;
- Increases in maximum allowable residential density;
- Minimum required separation distance between two use types;
- Design elements required for compliance within a local historic district;
- Floodplain regulations; or
- Any condition of approval from another board or commission with purview of the project.



Chemserve
Terminal
of Wilmington



2718
Worth
Drive



WORTH

RUTLEDGE

Design Adjustment Narrative for
Worth Drive Courtyard Development
2718 Worth Drive

Waiver:

LDC Section 18-435.C.8.b. – Off-street Parking Location

Waiver requested: For the off-street parking to be located between the primary street frontage and the dwelling units.

Findings:

- The request is not contrary to the intent of the chapter.
 - The intent of the code provision is to improve the aesthetics along streets and to enhance desired character of the streetscape. The proposed parking is set back over 110-feet from the Worth Drive right-of-way, and parking spaces are oriented away from the street. Landscaping will be installed along the entry drive to screen the parking from pass-by traffic.
- The request conforms with adopted comprehensive plans and policies.
 - Residential development is promoted for under-utilized land where existing urban services are available. Infill residential projects can accommodate that growth strategy.
- The request would not increase congestion or compromise safety.
 - Parking is off-street, and there is adequate turnaround within the drive aisles for emergency vehicles.
- The request does not create any lots without direct frontage.
 - The proposal is not a subdivision or creation of a new lot(s).

Justification - Granting the requested deviation is reasonable because:

- Constraints are created by the narrow width & extended depth of the tract.
- The adjustment would not substantially injure the value of adjoining or abutting property.
- The layout provides for the preservation of two “specimen” trees, one within the courtyard area & another along the northern property boundary.
- The character of the adjustment would still be in harmony with the area in which the subject property is located, because most parking is located in the front yard of other residential properties.

Design Adjustment Narrative for
Worth Drive Courtyard Development
2718 Worth Drive

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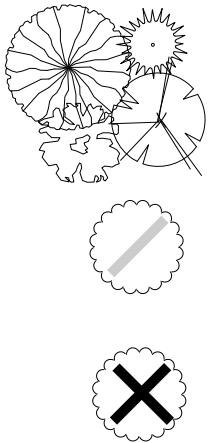
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Site Inventory Notes:

1. Soils Type: Kr (Kureb sand)
Ur (Urban land)
2. This property is not impacted by any AEC.
3. There are no Conservation Overlay boundaries affecting this property.
4. This site is not impacted by any recognized historic or archeological significance.
5. No cemeteries were evidenced on the site.
6. There is no evidence of jurisdictional wetlands on the site.
7. There is no evidence of endangered species or habitat issues on the site.
8. This property is not within any flood hazard area as evidenced on N.C. Flood Map 37203116.
9. The site drainage flows into the Cape Fear River drainage basin, into SC classified waters.



Legend:

- Existing Trees to be protected & preserved (10)
- Existing Regulated Hardwood Trees to be removed for essential site improvements (15)
- Existing Significant Trees to be removed for essential site improvements & mitigated (0)

Tree Preservation Notes:

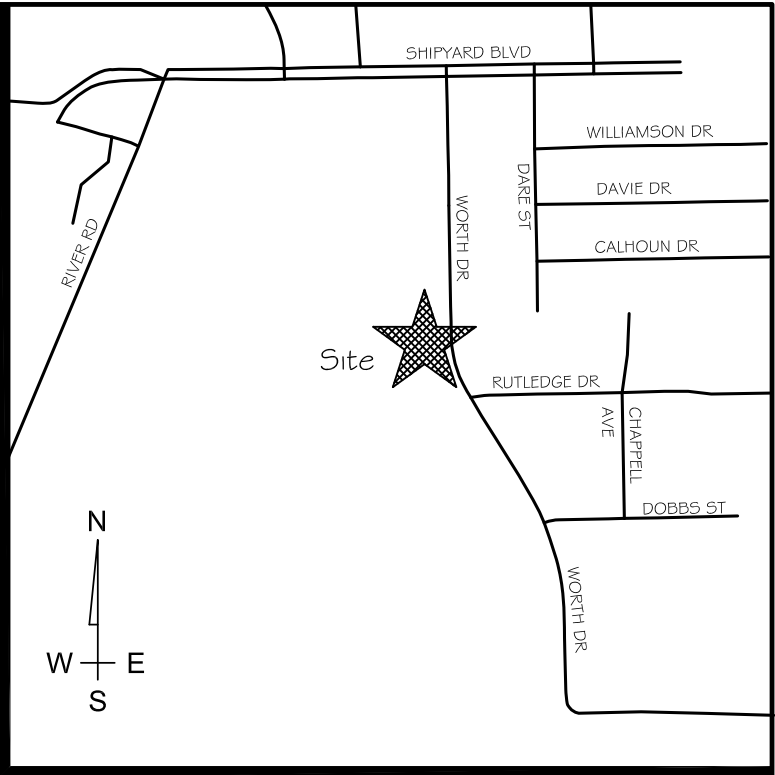
1. Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
2. Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
3. Signage with "Tree Protection Area: Do Not Enter," in both English & Spanish, shall be placed every 50 f.t., with at least two (2) signs per every protection area.
4. Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.

