

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, May 10, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

**1. 402 Hillside Road, Wilmington, DE 19807. Area variance:** To construct a detached accessory structure 12 feet from the westerly lot line (40-foot side yard setback) see UDC Table 40.04.110.B. Daniel Hogan. NC2A Zoning. CD 2. (App 2018-0161-A) TP 07-026.00-011.

**2. 312 Park Avenue, New Castle, DE 19720. Area variance:** To construct an open porch 34 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. Randy Marrs. NC15 Zoning. CD 12. (App 2018-0162-A) TP 10-035.30-263.

**3. 1240 Lorewood Grove Road, Middletown, DE 19709. Area variance:** To construct a detached accessory structure 3 feet from the westerly side lot line (12-foot side yard setback) see UDC Table 40.04.110.B. James and Charlotte Schoen. S Zoning. CD 12. (App 2018-0199-A) TP 13-002.40-005.

**4. 255 Carlow Drive, Wilmington, DE 19808. Area variance:** To construct an open porch 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Edward W. Gillin. S Zoning. CD 9. (App 2018-0210-A) TP 08-049.10-097.

**5. 615 Red Maple Road, Middletown, DE 19709. Area variance:** To construct an enclosed porch 24 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Jeff Brannan. S Zoning. CD 12. (App 2018-0197-A) TP 13-014.34-205.

**6. 211 Carroll Drive, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan:** To maintain Landscape Surface Ratio (LSR) of 0.05 landscape surface ratio (0.10 minimum LSR required) see UDC Table 40.04.110.A. Carpenter Engineering. HI Zoning. CD 12. (App 2018-0128-A) TP 10-035.00-009.

**7. 457 Stanton Christiana Road, Newark, DE 19713. Area variances to facilitate the recordation of a Land Development Plan:** To provide no curbed

island separating the required stacking spaces from the bypass lane/aisleway (a curbed island shall separate required stacking spaces from the bypass lane/aisleway), see UDC Section 40.03.316.C. Anne Cavanaugh. CR Zoning. CD 1. (App 2018-0154-A) TP 09-018.00-030.

**8. 100, 13-17 Addison Drive, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a maximum of 42% apartment units (40% apartment units permitted in an Open Space Planned Development) see UDC Table 40.04.130. **2.** To disturb 68.1% of a WRPA Recharge Area (50% maximum disturbance) see UDC Table 40.10.010. **3.** To provide street tree spacing of 75 feet along proposed Roads B, C, E, F, G, H, I, J, K, L, M, N, O, P and S right-of-ways (40-foot street tree spacing required) see UDC Table 40.04.111.A. **4.** To provide a 0.0 bufferyard opacity along the southerly property line (0.1 bufferyard opacity) see UDC Table 40.04.111.A. **5.** To provide a 0.1 bufferyard opacity along the Churchmans Connector Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.A. Cavaliers Realty LLC/Cavaliers Redevelopment LP. S & NC6.5 Zoning (processed as CR and ST pending proposed rezoning). CD 1. (App 2018-0037-A) TP 09-024.00-013, 09-025.00-008 – 011.

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.