AGENDA
BOARD OF ADJUSTMENT
Thursday, September 12, 2019
6:00 p.m.
Department of Land Use Conference Room
New Castle County Government Center
87 Reads Way, New Castle

1. **88 Ruby Drive, Claymont, DE 19703. Area variances: 1.** To maintain a dwelling 18 feet from the Ruby Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. 2. To maintain a dwelling 21 feet from the Keats Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. 3. To maintain a dwelling 5 feet from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Isaiah Lambert & Riya Kochulazar. NC6.5 Zoning. CD 8. (App 2019-0528-A) TP 06-057.00-045.

2. **110 Marie Court, Newark, DE 19702. Area variances: 1.** To construct a deck with gazebo 9 feet from the rear yard lot-line (25-foot rear yard setback) see UDC Table 40.04.110.B. 2. To construct steps to a deck additional 4 feet into rear yard setback (Additional 2-feet for steps allowed) see UDC section 40.04.110.E.1.f Danielle Kester. NC6.5 Zoning. CD 11. (App 2019-0537-A) TP 09-033.40-004.

3. **710 Greenwood Road, Wilmington, DE 19807. Area variance:** To construct an addition 15 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Sarah Cole. NC15 Zoning. CD 2. (App 2019-0529-A) TP 07-032.20-040.

4. **23 Overlook Avenue, Wilmington, DE 19808. Area variance:** To construct an addition 13 feet from the Overlook Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. John Brown. NC5 Zoning. CD 9. (App 2019-0527-A) TP 08-045.10-152.

5. **603 Central Avenue, New Castle, DE 19720. Area variances: 1.** To construct a landing with stairs 1 foot from the rear property line (12-foot setback for landings/stairs) see UDC Section 40.04.110.E.1.g 2. To construct stairs 1 foot from the easterly side property line (3-foot setback for landings/stairs) see UDC Section 40.04.110.E.1.g Jeff Brannan. NC5 Zoning. CD 10. (App 2019-0428-A) TP 10-010.40-365.

6. **11 South New Road, Middletown, DE 19709. Area variances: 1.** To maintain a dwelling 20.5 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. 2. To construct a deck 4 feet from the rear lot line
(25-foot rear yard setback) see UDC Table 40.04.110.B. Jeff Brannan. NC6.5 Zoning. CD 12. (App 2019-0494-A) TP 13-020.01-018.

7. **4002 Delaware Street, Wilmington, DE 19808. Area variances: 1.** To maintain a detached Accessory Dwelling Unit (ADU) on a 0.31 acre lot (2-acre minimum lot size) see UDC Section 40.03.410.H.7. 2. To maintain a detached Accessory Dwelling Unit (ADU) on 6 feet from the rear property line (25-foot rear yard setback) see UDC Section 40.03.410.H.7. Nathan T. Noyes. NC5 Zoning. CD 9. (App 2019-0526-A) TP 08-044.20-227.

8. **4755 Ogletown-Stanton Road, Newark, DE 19713. Area variances: 1.** To maintain a ground sign 17 feet from the Churchmans Road (Route 58) right-of-way (25-foot setback) see UDC Table 40.06.060. 2. To maintain a second ground sign 17 feet from the Churchmans Road (Route 58) right-of-way (25-foot setback) see UDC Table 40.06.060. 3. To maintain a ground sign 24 feet from the Ogletown-Stanton Road (Route 4) right-of-way (25-foot setback) see UDC Table 40.06.060. Folkert Stakenburg. NCPUD Zoning. CD 1. (App 2019-0483-A) TP 09-017.00-030.

9. **929 Crossan Road, Newark, DE 19711.** Area variances to facilitate the recordation of a Land Development Plan: To provide 0.21 acres lot area for Lot 1, exclusive of protected resources (0.50-acre minimum lot area exclusive of protected resources) see Table 40.04.110.B. The gross lot area for Lot 1 will be 0.51 acres. Our4sons LLC. NC21 Zoning. CD 3. (App 2019-0281-A) TP 08-023.20-021.

10. **27 Belmont Avenue, Wilmington, DE 19804. Area variances: 1.** To maintain existing garage 4 feet from the easterly side lot line (30-foot setback) see UDC 40.04.110.B. 2. To maintain existing structure 2.4 feet from southerly front lot line (40-foot setback) see UDC 40.04.110.B 3. To maintain existing structure 8.1 feet from southerly rear lot line (40-foot setback) see UDC 40.04.110.B 4. To maintain existing structure 10.5 feet from westerly side lot line (30-foot setback) see UDC 40.04.110.B 5. To maintain existing shed 2.5 feet from rear lot line (40-foot setback) see UDC 40.04.110.B 6. To maintain existing shed 2.8 feet from easterly side lot line (30-foot setback) see UDC 40.04.110.B 7. To maintain existing parking lot 0 feet from southerly front lot line (20-foot setback) see UDC 40.04.110.B 8. To maintain existing parking lot 0 feet from westerly side lot line (10-foot setback) see UDC 40.04.110.B 9. To maintain existing sidewalk 3.5 feet from westerly lot line (10-foot setback) see UDC 40.04.110.B 10. To maintain existing driveway 0 feet from easterly front lot line (10-foot setback) see UDC 40.04.110.B 11. To maintain existing sidewalk 0 feet from easterly side lot line (10-foot setback) see UDC 40.04.110.B 12. To maintain existing concrete steps 10.5 feet from northerly rear lot line (20-foot setback) see UDC 40.04.110.B 13. To construct proposed handicap ramp 0 feet from westerly side lot line (10-foot setback) see UDC 40.04.110.B 14. To construct proposed 32 square foot ground identification sign 5 feet from southerly front lot line (20 square foot maximum sign area) see UDC 40.06.060.1 15. To construct proposed 32 square foot ground identification sign 5 feet from southerly front lot line (20-foot setback) see UDC 40.06.060.1 16. To construct proposed 32 square foot ground identification sign 5 feet from northerly front lot line (20 square foot maximum sign area) see UDC 40.06.060.1 17. To construct proposed 32 square foot ground identification sign 5
feet from northerly front lot line (20-foot setback) see UDC 40.06.060.1 Wilmington Church of the Brethren. NC5 Zoning. CD 1. (App 2019-0480-A) TP 07-039.30-362.

11. 3596 Wrangle Hill Road, Bear, DE 19701. 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.

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.