AGENDA
BOARD OF ADJUSTMENT
Thursday, March 14, 2019
6:00 p.m.
Department of Land Use Conference Room
New Castle County Government Center
87 Reads Way, New Castle

1. **1114 S. Dolton Court, Wilmington, DE 19810**. **Area variance:** To maintain a screen porch 23 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC6.5 Zoning. CD 8. (App 2019-0067-A) TP 06-035.00-099.

2. **8 Chapelcrest Lane, Wilmington, DE 19810**. **Area variances:** 1. To maintain a dwelling 28 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. 2. To maintain a screen porch 18 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 2019-0068-A) TP 06-030.00-167.

3. **226 Oakwood Road, Wilmington, DE 19803**. **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. NC6.5 Zoning. CD 2. (App 2019-0069-A) TP 06-101.00-248.

4. **1605 Cherry Street, Wilmington, DE 19809**. **Area variances:** 1. To maintain a detached garage 1 foot from the rear property line (3-foot setback for detached garage) see UDC Section 40.03.410.A.3. 2. To maintain a detached garage which covers 65 percent of the rear yard setback (30 percent maximum rear yard coverage) see UDC Section 40.03.410.A.4. Ward & Taylor LLC. NC6.5 Zoning. CD 8. (App 2019-0070-A) TP 06-106.00-453.

5. **52 Karlyn Drive, New Castle, DE 19720**. **Area variance:** To maintain an enclosed porch 20 feet from the Karlyn Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC6.5 Zoning. CD 10. (App 2019-0071-A) TP 10-010.10-177.

6. **2816 E. Oakland Drive, Wilmington, DE 19808**. **Area variances:** 1. To maintain a screen porch 15 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. 2. To maintain a deck 12 feet from the rear property line (12.5-foot setback for decks) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC6.5 Zoning. CD 2. (App 2019-0103-A) TP 08-033.10-034.
7. **618 Lambson Lane, New Castle, DE 19720**. Area variances to facilitate the recording of a Land Development Plan: 1. To maintain existing building 29 feet from the Harbor View Drive right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. 2. To maintain paving 3 feet from the Lambson Lane right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. 3. To maintain paving 7 feet from the Harbor View Drive right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. 4. To maintain paving 0 feet from the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 5. To permit paving 18 feet from the Harbor View Drive right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. 6. To permit paving 2 feet from the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 7. To provide a 0.0 bufferyard opacity along the Lambson Lane right-of-way (0.6 bufferyard opacity) see UDC Table 40.04.111.A. 8. To provide a 0.0 bufferyard opacity along the Harbor View Drive right-of-way (0.6 bufferyard opacity) see UDC Table 40.04.111.A. 9. To provide a 0.0 bufferyard opacity along the easterly side lot line (0.2 bufferyard opacity) see UDC Table 40.04.111.B. 10. To provide a 0.0 bufferyard opacity along the northerly side lot line (0.2 bufferyard opacity) see UDC Table 40.04.111.A. John Harvey. HI Zoning. CD 10. (App 2019-0084-A) TP 10-011.00-027.

8. **415 Stanton Christiana Road, Newark, DE 19713**. Area variances to permit a 128-foot cell tower (disguised as a tree): 1. To permit a cell tower disguised as a tree 8 feet from the rear property line (42.66-foot setback required (1/3 height of tower)) see UDC Section 40.03.326.G. 2. To permit a cell tower disguised as a tree 23 feet from the northerly side lot line (42.66-foot setback required (1/3 height of tower)) see UDC Section 40.03.326.G. 3. To permit an equipment cabinet 11 feet from the northerly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. 4. To permit an equipment cabinet 14 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. 5. To permit a propane tank 6 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. 6. To permit a generator 5 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. 7. To permit a cable bridge canopy 16 feet from the rear property line (20-foot side yard setback) see UDC Table 40.04.110.B. 8. To permit a meter bank 16 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. 9. To permit a transformer 15 feet from the northerly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. 10. To permit a 0.0 bufferyard opacity along the rear property line (0.3 bufferyard opacity required) see UDC Section 40.03.326.H. 11. To permit a 0.0 bufferyard opacity along the northerly side lot line (0.3 bufferyard opacity required) see UDC Section 40.03.326.H. 12. To permit a Landscape Surface Ratio (LSR) of 0.43 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. Cellco Partnership. CR Zoning. CD 1. (App 2019-0055-A) TP 09-018.00-045.

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.