

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, November 29, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

**1. 2 Westmoreland Avenue, Wilmington, DE 19804. Area variance:** To construct a detached garage which would cover 35 percent of the of the rear yard setback (30 percent maximum rear yard coverage) see UDC Section 40.04.410.4. Michael P. Barone Sr. NC5 Zoning. CD 1. (App 2018-0618-A) TP 07-043.10-229.

**2. 100 W. Summit Avenue, Wilmington, DE 19804. Area variances:** **1.** To maintain a dwelling 10 feet from the W. Summit Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 1 foot from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **3.** To maintain a shed 0 feet from the easterly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **4.** To maintain a shed 23 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **5.** To maintain paving 0 feet from the easterly side lot line (2-foot paving setback) see UDC Section 40.04.110.E. Jeffrey G. Hutchinson. NC5 Zoning. CD 1. (App 2018-0625-A) TP 07-043.10-101.

**3. 34 Hillcroft Road, Newark, DE 19711. Area variance:** To construct a carport 2 feet from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Barbara E. Stevens. NC6.5 Zoning. CD 5. (App 2018-636-A) TP 09-015.40-049.

**4. 124 Ponds Lane, Greenville, DE 19807. Area variance:** To construct an addition 19 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Anne Corde Schuck Trustee. NC15 CL (Cluster Development). CD 2. (App 2018-0642-A) TP 07-027.30-078.

**5. 2805 Concord Pike, Wilmington, DE 19803. Area variance:** To maintain a sign 2 feet from the Concord Pike right-of-way (25-foot sign setback) see UDC Table 40.06.060. Gene Chen. CN Zoning. CD 2. (App 2018-0571-A) TP 06-077.00-367.

**6. 3001 New Castle Avenue, New Castle, DE 19720. Area variance:** To construct a ground sign 27 feet from the New Castle Avenue right-of-way (40-foot sign setback) UDC Table 40.06.060. Kelley Osbourn. CR Zoning. CD 10. (App

2018-0612-A) TP 10-010.40-096.

**7. 3925 Kirkwood Highway, Wilmington, DE 19808. Area variance:** To construct a ground sign 16 feet from the Kirkwood Highway right-of-way (25-foot sign setback) see UDC Table 40.06.060. Greg Feld. CR Zoning. CD 9. (App 2018-0637-A) TP 08-038.40-443.

**8. 1700 Marsh Road, Wilmington, DE 19810. Area variances:** **1.** To permit 29 parking spaces (38 parking spaces required) see UDC Table 40.03.522. **2.** To maintain paving 0 feet from the Marsh Road right-of-way (40-foot paving setback) UDC Table 40.04.110.B. **3.** To maintain paving 0 feet from the Wilson Road right-of-way (40-foot paving setback) UDC Table 40.04.110.B. **4.** To permit paving 3 feet from the northerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit paving 3 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To permit a Landscape Surface Ratio (LSR) of 0.21 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. **7.** To provide 2 street trees along the Marsh Road right-of-way (4 street trees required) see UDC Table 40.04.111.A. **8.** To provide a 0.0 bufferyard opacity along the Marsh Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **9.** To provide a 0.0 bufferyard opacity along the Wilson Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **10.** To provide a 0.0 bufferyard opacity at the drive through talk box adjacent to a residential property (0.7 bufferyard opacity) see UDC Table 40.04.111.B and UDC Table 40.03.210.A. 1700 Marsh & Wilson Associates, LLC. CN Zoning. CD 2. (App 2018-0635-A) TP 06-081.00-001.

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.