

AGENDA *REVISED

BOARD OF ADJUSTMENT

Thursday, January 24, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 200 Thomas Landing Road, Middletown, DE 19709. Area variance: To maintain a dwelling 14 feet from the Thomas Landing Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. 2K Properties LLC. NC40 Zoning. CD 12. (App 2018-0721-A) TP 14-008.00-006.

2. 1512 Delwood Road, Wilmington, DE 19803. Area variance: To construct an addition 9 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Ryan Straub. NC6.5 Zoning. CD 8. (App 2018-0726-A) TP 06-111.00-060.

***3. 2362 Clayton Delaney Road, Clayton, DE 19938. *WITHDRAWN**

This application has been withdrawn and will not be considered at the January 24, 2019 hearing.

Area variance: To construct an addition 0 feet from the easterly side lot line (15-foot side yard setback) see UDC Table 40.04.110.B. Nate Fretz. NC40 Zoning. CD 6. (App 2018-0729-A) TP 15-025.00-010.

4. 108 S. Gray Avenue, Wilmington, DE 19805. Area variance: To construct a detached garage which would cover 76 percent of the of the rear yard setback (30 percent maximum rear yard coverage) see UDC Section 40.04.410.4. James F. Sniadowski. NC5 Zoning. CD 1. (App 2018-0732-A) TP 07-036.10-498.

5. 369 Polly Drummond Road, Newark, DE 19711 . Area variances: 1. To construct a deck 3 feet from the rear property line (12.5-foot setback for decks) see UDC Section 40.04.110.E. and Table 40.04.110.B. **2.** To construct a deck 2 feet from the southerly side lot line (3-foot setback for decks) see UDC Section 40.04.110.E. and Table 40.04.110.B. James Knies. CN Zoning (Processed as NC6.5) CD 9. (App 2018-0706-A) TP 08-042.00-007.

6. 2150, 2154 & 2160 New Castle Avenue, New Castle, DE 19720. Area variances: 1. To construct a 162 square foot ground sign (150-square foot maximum) see UDC Table 40.06.060. **2.** To construct a ground sign 20 feet from the Interstate 295 right-of-way (40-foot sign setback) see UDC Table 40.06.060. **3.** To maintain 92 parking spaces (139 parking spaces required) see UDC Table

40.03.522. 2160 New Castle Avenue LLC. CR Zoning. CD 7. (App 2018-0722-A) TP 10-015.00-001, 10-015.00-002.

7. 1001 Centre Road, Wilmington, DE 19805. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit paving 8 feet from the Faulkland Road right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the Centre Road right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 2 feet from the southerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 9 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit 0 street trees along the Faulkland Road right-of-way (4 street trees required) see UDC Table 40.04.111.A. **6.** To permit 0 street trees along the Centre Road right-of-way (5 street trees required) see UDC Table 40.04.111.A. **7.** To permit a 0.0 bufferyard opacity along the Faulkland Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.A. **8.** To permit a 0.0 bufferyard opacity along the Centre Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.A. **9.** To permit a Landscape Surface Ratio (LSR) of 0.10 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. **10.** To permit a ground sign 30 feet from the Centre Rod right-of-way (40-foot sign setback) see UDC Table 40.06.060. **11.** To permit a ground sign 3 feet from the Faulkland Road right-of-way (40-foot sign setback) see UDC Table 40.06.060. **12.** To permit a trash enclosure 6 feet from the southerly side lot line (10-foot setback) see UDC Table 40.04.110.B. SMO, Inc. CN Zoning. CD 9 (App 2018-0689-A) TP 07-035.10-138.

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.