



DEPARTMENT OF LAND USE

TO: Robert S. Weiner, Councilman
County Council District 2

FROM: Kenneth R. Bieri *Kenneth R. Bieri*
Assistant Planning Division Manager

DATE: April 5, 2004

SUBJECT: Jester Farm Historic (H) Overlay Zoning (03-0491-Z)
Substitute Ordinance and Exhibits (Sub. No. 1 to Ord. 03-041)

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Pursuant to your request dated April 1, 2004, the Department of Land Use has prepared a proposed zoning ordinance to establish an Historic (H) Overlay Zoning District on a part of the Jester Farm property. A portion of tax parcel number 06-021.00-033 is shown on the attached exhibit which would rezone approximately 1.38 acres from S (Suburban) to S and H (Historic) overlay zoning. Once the ordinance is introduced, it will be referred back to the Historic Review Board for a formal review and recommendation and then referred to the Planning Board for public hearing. Both the Department of Land Use and the Planning Board will make a recommendation on the rezoning following the public hearing.

The proposed boundary for the Historic Zone Overlay district at the Jester Farm contains what is now visually recognizable as the yard surrounding the house and carriage house, and what will be the functional yard for a future resident of the house. The one hundred and twenty (120) foot by five hundred (500) foot boundary, containing approximately 1.38 acres, fronts on Grubb Road and follows an existing tree line on the north and the driveway on the south. This boundary includes the historic buildings (house and carriage house) and the mature landscaping that surrounds these two buildings. The other outbuildings on the property have not been identified as historic, and therefore, are not included within the Historic Zone Overlay boundary.

In addition to the draft ordinance with exhibits, the Department has also enclosed an air photo of the Jester Farm, the portion of the property proposed to be rezoned and the surrounding community.

If you have any questions or concerns regarding the attached rezoning ordinance or the exhibits, please do not hesitate to call.

CC: Thomas P. Gordon
Sherry L. Freebery
Charles L. Baker
Joseph Freebery

Introduced by: _____
Date: _____

**SUBSTITUTE NO. 1 TO
ORDINANCE NO. 03- 041**

**REVISE ZONING MAP: BRANDYWINE HUNDRED,
WEST SIDE GRUBB ROAD, SOUTH OF NAAMANS ROAD**

**(TPN: 06-021.00-033 in part, proposed rezoning of 1.38 acres
from S (Suburban) to S and H (Historic) zoning overlay
on the Jester Farm to include the house and carriage house)**

THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of Brandywine Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "D" and "L" dated April 2, 2004, as set forth therein.

Section 2. This Ordinance shall become effective immediately upon its adoption.

Adopted by County Council
of New Castle County on:

President of County Council
Of New Castle County

Approved on:

County Executive
New Castle County

SYNOPSIS: Same as Title.

FISCAL IMPACT: This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel(s) rezoned is (are) developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase in the assessed value of the property with a resultant increase in taxes collectible thereon, and an increased demand for county services.

