AGENDA *REVISED
BOARD OF ADJUSTMENT
Thursday, July 11, 2019
6:00 p.m.
Department of Land Use Conference Room
New Castle County Government Center
87 Reads Way, New Castle

1. **1501 Evergreen Lane, Ardencroft, DE 19810**. Area variance: To maintain a dwelling 5 feet from the westerly side lot line (8-foot side yard setback) see UDC Section 40.04.110.B. Horace V. McComsey Jr. NC10 Zoning. CD 8. (App 2019-0335-A) TP 29-001.00-545.

* 2. **2222 Bear Corbitt Road, Bear, DE 19701**. TO BE HEARD ON July 25, 2019 - This application will not be heard at the July 11, 2019 hearing.
Area variances: 1. To maintain a dwelling 37 feet from the unnamed right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. 2. To construct an addition 10 feet from the unnamed right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Joseph Scalia. NC21 Zoning. CD 12. (App 2019-0311-A) TP 12-007.00-009.

3. **1632 Ashland Clinton School Road, Hockessin, DE 19707**. Area variance: To construct a 25 feet in height detached accessory 8 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. William Coon. SE Zoning. CD 2. (App 2019-0313-A) TP 07-016.00-035.

4. **502 Eskridge Drive, Wilmington, DE 19809**. Area variances: 1. To construct a detached accessory structure in front of the primary dwelling on a lot less than 2 acres (2-acre minimum lot size) see UDC Section 40.03.410A.1. 2. To construct a detached accessory structure 3 feet from the westerly side lot line (12-foot side yard setback) see UDC 40.04.110.B. Bruce Douglas. NC15 Zoning. CD 8. (App 2019-0315-A) TP 06-1124.00-005.

5. **1232 Choptank Road, Middletown, DE 19709**. Area variance: To construct an addition onto an existing detached accessory structure 5 feet from the easterly side lot line (12-foot side yard setback) see UDC Table 40.04.110.B. Philip & Pamela Piraino. S Zoning. CD 6. (App 2019-0332-A) TP 11-061.00-043.

6. **343 Quimby Drive, Wilmington, DE 19808**. Area variance: To construct an addition 12 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Daniel Dombrowski. S Zoning. CD 9. (App 2019-0333-A) TP 08-049.10-080.
7. **12 Firechase Circle, Newark, DE 19711**. **Area variances:** 1. To construct an addition 8 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. 2. To construct a deck 8 feet from the rear property line (10-foot setback for decks) see UDC Section 40.04.110.E. Donald Weaver. NCPUD Zoning. CD 3. (App 2019-0334-A) TP 08-036.10-135.

8. **101 Phyllis Drive, Newark, DE 19711**. **Area variance:** To construct an addition 14 feet from the Lothian Place right-of-way (25-foot street yard setback) see UCD Table 40.04.110.B. Patrick Novak. NC6.5 Zoning. CD 9. (App 2019-0354-A) TP 08-054.40-124.

* 9. **3596 Wrangle Hill Road, Bear, DE 19701**. CONTINUED TO A FUTURE HEARING TBD. This application will not be heard at the July 11, 2019 hearing.

**Area variances to facilitate the recordation of a Land Development Plan:** 1. To permit paving 3 feet along the Red Lion Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. 2. To permit paving 3 feet along the Wrangle Hill Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. 3. To provide 0.6 bufferyard opacity along rear property line (0.7 bufferyard opacity) see UDC Table 40.04.111.A. 4. To provide 0.0 bufferyard opacity along the Red Lion Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.A. 5. To provide 0.0 bufferyard opacity along the Wrangle Hill Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.A. Route 72 Partners, LLC. CN Zoning. CD 7. (App 2019-0246-A) TP 11-039.00-004.

10. **5303 Concord Pike, Wilmington, DE 19803**. **Area variances to facilitate the recordation of a Land Development Plan:** 1. To maintain a building 18 feet from the easterly side lot line (20-foot rear yard setback) see UDC Table 40.04.110.B. 2. To construct an addition 18 feet from the rear yard setback (20-foot rear yard setback) see UDC Table 40.04.110.B. 3. To permit a max gross floor area ratio of 0.54 (0.37 maximum net floor area ratio) see UDC Table 40.04.110.A. 4. To permit paving 0 feet from the northerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. 5. To permit paving 0 feet from the southerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. 6. To permit paving 15 feet from the Naamans Road right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. 7. To permit paving 20 feet from the Concord Pike right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. 8. To provide 0.0 bufferyard opacity along the Concord Pike right-of-way (0.4 bufferyard opacity) see UDC Table 40.04.111.A. Raymou Furniture Company, Inc. CR Zoning. CD 2. (App 2019-0356-A) TPs 06-011.00-011 & 06-011.00-073.

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.