

AGENDA

THE BOARD OF ADJUSTMENT OF NEW CASTLE COUNTY will hold a public hearing on **Thursday, May 8, 2014 at 6:00 p.m.**, in **Department of Land Use Conference Room, New Castle County Government Center, 87 Reads Way, New Castle, DE 19720** to hear the following applications:

1. **422 Homestead Road, Wilmington 19805.** Area variance to construct a rear second floor deck 15 feet from the rear property line (25-foot deck setback). **Hector Lopez.** NCth Zoning. CD 10. (App. 2014-0141-A) TP 07-039.40-315.
2. **704 Curtis Avenue, Wilmington 19804.** Area variances to maintain an open covered porch 23 feet from the Curtis Avenue right-of-way (25-foot street yard setback) and the dwelling 5.5 feet from the westerly side lot line (6-foot side yard setback). **David A. Stone.** NC5 Zoning. CD 1. (App. 2014-0203-A) TP 07-042.30-499.
3. **3815 Nancy Avenue, Wilmington 19808.** Area variances to maintain a detached shed/garage 2 feet from the easterly side lot line (6-foot side yard setback), and to maintain a rear portion of the dwelling 2 feet from the easterly side lot line (6-foot side yard setback) and 17 feet from the rear property line (25-foot rear yard setback). **Michael Lanham and Michael Stott.** NC6.5 Zoning. CD 9. (App. 2014-0204-A) TP 08-038.40-319.
4. **2612 Grendon Drive, Wilmington 19808.** Area variances to maintain a dwelling 22 feet from the rear property line (25-foot rear yard setback), and to maintain a detached garage 0 feet from the southerly side lot line (3-foot setback for detached accessory structures). **Joseph Maurer/Daniel K. Hogan, Esq.** NC6.5 Zoning. CD 9. (App. 2014-0202-A) TP 08-043.40-197
5. **33 Winding Road, Newark 19702.** Area variance to construct a rear addition 14 feet from the rear property line (25-foot rear yard setback). **Shylla and Randy Haskins.** NC6.5 Zoning. CD 11. (App. 2014-0200-A) TP 09-034.30-201.
6. **22 Albany Avenue, New Castle 19720.** Area variances to maintain a dwelling at 15 feet and an open, covered porch 11 feet from the Albany Avenue right-of-way (25-foot street yard setback) and the dwelling 5 feet from the easterly side lot line (6-foot side yard setback), and to

construct a second-story addition 15 feet from the Albany Avenue right-of-way (25-foot street yard setback) and 5 feet from the easterly side lot line (6-foot side yard setback). **Rubio Construction**. NC5 Zoning. CD 10. (App. 2014-0134-A) TP 10-002.30-039.

7. **3171 DuPont Parkway, Townsend 19734**. Area variance to construct a 100 square foot ground sign (35 feet in height) 3.9 feet from the DuPont Parkway right-of-way (40-foot sign setback). **Dominic Balascio, Esq.** CN Zoning. CD 12. (2014-0205-A) TP 13-023.40-009.

8. **Continued to the hearing of June 12, 2014 800 Foulk Road, Wilmington 19803** Area variances to facilitate the recordation of a land development plan to construct a new bank: 1. to provide 0.16 Landscape Surface Ratio or 0.0734 acre (0.50 minimum LSR); 2. to provide 0-foot street yard paving setback from the Foulk Road right-of-way (40-foot street yard paving setback); 3. to provide 0-foot street yard paving setback from the Wilson Road right-of-way (40-foot street yard paving setback); 4. to provide a 0-foot side yard paving setback (10-foot other yard paving setback); 5. to provide a 0 bufferyard opacity along Foulk Road (0.3 minimum bufferyard opacity); 6. to provide a 0 bufferyard opacity along Wilson Road (0.3 minimum bufferyard opacity); 7. to provide a 0 bufferyard opacity along the side lot line shared with the property located at 900 Foulk Road, which is zoned ON (0.1 minimum bufferyard opacity); 8. to provide 0 street trees along Foulk and Wilson Roads (9 street trees required along the combined frontages); 9. to construct a ground sign 1 foot from the intersection of the Foulk and Wilson Roads (40-foot sign setback); 10. to provide 4 stacking spaces per lane at the drive-in facility (6 stacking spaces required per lane); and 11. to provide 0 additional stacking spaces (4 additional stacking spaces required). **Fulton Bank**. CN Zoning. CD 2. (App. 2014-0208-A) TP 06-101.00-447.

Individuals needing reasonable accommodations according to the *Americans with Disabilities Act*, please call 395-5400 (DRS, 1-800-232-5460) at least (5) business days before the meeting/hearing. Information is available in the Department of Land Use, New Castle County Government Center, 87 Reads Way, Corporate Commons, New Castle, DE from 8:00 a.m. to 4:00 p.m., or call 395-5400.