

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, August 26, 2021

6:00 p.m.

In accordance with 29 Del. C. Section 10001 et.al., New Castle County Board of Adjustment public hearings will be held as virtual meetings utilizing Zoom Webinar.

**\*Note: For the August 26, 2021 hearing, the Managers Conference Room located in the Government Center at 87 Reads Way in New Castle will be accessible during the scheduled hearing time for members of the public to attend the virtual meeting in-person.**

**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 posted below.**

When: August 26, 2021 6:00 PM Eastern Time (US and Canada)  
Topic: Board of Adjustment Hearing

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/89052867977?pwd=SEt3cjU0OUFTaGxGNW9YNHh4T2JSz09>  
Passcode: 353198

**Or One tap mobile:**

US: +13126266799,,89052867977# or +19292056099,,89052867977#

**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: 890 5286 7977

## AGENDA

**1. 552 Stonehaven Drive, Townsend, DE 19734. Area variance:** To construct an addition 16 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Jeffrey White. S Zoning. CD 12. (App 2021-0464-A) TP 14-013.31-271.

**2. 2200 & 2202 Shipley Road, Wilmington, DE 19803. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 0.50 acre lot size for Lot 1 (1.00 acre minimum lot size) see UDC Table 40.04.110.B. **2.** To permit a 0.38 acre lot size for Lot 2 (1.00 acre minimum lot size) see UDC Table 40.04.110.B. **3.** To permit a 0.67 acre lot size for Lot 3 (1.00 acre minimum lot size) see UDC Table 40.04.110.B. **4.** To permit a 0.52 acre lot size for Lot 4 (1.00 acre minimum lot size required) see UDC Table 40.04.110.B. **5.** To permit a 0.52 acre lot size for Lot 5 (1.00 acre minimum lot size) see UDC Table 40.04.110.B. **6.** To permit a 0.64 acre lot size for Lot 6 (1.00 acre minimum lot size exclusive of protected resources) see UDC Table 40.04.110.B. **7.** To permit a lot width of 98 feet for Lot 1 (150-foot minimum lot width) see UDC Table 40.04.110.B. **8.** To permit a lot width of 113.38 feet for Lot 2 (150-foot minimum lot width) see UDC Table 40.04.110.B. **9.** To permit a lot width of 30.55 feet for Lot 3 (150-foot minimum lot

width) see UDC Table 40.04.110.B. **10.** To permit a lot width of 0 feet for Lot 4 (150-foot minimum lot width) see UDC Table 40.04.110.B. **11.** To permit a lot width of 0 feet for Lot 5 (150-foot minimum lot width) see UDC Table 40.04.110.B. **12.** To permit a lot width of 0 feet for Lot 6 (150-foot minimum lot width) see UDC Table 40.04.110.B. **13.** To maintain a dwelling 37 feet from the Shipley Road right-of-way on Lot 2 (40-foot street yard setback) see UDC Table 40.04.110.B. **14.** To maintain a dwelling 12 feet from the Shipley Road right-of-way on Lot 1 (40-foot street yard setback) see UDC Table 40.04.110.B. **15.** To permit a detached accessory structure 0 feet from the southerly side lot line on Lot 2 (3-foot setback for detached accessory structures) see UDC Section 40.03.410.A. Astoria Builders, LLC. S Zoning. CD 2. (App 2020-0347-A) TPs 06-065.00-334 & 06-065.00-284.

**3. 2509 Limestone Road, Wilmington, DE 19808. Special Use Permit to permit a 45 foot tall telecommunication monopole and area variances:** **1.** Special Use Permit to permit a 45 foot tall telecommunication monopole 80 feet from a residential use (500 foot minimum distance required for a residential use) see UDC Sections 40.03.326 & 40.31.430. **2.** To permit a 45-foot tall telecommunication monopole 2 feet from the McKennans Church Road right-of-way (15-foot setback required (1/3 height of tower)) see UDC Section 40.03.326.G. New Cingular Wireless, PCS, LLC. ON Zoning. CD 9 (App 2021-0160-A) TP 08-038.30-154 & 08-038.30-371.

**4. 200 Happy Lane, Newark, DE 19711. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 0 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the Happy Lane right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **3.** To permit 0 open space plant units (5 plant units per acre required) see UDC Table 40.04.111.A. **4.** To permit a 0.3 bufferyard opacity along the Ruthar Drive right-of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. **5.** To permit a 0.0 bufferyard opacity along the Happy Lane right-of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. **6.** To maintain 0 street trees along the Happy Lane right-of-way (5 street trees required) see UDC Table 40.04.111.C. Sunbelt Rentals. I Zoning. CD 9. (App 2020-0730-A) TP 09-016.00-020. **(continued from May 27, 2021).**

**Executive Session:** To discuss legal strategy for pending litigation in accordance with 29 Del. C. § 10004(b)(4).

**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.**