PROPERTY MAP

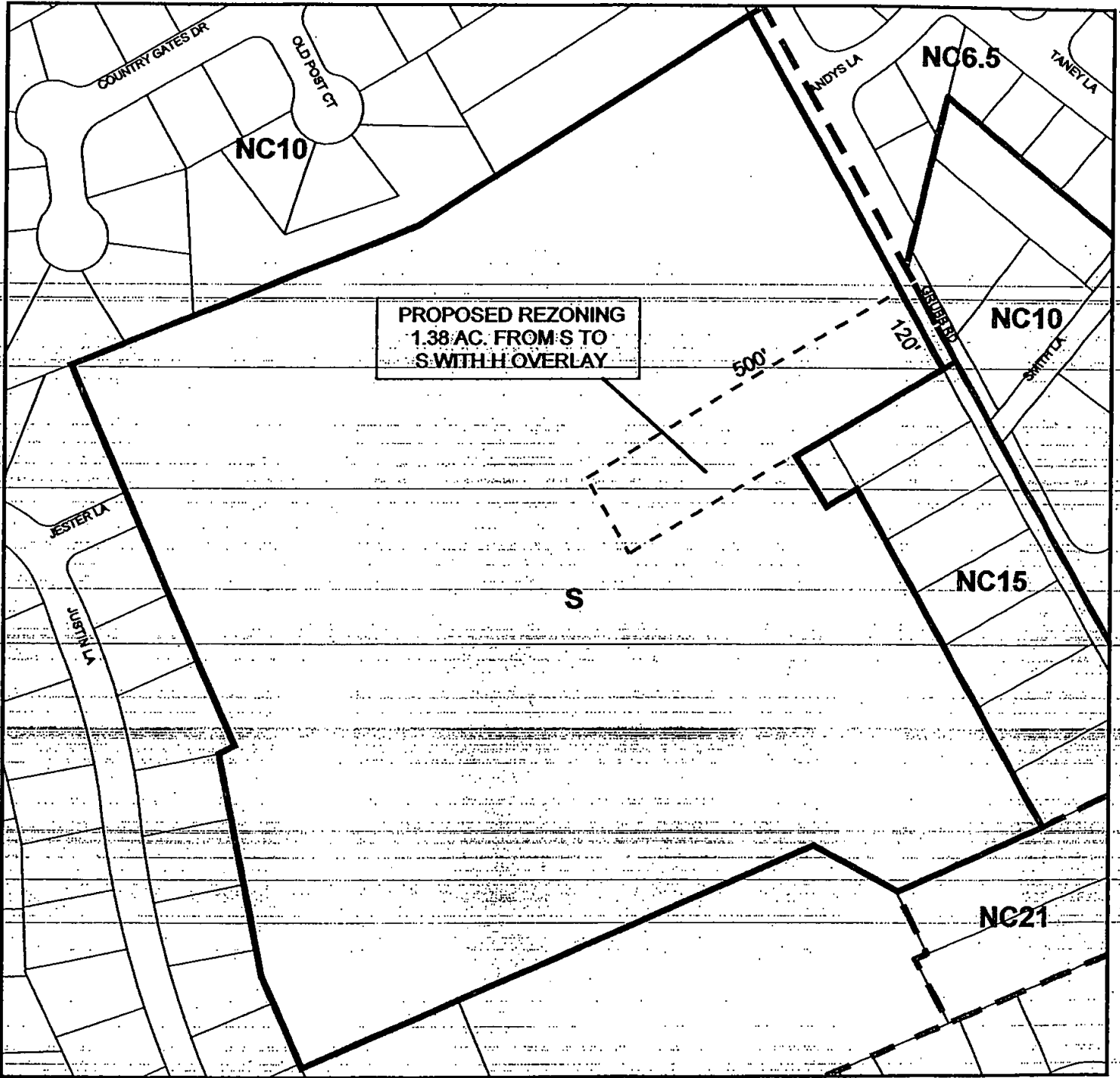
EXHIBIT "D"
ZONING ORDINANCE AS REVISED
BY COUNTY COUNCIL

APPLICANT: NEW CASTLE COUNTY
(JESTER FARM)

APPLICATION NO. 2003-0491-Z

PROPOSED REZONING: FROM S TO S
WITH H OVERLAY

TAX PARCEL NO. 06-021.00-033 IN PART



HUNDRED: BRANDYWINE
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. _____
Date Adopted by County Council _____
Date Approved by County Executive _____

