

AGENDA

BOARD OF ADJUSTMENT

Thursday, February 8, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. [202 Chestnut Avenue, Newark, DE 19711](#). **Area variance:** To maintain an enclosed porch 13 feet from the rear property line (15-foot reduced rear setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC5 Zoning. CD 9. (App. 2018-0009-A) TP 08-054.30-170.
2. [425 Garland Road, Wilmington, DE 19803](#). **Area variance:** To construct an addition 6 feet from the Lakewood Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. NT Building Inc. NC6.5 Zoning. CD 8. (App. 2018-0010-A) TP 06-093.00-156.
3. [104 Oxford Place, Wilmington, DE 19803](#). **Area variance:** To construct an open porch 8 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. John & Sylvia Dorsey. NC10 Zoning. CD 2. (App. 2018-0026-A) TP 06-128.00-078.
4. [3834 Old Capitol Trail, Wilmington, DE 19808](#). **Area variances:** 1. To permit three apartments in a single-family dwelling through the apartment conversion process see UDC Section 40.03.304. 2. To maintain a 3,175 square foot dwelling (4,000 square foot minimum) see UDC Section 40.03.304.D. 3. To provide a 0.0 bufferyard opacity around the parking area along the southerly side lot line (0.1 minimum bufferyard opacity) see UDC Section 40.03.304.G. 4. To provide a 0.0 bufferyard opacity around the parking area along easterly side lot line (0.1 minimum bufferyard opacity) see UDC Section 40.03.304.G. Keith Mushinski. NC 5 Zoning. CD9. (App. 2018-0012-A) TP 08-045.10-182.
5. [130 Four Seasons Parkway, Newark, DE 19702](#). **Area variance to facilitate the recordation of a Land Development Plan:** To maintain 97 parking spaces (108 parking spaces required) see UDC Table 40.03.522. Martuscelli Investment Assoc. CN Zoning. CD 11. (App. 2018-0011-A) TP 11-017.40-169.
6. [280 Middletown Odessa Road, Middletown, DE 19709](#). **Area variances to facilitate the recordation of a Land Development Plan:** To permit a maximum gross floor area ratio of 0.44 (0.23 maximum gross floor area ratio) see UDC Table 40.04.110.A. Vantage Point Retirement Living, LLC. NC40 Zoning. CD 12.

(App. 2018-0014-A) TP 13-023.00-030, 13-023.00-053 – 13-023.00-058.

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.