

AGENDA

BOARD OF ADJUSTMENT

Thursday, March 26, 2020

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 4 Kingston Road, New Castle, DE 19720. Area variance: To construct an addition 17 feet from the Kingston Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Erica Moore. NCTH Zoning. CD 10. (App 2020-0125-A) TP 10-005.40-340.

2. 167 Silver Maple Road, Middletown, DE 19709. Area variance: To construct an addition 19 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Frank Cinque. S Zoning. CD 12. (App 2020-0135-A) TP 13-014.34-182.

3. 108 Beeson Avenue, Wilmington, DE 19809. Area variances: **1.** To maintain a detached accessory structure which covers 90 percent of the rear yard setback (30 percent maximum rear yard coverage) see UDC Section 40.03.410.A.4. **2.** To maintain a detached accessory structure 26 feet in height (20-foot maximum height for detached accessory structures on lots 1-acre or less) see UDC Section 40.03.410.A. **3.** To maintain a detached accessory structure 26 feet in height 4 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **4.** To maintain a detached accessory structure 26 feet in height 4 feet from the southerly side lot line (6-foot side yard setback) see UDC Section 40.04.110.B. **5.** To maintain a detached accessory structure 26 feet in height 1 feet from the northerly side lot line (6-foot side yard setback) see UDC Section 40.04.110.B. **6.** To maintain stairs with a landing 0 feet from the southerly side lot line line (3-foot setback for landings/stairs) see UDC Section 40.04.110.E.1.g. **7.** To construct a roof addition on a detached accessory structure 26 feet in height (20-foot maximum height for detached accessory structures on lots 1-acre or less) see UDC Section 40.03.410.A. **8.** To convert the second story of an existing detached accessory structure into an Accessory Dwelling Unit Accessory Dwelling Unit (ADU) on a 0.21-acre lot (2.00-acres minimum lot size) see UDC Section 40.03.410.H.7. William Holland. NC6.5 Zoning. CD 8 (App 2020-0136A) TP 06-145.00-036.

4. 708 Grantham Lane, New Castle, DE 19720. Area variances: **1.** To maintain a 0.29 acre lot size (1.00-acre minimum lot size) see UDC Table 40.04.110.A. **2.** To maintain a lot width of 75 feet (100-foot minimum lot width) see UDC Table 40.04.110.A. **3.** To permit paving 32 feet from the Grantham Lane right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 6 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.**

To construct a building 6 feet from the westerly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **6.** To construct a building 11 feet from the easterly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **7.** To construct a building 5 feet from the rear property line (50-foot rear yard setback) see UDC Table 40.04.110.B. **8.** To permit a 0.3 bufferyard opacity along the Grantham Lane right-of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. **9.** To permit a 0.0 bufferyard opacity along the westerly side lot line (0.6 bufferyard opacity required) see UDC Table 40.04.111.A. **10.** To permit a 0.1 bufferyard opacity along the easterly side lot line (0.6 bufferyard opacity required) see UDC Table 40.04.111.A. **11.** To permit a 0.0 bufferyard opacity along the rear property (0.6 bufferyard opacity required) see UDC Table 40.04.111.A. D. Marty Mellinger. I Zoning. CD 12. (App 2020-0105-A) TP 10-035.00-007.

5. 100 Garden of Eden Road, Wilmington, DE 19803. Area variances to facilitate the recordation of a Land Development Plan: **1.** To construct 2 condominium buildings 68 feet in height (50-foot maximum building height) see UDC Table 40.04.110.B. **2.** To permit 2 condominium buildings 45 feet from the easterly side lot line (68-foot side yard setback) see UDC Section 40.04.110.C. Reybold Venture Group XVIII-A LLC. ST Zoning. CD 2 (App 2020-0099-A) TP 06-051.00-014.

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.