

AGENDA

BOARD OF ADJUSTMENT

Thursday, August 9, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 9 Briars Lane, Wilmington, DE 19807. Area variance: To construct an enclosed porch 30 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. Srig LLC. NC15 Zoning. CD 2. (App 2018-0383-A) TP 07-027.30-057.

2. 208 Corinthian Drive, Bear, DE 19701. Area variance: To maintain an enclosed porch 27 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor, LLC. NC21 CL (Cluster Development) Zoning. CD 12. (App 2018-0429-A) TP 12-006.00-171.

3. 26 Foxtail Drive, Middletown, DE 19709. Area variance: To construct an addition 6 feet from the easterly side lot line (15-foot side yard setback) see UDC Table 40.04.110.B. Mark Wolanski. NC40 Zoning. CD 12. (App 2018-0376-A) TP 13-009.00-227.

4. 210 Carlow Drive, Wilmington, DE 19808. Area variance: To construct an enclosed porch 12 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. David Sardo. S Zoning. CD 9. (App 2018-0401-A) TP 08-049.10-050.

5. 302 Virginia Avenue, Wilmington, DE 19805. Motion to rehear Application No. 2017-0357-A, in which variance number 5 was denied because the Applicant failed to convince the Board that an exceptional practical difficulty or unnecessary hardship exists. **Area variance:** To provide a lot size of 4,000 square feet for Lots 52 and 53 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. Marty Mellinger. NC5 Zoning. CD 9. (App. 2017-0357-A) TP 07-037.20-200.

6. 1545 Old Wilmington Road, Hockessin, DE 19707. Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain a detached accessory structure 10 feet from the rear property line of Lot 1 (40-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To provide 0 street trees along Old Wilmington Road right-of-way (8 street trees required) see UDC 40.04.111.C. **3.** To provide 0 street trees along Cameron Drive right-of-way (4 street trees

required) see UDC 40.04.111.C. Mark A. Russo. NC21 Zoning. CD 3. (App 2018-0384-A) TP 08-007.00-028.

7. 2 Marion Avenue Off, Claymont, DE 19703. Area variance: To permit a Landscape Surface Ratio (LSR) of 0.04 landscape surface ratio (0.10 minimum LSR required) see UDC Table 40.04.110.A. Delmarva Power & Light. HI Zoning. CD 8. (App 2018-0404-A) TP 06-072.00-098.

8. 120A Connemara Court, Middletown, DE 19709. Area variances: **1.** To maintain a building 27 feet from the rear yard setback (40-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To maintain a building 21 feet from the southerly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **3.** To maintain a water tank 35 feet from the rear yard setback (40-foot rear yard setback) see UDC Table 40.04.110.B. **4.** To maintain a water tank 19 feet from the southerly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **5.** To maintain paving 0 feet from the southerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To maintain a generator 26 feet from the easterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **7.** To maintain a generator 30 feet from the rear yard setback (40-foot rear yard setback) see UDC Table 40.04.110.B. **8.** To construct an addition 10 feet from the southerly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. Tidewater Utilities Inc. NC2A Zoning. CD 6. (App 2018-0293-A) TP 13-011.00-122.

9. 2265 Red Lion Road, Bear, DE 19701. Special Use Permit and variances to permit a 150 foot tall cell tower (disguised as a windmill): Special Use permit to permit a 150 foot tall cell tower see UDC Sections 40.03.326 & 40.31.430. Antietam Wireless Services LLC. S Zoning. CD 12. (App 2018-0148-A) TP 11-043.00-037. **(Continued from the June 28, 2018 hearing).**

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.