

AGENDA

BOARD OF ADJUSTMENT

Thursday, November 8, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 2106 Willow Way, Wilmington, DE 19810. Area variances: **1.** To maintain a dwelling 20 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To construct a second-story addition 20 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **3.** To construct a one-story addition 20 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Anthony Bruttaniti. NC6.5 Zoning. CD 8. (App 2018-0597-A) TP 06-069.00-143.

2. 508 Hambleton Lane, Newark, DE 19702. Area variance: To construct an addition 10 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Albert Mancuso. S Zoning. CD 11. (App 2018-0592-A) TP 10-043.20-158.

3. 703 & 704-718 Jake Way; 1319-1325 Joseph Lane; 1107, 1108-1124, 1113, 1123 & 1127 Casey Drive; 1004, 1006, 1038 & 1042 Matthew Way; 905, 910-917, 923-928 Melissa Court; 403 Kathryn Court; and 14 Highpointe Drive, New Castle, DE 19720. Area variance: To permit a maximum building height of 40 feet (36-foot maximum building height) see UDC Table 40.04.110.B. Toll Brothers. S Zoning. CD 12. (App 2018-0595-A) TPs 12-020.30-008, 12-020.30-011; 12-027.10-008, 010, 018 – 021, 024 – 025, 031, 033, 037, 040, 055 – 061, 074 -076, 079, 081, 083 – 084 086, 094 – 095, 116, 126 – 128, 138; 12-027.20-172 – 175; 12-027.30-004 & 12-027.40-106.

4. 25 Gender Road, Newark, DE 19713. Area variances: **1.** To maintain 4 identification signs (1 wall or ground identification sign permitted), see UDC Table 40.06.060.1. **2.** To permit 3 additional identification signs (1 wall or ground identification sign permitted), see UDC Table 40.06.060.1. John R. Fitzgerald. S Zoning. CD 5. (App 2018-0598-A) TP 11-002.40-376.

5. 4522 DuPont Parkway, Townsend, DE 19734. Area variances: **1.** To maintain a spacing of 0 feet between off premise Signs 1 & 2 (300-foot minimum spacing for off-premise signs) see UDC Section 40.06.070.C. **2.** To maintain a spacing of 0 feet between off premise Sign 3 & 4 (300-foot minimum spacing for off-premise signs) see UDC Section 40.06.070.C. **3.** To permit off-premise Signs

1 & 2 at the 55 feet in height (45-foot maximum height) see UDC Section 40.06.070.E. **4.** To permit off-premise Signs 3 & 4 at the 55 feet in height (45-foot maximum height) see UDC Section 40.06.070.E. MOT Self Storage. CR Zoning. CD 6. (App 2018-0572-A) TP 15-010.00-054.

6. 330 Warwick Road, Middletown, DE 19709. Area variances to facilitate the recordation of a Land Development Plan: **1.** To disturb 63% of a WRPA Recharge Area (50% maximum disturbance) see UDC Table 40.10.010. **2.** To permit 40% impervious coverage in a WRPA Recharge Area (31% maximum impervious coverage) see UDC Section 40.10.160. David & Teresa Beste. CR Zoning. CD 6. (App 2018-0511-A) TP 13-026.00-025.

7. 192 Bear-Christiana Road, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit paving 15 feet from the Bear-Christiana Road right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **2.** To permit a trash enclosure 15 feet from the Bear-Christiana Road right-of-way (40-foot setback) see UDC 40.04.110.B. **3.** To provide a 0.2 bufferyard opacity along the Bear-Christiana Road right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.B. Reybold Venture Group VII, LLC. I Zoning. CD 1. (App 2018-0594-A) TP 10-028.00-015.

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.