

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, March 28, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

**1. 410 Hudson Drive, Newark, DE 19711. Area variance:** To maintain a dwelling 22 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Christina Bonner. NC6.5 Zoning. CD 9. (App 2019-0117-A) TP 08-060.10-189.

**2. 882 Grears Corner Road, Townsend, DE 19734 . Area variances:** **1.** To maintain a dwelling 42 feet from the Grears Corner Road right-of-way (50-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct an addition 48 feet from the Grears Corner Road right-of-way (50-foot street yard setback) see UDC Table 40.04.110.B. Matthew Brobst. SR Zoning. CD 6. (App 2019-0116-A) TP 14-019.00-046.

**3. 2 Swallow Hill Road, Wilmington, DE 19807 . Area variance:** To construct a detached accessory structure 7 feet from the rear property line (50-foot rear yard setback) see UDC 40.03.410.A. Douglas Campbell. NC2A Zoning. CD 2. (App 2019-0076-A) TP 07-022.00-017.

**4. 1 Mill Race Road, Wilmington, DE 19810 . Area variance:** To construct a dwelling 26 feet from the Mill Race Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Ferenc Cserei. NC15 Zoning, CD 8. (App 2019-0090-A) TP 06-045.00-084.

**5. 2718 Naamans Road, Wilmington, DE 19810. Area variance:** To permit additional 37 square feet of sign area with 25 square foot EVMS (Electronic Variable Message Sign) to an existing shopping center identification ground sign 12 feet from the Naamans Road right-of-way (40-foot sign setback), see UDC Table 40.06.060. Greg Feld. CN Zoning. CD 2. (App 2019-0086-A) TP 06-021.00-058.

**6. 288 Christiana Road, New Castle, DE 19720 . Area variances:** **1.** To construct a 117 square foot ground sign (100-square foot maximum sign area) see UDC Table 40.06.060. **2.** To construct a ground sign 2 feet from the Airport Road right-of-way (40-foot sign setback) see UDC Table 40.06.060. Dash-In Food Store Inc. CN Zoning. CD 7. (App 2019-0110-A) TP 10-029.00-003.

**7. 598 Flemings Landing Road, Townsend, DE 19734 . Special Use Permit to permit a 198-foot tall cell tower disguised as a windmill:** Special Use permit to permit a 198-foot tall cell tower disguised as a windmill see UDC Sections 40.03.326 & 40.31.430. TowerNorth Development, LLC. SR Zoning. CD 6. (App 2019-0019-A) TP 15-008.00-016.

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.