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=dzV1d0I5dzJJeHoyMU5OSnYvWXlydz09
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. **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 recodernation 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 recodernation 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-
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.