

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, November 5, 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: November 5, 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/88083184820?pwd=WnpuZXpFMW5XMW9VZ2hia0FNSkwzZz09>

**Passcode: 585073**

**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: 880 8318 4820**

**Or iPhone one-tap:**

US: +13126266799,,88083184820# or +19292056099,,88083184820#

## AGENDA

**1. 10 Sunset Court, Wilmington, DE 19810 . Area variance:** To construct an addition 11 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Marris Contracting Inc. NC6.5 Zoning. CD 8. (App 2020-0584-A) TP 06-069.00-119.

**2. 1639 Coleman Street, Wilmington, DE 19805. Area variance:** To construct a deck 24 feet from the rear property line (25-foot setback for decks) see UDC Section 40.04.110.E. Roberto Jones. NCTH. CD 10. (App 2020-0625-A) TP 07-039.40-383.

**3. 15 Westover Circle, Wilmington, DE 19807. Area variances:** **1.** To maintain a dwelling 9 feet from the northerly side lot line (12-foot side yard setback) see UDC Table40.04.110.B. **2.** To construct an addition 27 feet from the rear property

line (40-foot rear yard setback) see UDC Table 40.04.110.B. Joe Oakes. NC15 Zoning. CD 2. (App 2020-0624-A) TP 07-032.30-022.

**4. 452 Commodore Drive & 162 Bakerfield Drive, Middletown, DE 19709.**

**Area variances:** **1.** To permit a 0.87 acre lot size for Lot 35, exclusive of protected resources (2.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 35 will be 1.74 acres. **2.** To permit a 0.68 acre lot size for Lot 15, exclusive of protected resources (1.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 15 will be 1.37 acres. Shaun Long. NC2A & NC40. CD 12. (App 2020-0603-A) TPs 13-013.00.130 & 13-013.40-065.

**5. 2605 Washington Avenue, Claymont, DE 19703. Area variances:** **1.** To construct a 1,500 square foot detached accessory structure larger than the square footage footprint of the primary dwelling (908 square footage footprint primary dwelling) on a 0.29 acre lot (gross floor area for an accessory structure shall not exceed the square footage footprint of the primary dwelling on lots less than 1 acre) see UCD Section 40.03.410.A. **2.** To construct a 1,500 square foot detached accessory structure 4 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **3.** To construct a detached accessory structure 2 feet from the rear property line (15-foot reduced rear yard setback) see UDC Table 40.04.110.B. **4.** To construct a detached accessory structure which covers 42 percent of the rear yard setback (30 percent maximum rear yard coverage) see UDC Section 40.03.410.A.4. Anthony Marinelli. NC6.5 Zoning. CD 8. (App 2020-0583-A) TP 06-095.00-502.

**6. 101 Paisley Lane, New Castle, DE 19720 . Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 12 feet from the Edinburgh Drive right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. **2.** To permit a 0.0 bufferyard opacity along the Edinburgh Road right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **3.** To maintain 3 trash enclosures 0 feet from the Edinburgh Road right-of-way (25-foot setback) see UDC 40.04.110.B. **4.** To maintain paving 9 feet from the Edinburgh Drive right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. **5.** To maintain paving 7 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. Windsor Castle, LLC. NCAP Zoning. CD 7. (App 2020-0622-A) TP 10-029.20-233.

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.