

AGENDA

BOARD OF ADJUSTMENT

Thursday, January 18, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

**PLEASE NOTE: THIS HEARING WAS RESCHEDULED FROM THE ORIGINAL HEARING DATE OF DECEMBER 28, 2017.*

1. [2015 Cervantes Court, Newark, DE 19702](#). **Area variance:** To maintain a shed 0 feet from the Dumas Place right-of-way (20-foot street yard setback) see UDC Table 40.04.110.B. Sherri Porter. NCPUD Zoning. CD 7. (App. 2017-0692-A) TP 10-039.10-133.

2. [115 E. Rutherford Drive, Newark, DE 19713](#). **Area variance:** To maintain a carport 2 feet from the northerly side property line (6-foot side yard setback) see UDC Table 40.04.110.B. Robert Branum. NC6.5 Zoning. CD 9. (App. 2017-0756-A) TP 09-017.40-137.

3. [405 Binstead Avenue, Wilmington, DE 19804](#). **Area variance:** To maintain paving 0 feet from the southerly side property line (2-foot paving setback) see UDC Section 40.04.110.E. Martha J. Hobbs. NC5 Zoning. CD 9. (App. 2017-0757-A) TP 08-045.30-123.

4. [701 Wilson Road, Wilmington, DE 19803](#). **Area variance:** 1. To construct an addition 9 feet from the Galewood Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. 2. To maintain a dwelling 7 feet from the eastern side property line (8-foot side yard setback) see UDC Table 40.04.110.B. 3. To maintain a dwelling 18 feet from the Galewood Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. David & Joanne Govatos. NC10 Zoning. CD 2. (App. 2017-0795-A) TP 06-091.00-123.

5. [61 Corporate Circle, New Castle, DE 19720](#). **Area variance:** 1. To construct a ground sign 25 feet from the Commons Boulevard right-of-way (40-foot setback), see UDC Table 40.06.060.4. 2. To construct a ground sign 7 feet from Corporate Circle (40-foot setback) see UDC Table 40.06.060.4. Pietro F. D'Agostino. BP Zoning. CD 7. (App. 2017-0794-A) TP 10-018.00-019.

6. [505 Campbell Road, Wilmington, DE 19807](#). **Area variances to facilitate the recordation of a Land Development Plan:** 1. To permit a total of 12 %

impervious surface area within reservoir watershed for the site: to permit Lot 2A a total of 0.56 acres of impervious cover; to permit Lot 2B a total of 0.18 acres of impervious cover; and to permit Lot 2C a total of 0.07 acres of impervious cover (maximum 10% impervious surface area) see UDC Section 40.10.127.B. **2.** To permit a lot width of 94 feet for Lot 2B (100-foot lot width minimum) see UDC Table 40.04.110.B. Dr. Mehdi & Llyn Balakhani S Zoning. CD 2. (App. 2017-0754-A) TP 07-023.00-008.

7. 10 Possum Park Road, Newark, DE 19711. Area variances to facilitate the recordation of a Land Development Plan: To permit 41 parking spaces (45 parking spaces required) see UDC Table 40.03.522. Heartland Delaware. CR Zoning. CD 9. (App. 2017-0801-A) TP 08-059.00-028.

8. 201 Airport Road, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: **1.** To construct a building 11 feet from the Airport Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct a building 18 feet from the Old Churchmans Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **3.** To permit paving 25 feet from the Old Churchmans Road right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **4.** To maintain a lot size of 0.73 acres (1-acre minimum lot size) see UDC Table 40.04.110.B. **5.** To provide a 0.1 bufferyard opacity along the Airport Road right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.B. **6.** To provide a 0.1 bufferyard opacity along the Old Churchmans Road right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.B. **7.** To provide a 0.3 bufferyard opacity along the eastern side property line (0.6 bufferyard opacity) see UDC Table 40.04.111.B. **8.** To provide 0 loading bay (1 loading bay required) see UDC Section 40.03.510. 201 Airport Road LLC. I Zoning. CD 7. (App. 2017-0805-A) TP 10-017.40-004.

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.