

AGENDA

BOARD OF ADJUSTMENT

Thursday, September 17, 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: September 17, 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/88357983491?
pwd=bnQ2OXEwRGRldWwwVGZVUmxyM201QT09](https://us02web.zoom.us/j/88357983491?pwd=bnQ2OXEwRGRldWwwVGZVUmxyM201QT09)

Passcode: 743387

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: 883 5798 3491

Or iPhone one-tap:

US: +13126266799,,88357983491# or +19292056099,,88357983491#

AGENDA

3316 Tunison Drive, Wilmington, DE 19810: Area variance: To construct an addition 7 feet from the easterly side lot line (8-foot side yard setback) see UDC Section 40.04.110.B. Anthony Conticello. NC10 Zoning. CD 2. (App 2020-0464-A) TP 06-020.00-193.

2121 Bear Corbitt Road, Bear, DE 19701. Area variance: To construct a detached accessory structure 27 feet in height (21-foot maximum height for detached accessory structure on lots greater than 1 acre shall not exceed the height of the primary dwelling) see UDC Section 40.03.410.A. DRC LLC. CR Zoning. CD 12. (App 2020-0395-A) TP 12-007.00-017.

920 Lillicasey Loop, Middletown, DE 19709. Area variance: To construct an addition

15 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. Jeff Brannan. ST Zoning. CD 12. (App 2020-0458-A) TP 13-008.41-090.

225 Pine Cliff Road, Wilmington, DE 19810. Area variance: To construct a detached accessory structure 3 feet from the easterly side lot line (8-foot side yard setback) see UDC Table 40.04.110.B. Nebiyou Getinet. NC10 Zoning. CD 2. (App 2020-0472-A) TP 06-014.00-221.

512 Southwood Road & 922 Valley Road, Hockessin, DE 19707. Area variances: 1. To permit a 0.17 acre lot size for Lot 2, exclusive of protected resources (0.50-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. **2.** To maintain a dwelling 31 feet from the rear property line for Lot 2 (40-foot rear yard setback) see UDC Table 40.04.110.B. Michael D. Anderson & George F. Higgins. NC21 Zoning. CD 3. (App 2020-0449-A) TPs 08-007.00-041 & 08-007.00-108.

30 Executive Drive, Bear, DE 19701. Area variance: To permit 1 additional wall identification sign (1 wall or ground identification sign per principal use) see UDC Table 40.06.060. Keyser Industries. BP Zoning. CD 11. (App 2020-0382-A) TP 11-017.00-047.

831 S. DuPont Highway, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: 1. To permit 100 percent disturbance in the WRPA Class C Wellhead (50 percent protection level) see UDC Table 40.10.110. **2.** To permit a maximum gross floor area ratio of 0.60 (0.28 maximum gross floor area ratio) see UDC Table 40.04.110.A. **3.** To permit a maximum net floor area ratio of 1.02 (0.37 maximum net floor area ratio) see UDC Table 40.04.110.A. Safstor Real Estate Co. CR Zoning. CD 7. (App 2020-0275-A) TP 10-045.30-004.

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.