

AGENDA

BOARD OF ADJUSTMENT

Thursday, June 25, 2020

6:00 p.m.

In accordance with Governor Carney's Proclamation and the Declaration of a State of Emergency, New Castle County is holding all public meetings as telephone and video conferences, utilizing Zoom Webinar until further notice.

NOTE: Members of the public interested in joining/participating in a Zoom virtual public hearing/meeting are encouraged to submit a [Public Hearing Virtual Meeting Participation Form](#) prior to the date of the meeting. Additional information regarding Virtual Public Meetings may be found at: [Virtual Meetings-Land-Use](#)

ZOOM Webinar log-in beginning at 5:45 P.M. Log-in information for this meeting is as follows:

When: June 25, 2020 6:00 PM Eastern Time (US and Canada)

Topic: Board of Adjustment Virtual Public Hearing

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84720654691?>

[pwd=dzV1d0l5dzJJJeHoyMU5OSnYvWXlydz09](https://us02web.zoom.us/j/84720654691?pwd=dzV1d0l5dzJJJeHoyMU5OSnYvWXlydz09)

Password: 764734

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 847 2065 4691

Or iPhone one-tap:

US: +19292056099,,84720654691# or +13017158592,,84720654691#

AGENDA

1. 521 Stonehaven Drive, Townsend, DE 19734. Area variance: To construct an addition 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Wanda Allison. S Zoning. CD 12. (App 2020-0269-A) TP 14-013.31-302.

2. 126 Marta Drive, Newark, DE 19711. Area variance: To construct an addition

3 feet from the easterly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Michael Romano. NC6.5 Zoning. CD 1. (App 2020-0270-A) TP 08-055.20-017.

3. 604 West Avenue, New Castle, DE 19720. Area variances: **1.** To permit 3 apartments in a single-family dwelling through the apartment conversion process see UDC Section 40.03.304. **2.** To maintain a 2,200 square foot dwelling (4,000 square foot minimum) see UDC Section 40.03.304.D. **3.** To maintain 777 square feet for Unit 604A (800 square foot minimum per unit) see UDC Section 40.03.304.E. **4.** To maintain 638 square feet for Unit 604B (800 square foot minimum per unit) see UDC Section 40.03.304.E. **5.** To maintain 773 square feet for Unit 604C (800 square foot minimum per unit) see UDC Section 40.03.304.E. **6.** To maintain the dwelling 4 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **7.** To maintain the dwelling 4 from the northerly side lot line (10-foot side yard setback) see UDC Table 40.04.110.B. **8.** To maintain the dwelling 9 feet from the southerly side lot line (10-foot side yard setback) see UDC Table 40.04.110.B. **9.** To provide a 0.0 bufferyard opacity around the parking area along the northerly side lot line (0.1 minimum bufferyard opacity) see UDC Section 40.03.304.G. **10.** To provide a 0.0 bufferyard opacity around the parking area along southerly side lot line (0.1 minimum bufferyard opacity) see UDC Section 40.03.304.G. **11.** To provide a 0.0 bufferyard opacity around the parking area along West Avenue right-of-way (0.1 minimum bufferyard opacity) see UDC Section 40.03.304.G. Michael Cassetta. NC5 Zoning. CD 10. (App 2020-0250-A) TP 10-010.40-193.

4. 1307 Philadelphia Pike, Wilmington, DE 19809. Area variances: **1.** To permit a Landscape Surface Ratio (LSR) of 0.40 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. **2.** To permit a 0.49 acre lot size (1.00-acre minimum lot size) see UDC Table 40.04.110.B. A Better Chance For Our Children Inc. CN Zoning. CD 8. (App 2020-0271-A) TP 06-115.00-141.

5. 4353 Summit Bridge Road, Middletown, DE 19709. Area variances to permit the adaptive reuse of a historic structure: **1.** To maintain a 1.64 acre lot size (3.00 acre minimum lot size) see UDC Section 40.15.240.D. **2.** To provide a 43% (1.30 acres) open space (60% (1.80 acres) minimum open space required) see UDC Section 40.140.240.D. **3.** To provide 15 parking spaces (23-parking spaces required) see UDC Table 40.03.522. Apex Engineering, Inc. NC21 Zoning. CD 12 (App 2020-0253-A) TP 13-007.00-078.

6. 21 Blevins Drive, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: To disturb 58 percent of a Class C Wellhead WRPA (50-percent protection level) see UDC Table 40.10.010. McBride & Ziegler, Inc. I Zoning. CD 12. (App 2020-0224-A) TP 10-030.00-091.

7. 2840 Ogletown Road, Newark, DE 19713. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit 100 percent disturbance in the floodplain/floodway (100 percent floodplain/floodway protection level) see UDC Table 40.10.110. **2.** To permit a lot size of 0.88 acres (1.00 acre minimum lot size) see UDC Table 40.04.110.B. **3.** To permit paving 5 feet from the Ogletown Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To provide 0.0 bufferyard opacity along the Ogletown Road right-

of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. GFP Properties, LLC. I Zoning. CD 5. (App 2019-0374-A) TP 09-022.-00-110.

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.