

AGENDA

BOARD OF ADJUSTMENT Thursday, September 23, 2021 6:00 p.m.

In accordance with 29 Del. C. Section 10006, New Castle County Board of Adjustment public hearings will be held as virtual meetings utilizing Zoom Webinar. The Multipurpose Room of the James H. Gilliam, Jr. Building, located at 67 Reads Way in New Castle, will be accessible during the scheduled hearing times for members of the public to attend the virtual meetings 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: September 23, 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/83770489386?pwd=WTc4ZnNaWis0RVBTZm5KSWgyMmRqUT09>
Passcode: 153547

Or One tap mobile:

US: +13017158592,,83770489386# or +13126266799,,83770489386#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799
or +1 669 900 6833
Webinar ID: 837 7048 9386

AGENDA

1. 6 Winding Hill Drive, Hockessin, DE 19707. Area variance: To construct an addition 20 feet from the Winding Hill Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Paula Welldon. NCPUD Zoning. CD 3. (App 2021-0475-A) TP 08-025.10-043.

2. 834 Old Baltimore Pike, Newark, DE 19702. Area variance: To construct a 1,600 square foot detached accessory structure larger than the square footage footprint of the primary dwelling (1,145 square footage footprint primary dwelling) on a 0.62 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. Brian Sanchez. NC21 Zoning. CD 11. (App 2021-0505-A) TP 11-010.00-158.

3. 600 N. Augustine Street, Wilmington, DE 19804. Area variances: 1. To maintain a dwelling 13 feet from the Marion Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B.
2. To construct an addition 18 feet from the N. Augustine Street right-of-way (25-foot street yard

setback) see UDC Table 40.04.110.B. Raynell Hoffman Finucan. NC5 Zoning. CD 1. (App 2021-0506-A) TP 07-042.30-529.

4. 241 Riveredge Drive, New Castle, DE 19720. Area variance: To construct an addition 24 feet from the Riveredge Drive right-of-way (40-street yard setback) see UDC Table 40.04.110.B. Veronica Wilkie. NC21 CL. CD 12. (App 2021-0508-A) TP 10-035.40-042.

5. 807 Snuff Mill Road, Greenville, DE 19807. Area variances: 1. To maintain a dwelling 48 feet from the rear property line (50-foot rear yard setback) see UDC Table 40.04.110.B. 2. To maintain a detached Accessory Dwelling Unit (ADU) 5 feet from the easterly side lot line (40-foot side yard setback) see UDC Section 40.03.410.A. 3. To construct a second story addition to expand the existing ADU 5 feet from the easterly side lot line (40-foot side yard setback) see UDC Section 40.03.410.I. Eli Stoltzfus. NC2A Zoning. CD 2 (App 2021-0527-A) TP 07-006.00-003.

6. 1811 Concord Pike, Wilmington, DE 19803. Area variances: 1. To permit a 133 square foot ground sign with a 37 square foot EVMS (Electronic Variable Message Sign) portion (100-square foot maximum sign area for ground sign) see UDC Table 40.06.060. 2. To permit a 133 square foot ground sign 20 feet from the Concord Pike right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. HES Sign Services Inc. CN Zoning. CD 2. (App 2021-0478-A) TP 06-100.00-075.

7. 4417 Lancaster Pike, Greenville, DE 19807. Area variances: 1. To permit 8 additional wall identification signs (1 wall or ground identification sign per building/use permitted) see UDC Table 40.06.060. 2. To permit 336 square foot wall identification sign (75-square foot maximum sign area) see UDC Table 40.06.060. 3. To permit 90 square foot wall identification sign (75-square foot maximum sign area) see UDC Table 40.06.060. 4. To permit 217 square foot wall identification sign (75-square foot maximum sign area) see UDC Table 40.06.060. 5. To permit 2, 80 square foot wall identification signs (75-square foot maximum sign area) see UDC Table 40.06.060. Wegmans Food Markets. OR Zoning. CD 2. (App 2021-0518-A) TP 07-032.20-003.

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.