

AGENDA

BOARD OF ADJUSTMENT

Thursday, May 24, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 1135 Valley Road, Hockessin, DE 19707. Area variance: To construct a 1,200 square foot detached accessory structure larger than the square footage footprint of the primary dwelling (978 square footage footprint primary dwelling) on a 0.74 acre lot (gross floor area for an accessory structure shall not exceed the square footage footprint of the primary dwelling on lots less than 1 acre) see UCD Section 40.03.410.A. Ronald H. Sutton Jr. PE. NC21 Zoning. CD 3. (App 2018-0230-A) TP 08-007.20-017.

2. 123 Meadowood Drive, Newark, DE 19711. Area variances: **1.** To construct a carport 1 foot from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the westerly side lot line (2-foot paving setback) see UDC Section 40.04.110.E. Edward J. Brainard. NC6.5 Zoning. CD 9. (App 2018-0229-A) TP 08-049.30-189.

3. 2702 Bellows Court, Wilmington, DE 19810. Area variance: To construct an open porch 21 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Steven Cellinesi. NC6.5 Zoning. CD 2. (App 2018-0248-A) TP 06-005.00-034.

4. 2404 Sunset Lake Road, Newark, DE 19702. Area variance: To construct a detached accessory structure in front of the primary dwelling on a lot less than 2 acres (2-acre minimum lot size) see UDC Section 40.03.410A. Michael C. Rausch. NC21 Zoning. CD 11. (App 2018-0196-A) TP 11-023.00-091.

5. 1914 Porter Road, Bear, DE 19701. Area variances to facilitate the recordation of a Land Development Plan: **1.** To provide a lot width of 0 feet for Lot 3 (75-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To provide a lot width of 0 feet for Lot 4 (75-foot minimum lot width) see UDC Table 40.04.110.B. K. Wolf Construction Inc. NC21 Zoning. CD 12. (App 2018-0198-A) TP 11-033.00-067.

6. 310 E. Hazeldell Avenue, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain paving 0 feet from the southerly side lot line of Lot 1 (2-foot paving setback) see UDC Section 40.04.110.E. **2.** To maintain paving 0 feet from the northerly side lot line of Lot 2 (2-foot paving setback) see UDC Section 40.04.110.E. Francis J. Strab IV. NC5 Zoning. CD 10. (App 2018-

0133-A) TP 10-010.10-137.

7. 5600 Concord Pike, Wilmington, DE 19803. Area variance: To construct a ground sign 3 feet from the Concord Pike right-of-way 40-foot setback) see UDC Table 40.06.060. Shah Concord LLC. CR Zoning. CD 2. (App 2018-0003-A) TP 06-004.00-003.

8. 2265 Red Lion Road, Bear, DE 19701. Special Use Permit and variances to permit a 150 foot tall cell tower (disguised as a windmill): Special Use permit to permit a 150 foot tall cell tower see UDC Sections 40.03.326 & 40.31.430. Antietam Wireless Services LLC. S Zoning. CD 12. (App 2018-0148-A) TP 11-043.00-037.

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.