Utility Notes:

1. Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
2. Solid waste disposal will be serviced by a privately contracted dumpster tip service.

Fire & Life Safety Notes:

1. Construction Type - 5B
2. New homes will not include sprinklers.
3. Additional fire protection and/or accessibility requirements may be required due to any special circumstances or changes concerning the project.



Vicinity Map
(No Scale)

Development Notes:

1. All development shall be in accordance with the City of Wilmington Land Development Code.
2. Project shall comply with all Federal, State & New Hanover County regulations.

Development Data:

Development Lot Area: 47,902 s.f.
Proposed Land Use: Courtyard Development
(Total 12 w/ 1-2 Bedrooms per unit)
Unit Density: 10.9 units / ac.
Gross Floor Area:
Units 1-4 / 1BR - 500 s.f.± per unit
Units 5-12 / 2BR - 620 s.f.± per unit
Lot Coverage: (No Max.) 16.8%
Units 1-4 / 1BR - 2,304 s.f.
Units 5-12 / 2BR - 5,760 s.f.
Bldg. Height: 1-Story / 10'
Parking:
Min. @ 0.5 spaces/unit = 6
Max. @ 2.5 spaces/unit = 30
** Total Spaces Prov'd. = 16 **

Trip Generation:

Land Use (ITE Code)	Intensity	24-Hour Volumes	AM Peak Hour Trips	PM Peak Hour Trips
Single-family (210)	1.2 DU	86	6	6