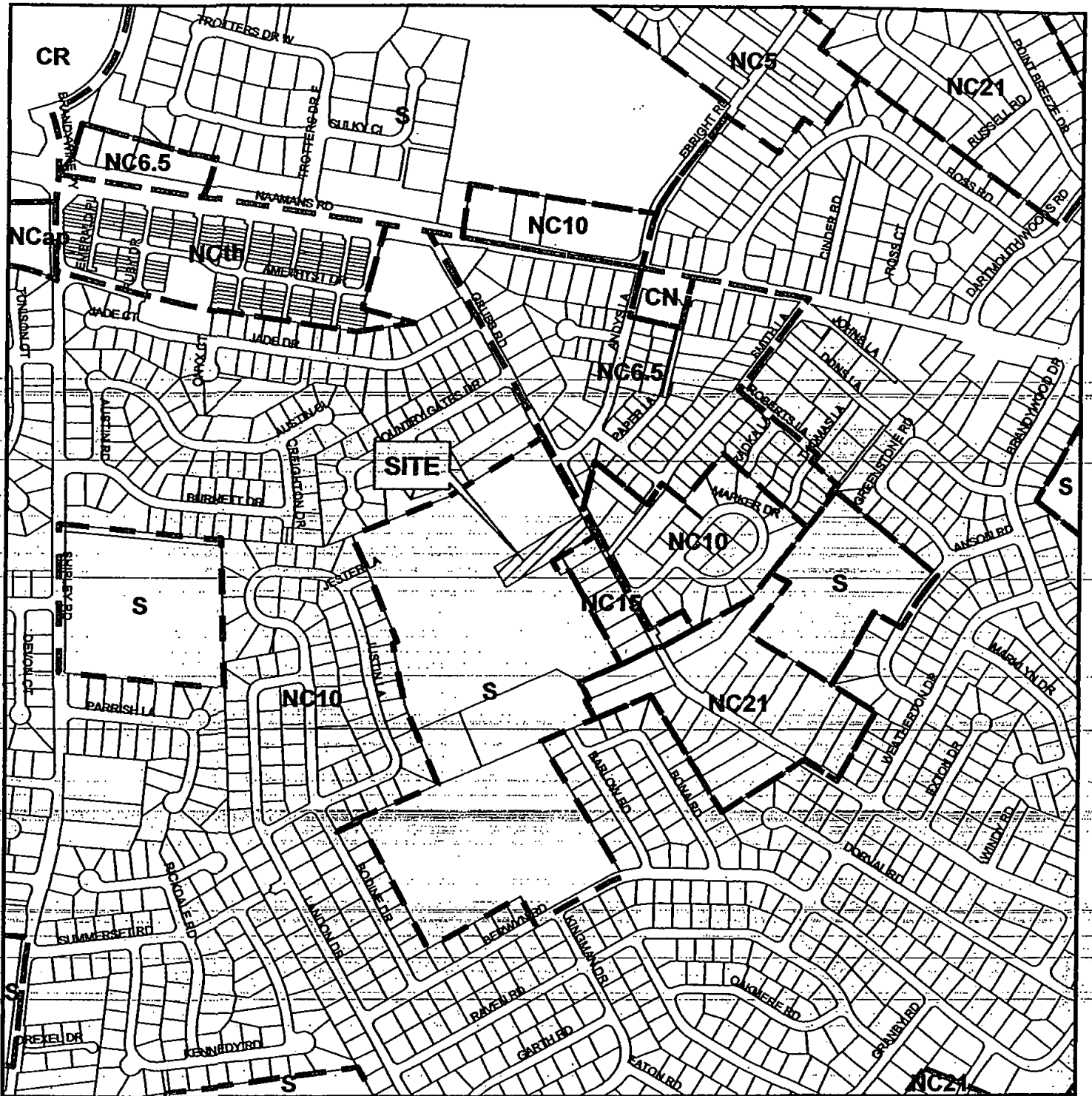
Scale: 1"= 200'
Prepared by: SFJ
Date: 4/02/2004



LOCATION MAP

APPLICANT: NEW CASTLE COUNTY
(JESTER FARM)

EXHIBIT "L"



Block Map No. 4
Scale: 1"= 700'
Prepared by: SFJ
Date: 4/02/2004

APPLICATION NO. 2003-0491-Z
PERMANENT ORDINANCE NO.

HUNDRED: BRANDYWINE
NEW CASTLE COUNTY, DELAWARE

