



BOARD OF ADJUSTMENT

MINUTES

BUSINESS MEETING AND PUBLIC HEARING

February 28, 2019

The Board of Adjustment of New Castle County held a public hearing on February 28, 2019 at the Department of Land Use Conference Room, New Castle County Government Center, 87 Reads Way, New Castle, Delaware, beginning at 6:00 p.m.
Chairman David H. Burt, presiding:

CALL TO ORDER – 6:00 p.m.

Terry Parker
William Brooks
Monique Slowe
Richard Farmer
Izuru Osegbu-Rivers

Comprising a quorum of the Board; also:
Aysha Gregory, Office of Law
Melissa Hughes, Department of Land Use
Conor Gibbons, Department of Land Use

PUBLIC HEARING

NEW BUSINESS

The Board heard and received testimony on the following application(s) and took action on the applications as follows:

1. App. #2019-0075-A – John Gourdier.

Ms. Osegbu-Rivers moved to **Grant** the application; Parker seconded the motion.

VOTE: 5-0

ACTION: Grant – Area variance: To construct an addition 19 feet from the Coventry Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. NC6.5 Zoning. CD 2. TP 06-055.00-187.

2. App. #2019-0074-A – Peter Meyer.

Mr. Brooks moved to **Grant** the application; Ms. Slowe seconded the motion.

VOTE: 5-0

ACTION: Grant- Area variances: 1. To permit five apartments in a single-family dwelling through the apartment conversion process see UDC Section 40.03.304. **2.** To maintain a two 750 square foot

units (800 square foot minimum per unit) see UDC Section 40.03.304.E. **3.** To maintain one 627 square foot unit (800 square foot minimum per unit) see UDC Section 40.03.304.E. **4.** To provide 0 parking spaces (8 parking spaces required) see UDC Table 40.03.522. **5.** To provide a 0.0 bufferyard opacity around the parking area along the southerly side lot line (0.1 minimum bufferyard opacity) see UDC Section 40.03.304.G. **6.** To provide a 0.0 bufferyard opacity around the parking area along easterly side lot line (0.1 minimum bufferyard opacity) see UDC Section 40.03.304.G. NC5 Zoning. CD 10. TP 10-010.40-136.

3. App. #2018-0738-A – Atlantic Dawn Properties LLC.

Mr. Brooks moved to **Grant** the application; Mr. Parker seconded the motion.

VOTE: 5-0

ACTION: Grant with Conditions- Area variances to facilitate the recordation of a Land

Development Plan: 1. To permit a 1.45 acre lot size (2.00 minimum lot size) see UDC Table 40.04.110.B. **2.** To construct a building 28 feet from the easterly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. **3.** To permit paving 45 feet from the Old Baltimore Pike right-of-way (50-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To construct a trash enclosure 20 feet from the rear property line (30-foot setback) see UDC Table 40.04.110.B. S Zoning. CD 11. TP 09-038.00-032.

Conditions:

- 1. The building elevations shall be consistent with the renderings submitted into evidence and the Applicant will continue to work with the Department on the design of the elevations to be compatible with the residential character of the surrounding neighborhood as required by Code.**
- 2. The Applicant shall provide landscaping consistent with the renderings submitted into evidence.**

Melissa Hughes
Department of Land Use 3/28/2019