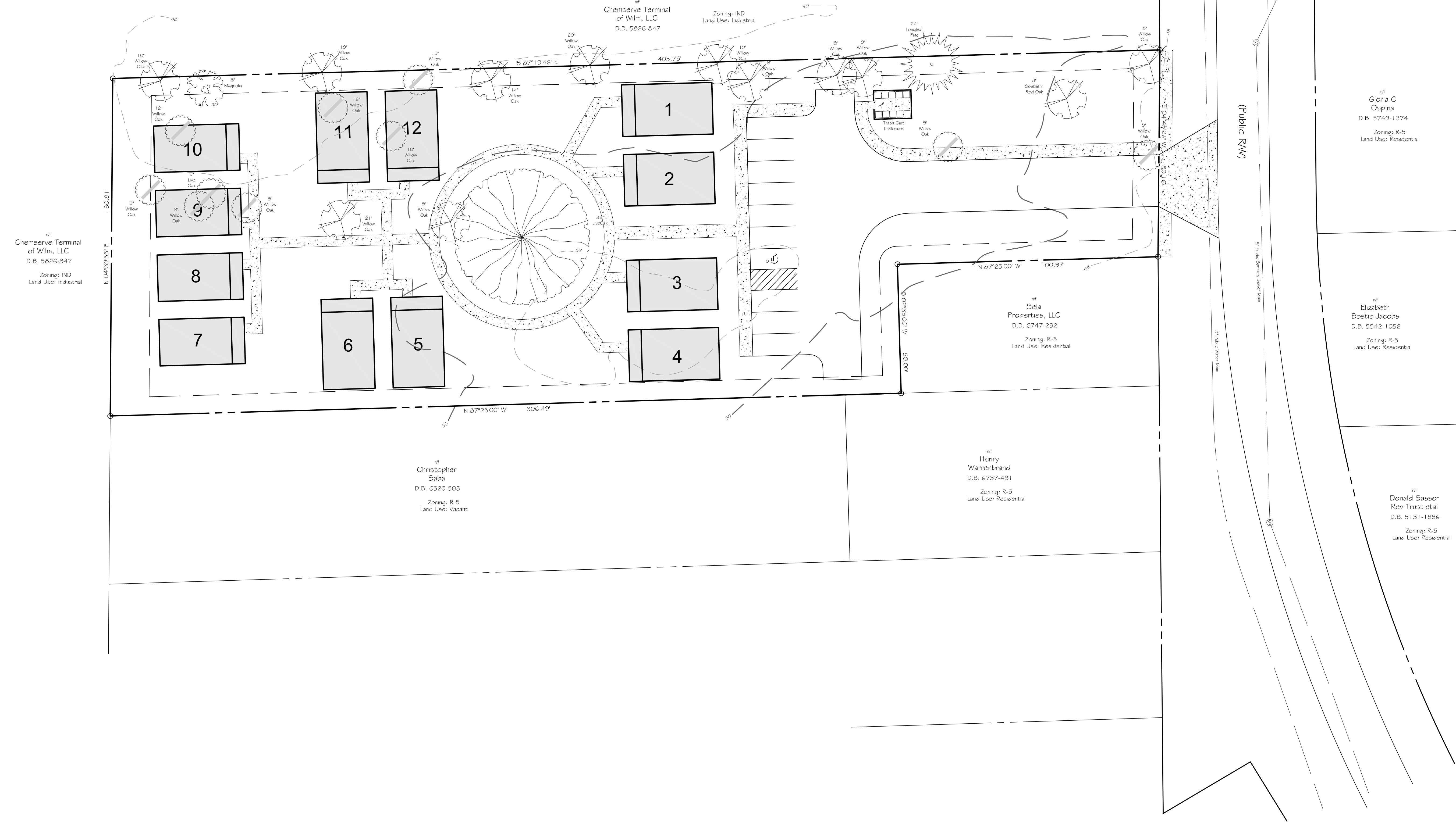
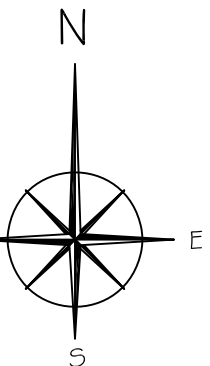
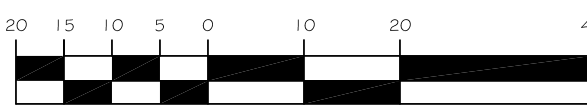
Preliminary Surface Coverage:

Rooftops - 8,600 s.f.±
Pavement - 6,800 s.f.±
Walks - 3,600 s.f.±
Total - 19,000 s.f.± (40.0%)

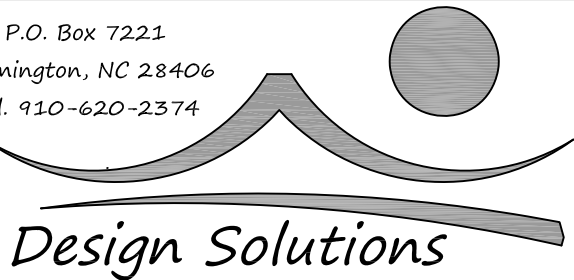
General Notes:

1. New Hanover County Parcel Nos.:
311620.81.8392 [R06505-012-018-000]
2. Total Tract Area: 47,902 s.f.± / 1.10 ac.±
3. Existing Zoning District: R-5
Setbacks - 10' Front
15' Rear
7' Interior Side
4. Land Classification: Urban

Graphic Scale



P.O. Box 7221
Wilmington, NC 28406
Tel. 910-620-2374



Project No.: 24-49
Scale: 1"=20'
Date: 08/05/25
Revisions:

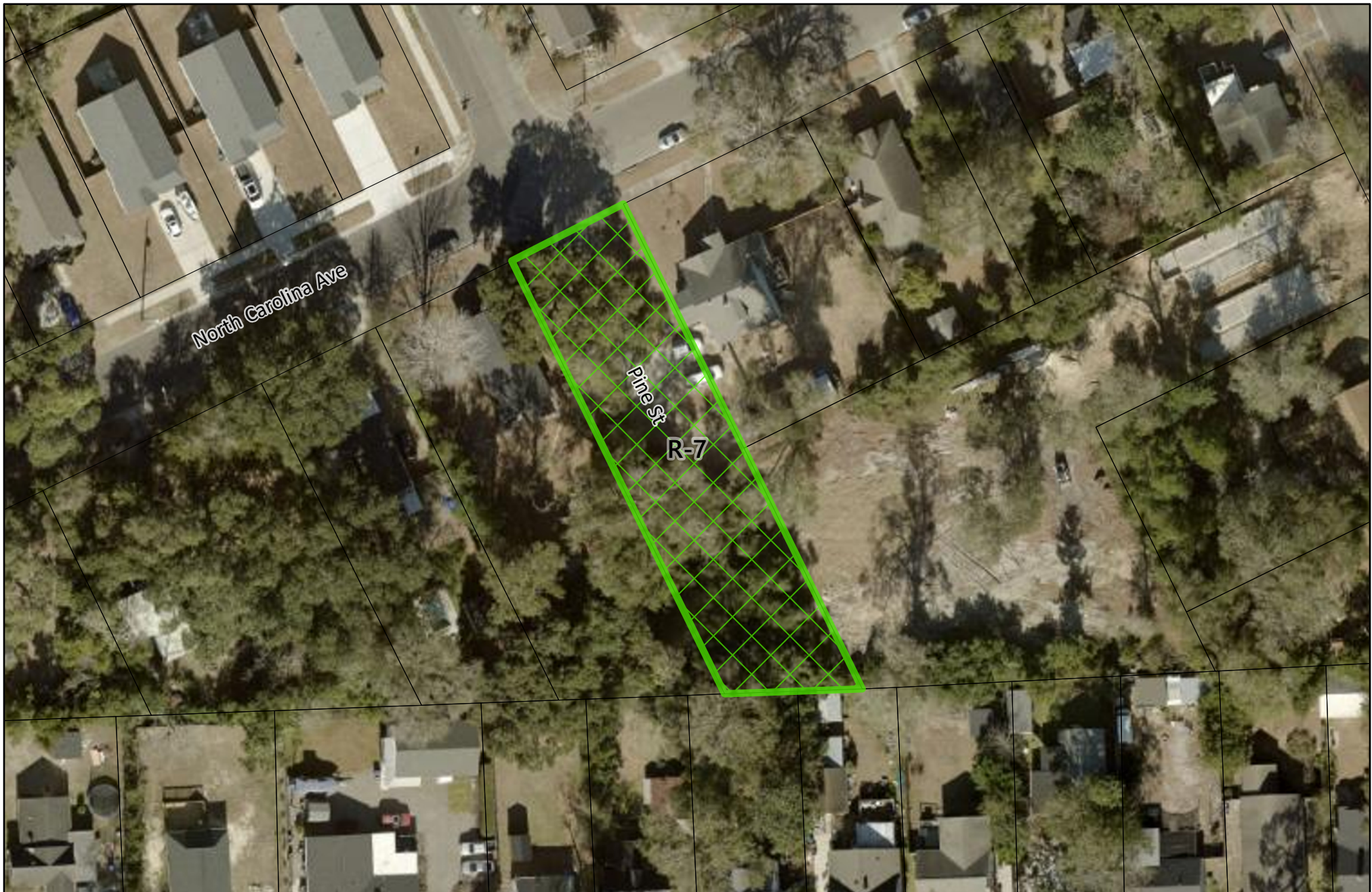
Owner:
Sela Properties, L.L.C.
2152 Echo Lane
Wilmington, NC 28403

Preliminary
Site Plan

Property Address: 2718 Worth Drive

Worth Drive Courtyard

Wilmington Township / New Hanover County / North Carolina



Site



Zoning



0 50 100
Feet

Design Adjustment Committee

DAC-1-825

1917 Pine St

7/3/2025

