

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, June 14, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

**1. 3813 Delaware Street, Wilmington, DE 19808. Area variance:** To maintain a dwelling 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Yoana Magana Luna. NC5 Zoning. CD 9. (App 2018-0289-A) TP 08-045.10-245.

**2. 913 Shipley Road, Wilmington, DE 19803. Area variances:** **1.** To maintain a dwelling 0 feet from the northerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 18 feet from the Harker Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Susan Matlusky. NC6.5 Zoning. CD 8. (App 2018-0265-A) TP 06-113.00-142.

**3. 706 Abbey Road, Wilmington, DE 19808. Area variance:** To maintain dwelling 33 feet from the Abbey Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC21 Zoning. CD 3. (App 2018-0288-A) TP 08-026.40-036.

**4. 102 Jillians Way, New Castle, DE 19720. Area variance:** To maintain a dwelling 23 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. ST Zoning. CD 12. (App 2018-0305-A) TP 10-040.40-298.

**5. 204 Hazel Ridge Road, Wilmington, DE 19810. Area variance:** To maintain an enclosed porch 25 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC10 Zoning. CD 2. (App 2018-0306-A) TP 06-014.00-207.

**6. 217 Glenshee Drive, Townsend, DE 19734. Area variance:** To construct an enclosed porch 15 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Gary Williams. S Zoning. CD 12. (App 2018-0283-A) TP 14-013.31-321.

**7. 229 Glenshee Drive, Townsend, DE 19734. Area variance:** To construct an enclosed porch 15 feet from the rear property line (25-foot rear yard setback) see

UDC Table 40.04.110.B. William T. Deely. S Zoning. CD 12. (App 2018-0294-A) TP 14-013.31-258.

**8. 308 Possum Park Road, Newark, DE 19711. Area variances:** **1.** To permit a 32 square foot identification ground sign with a 19 square foot EVMS (Electronic Variable Message Sign) portion (20-square foot maximum sign area), (20-square foot maximum sign area) see UDC Table 40.06.060.1. **2.** To permit a ground sign 16 feet from the Possum Park Road right-of-way (20-foot setback), see UDC Table 40.06.060.4. Evangelical Presbyterian Church. S Zoning. CD 9. (App 2018-0267-A) TP 08-047.00-022.

**9. 2635 Ogletown Road, Newark, DE 19713. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To provide a 0.2 bufferyard opacity along the westerly lot line (0.6 bufferyard opacity) see UDC Table 40.04.111.B. **2.** To provide a 0.2 bufferyard opacity along the southerly lot line (0.6 bufferyard opacity) see UDC Table 40.04.111.B. Gerry Frenze. I Zoning. CD 5. (App 2018-0321-A) TPs 09-022.00-015 & 016.

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.