

AGENDA

BOARD OF ADJUSTMENT

Thursday, August 27, 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.

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: August 27, 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/89482994507?
pwd=aFVZNTNTRscDdNb2YzeVBHeFMwQVUyQT09](https://us02web.zoom.us/j/89482994507?pwd=aFVZNTNTRscDdNb2YzeVBHeFMwQVUyQT09)
Passcode: 098552

Or Telephone:

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

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

Webinar ID: 894 8299 4507

Or iPhone one-tap:

US: +13126266799,,89482994507# or +19292056099,,89482994507#

AGENDA

1. 749 Massey Church Road, Smyrna, DE 19977. Area variance: To construct a detached accessory structure 8 feet from the southerly side lot line (15-foot side yard setback) see UDC Table 40.04.110.B. Justin Demko. NC40 Zoning. CD 6. (App. 2020-0393-A) TP 15-015.00-127.

2. 2 Rockland Meadows Road, Rockland DE 19732. Area variances: **1.** To maintain 3 detached accessory structures in front of the principal dwelling on a 9.93 acre lot size (10-acre minimum lot size) see UDC Section 40.03.410.A. **2.** To construct a detached accessory structure in front of the of the principal dwelling on a 9.93 acre lot size (10-acre minimum lot size) see UDC Section 40.03.410.A. **3.** To construct a detached accessory structure 25 feet in height (20-foot maximum height for detached structures) see UDC Section 40.03.410.A. **4.** To construct a

detached accessory structure 25 feet in height 20 feet from the Rockland Meadows Road right-of-way (50-foot street yard setback) see UDC Section 40.03.410.A. Elise R. W. du Pont. SE Zoning. CD 2. (App. 2020-0312-A) TP 06-098.00-001.

3. 349 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. James Morgan. S Zoning. CD 9 (App. 2020-0413-A) TP 08-049.10-077.

4. 241 Carlow Drive, Wilmington, DE 19808. 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. Robert Koury. S Zoning. CD 9 (App. 2020-0414-A) TP 08-049.10-104

5. 570 Tony Marchio Drive, Townsend, DE 19734. Area variances: **1.** To permit a 50 square foot wall identification sign for the high school (20-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit a 106 square foot wall identification sign for the performing arts center (20-square foot maximum sign area) see UDC Table 40.06.060. **3.** To permit 2 additional wall identification signs for the field house (1 wall or ground identification sign permitted) see UDC Table 40.06.060. **4.** To permit a 21 square foot wall identification signs for the field house (20-square foot maximum sign area) see UDC Table 40.06.060. **5.** To permit 2, 88 square foot wall identification signs for the field house (20-square foot maximum sign area) see UDC Table 40.06.060. Landmark Science & Engineering. S Zoning. CD 12. (App. 2020-0411-A) TP 14-007.00-028.

6. 3318 Kirkwood Highway, Wilmington, DE 19808. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit 48 parking spaces (64 parking spaces required) see UDC Table 40.04.110.B). **2.** To maintain a trash enclosure 4 feet from the rear property line (5-foot setback) see UDC Table 40.04.110.B. **3.** To maintain paving 8 feet from the Kirkwood Highway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To maintain paving 8 feet from the Newport Gap Pike right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **5.** To maintain paving 0 feet from the westerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To maintain paving 0 feet from the easterly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **7.** To maintain 0 street trees along the Kirkwood Highway right-of-way (4 street trees required) see UDC Table 40.04.111.C. **8.** To maintain 0 street trees along the Newport Gap Pike right-of-way (4 street trees required) see UDC Table 40.04.111.C. **9.** To permit 0 on lot plant units per acre (8 on-lot plant units per 1-acre required, 10 total plant units required) see UDC Table 40.04.111.A. **10.** To permit 0 open space plant units per acre (6 open space plant units per 1-acre required, 2 total plant units required) see UDC Table 40.04.111.A. **11.** To permit 0 parking lot plant units (1 plant unit per 12 parking spaces, 4 total plant units required) see UDC Table 40.04.111.A. **12.** To maintain 0.0 bufferyard opacity along Kirkwood Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **13.** To maintain 0.0 bufferyard opacity along Newport Gap Pike right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **14.** To maintain 0.0 bufferyard opacity along the southerly side lot line (0.5 bufferyard opacity required) see UDC Table

40.04.111.A. McDonalds Corporation. CR Zoning. CD 1 (App. 2020-0264-A) TP
07-037.20-233.

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.