

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, January 12, 2023

6:00 p.m.

**NOTE: In accordance with 29 Del. C. Section 10006A, Board of Adjustment Hearings will be held as a virtual meeting utilizing Zoom Webinar. The Multi-Purpose Room of the James H. Gilliam, Jr. Building, 67 Reads Way, New Castle, DE 19720 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: January 12, 2023 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/86892835456?pwd=T2hUTmNOeEZNSGFpWHZkTE1WM1Budz09>

Passcode: 673675

**Or One tap mobile:**

US: +13092053325,,86892835456#,,,,\*673675# or +13126266799,,86892835456#,,,,\*673675#

**Or Telephone:**

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

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Webinar ID: 868 9283 5456

Passcode: 673675

## AGENDA

1. [5 McMechem Court, Newark, DE 19711](#). **Area variance:** To maintain 2, 9-foot tall screening fence panels extending out from the rear of the dwelling (6-foot maximum fence height) see UDC

40.03.410.E. Tina Bartoletti. NC6.5 Zoning. CD 3. (App 2022-0685-A) TP 08-042.40-039.

**2. 1505 Naamans Road, Wilmington, DE 19810. Area variance:** To permit a detached Accessory Dwelling Unit (ADU) on a 1.67 acre lot (2-acre minimum lot size) see UDC Section 40.03.410.H.7. Gregory Fisher Sr. NC21 Zoning. CD 8. (App 2022-0798-A) TP 06-034.00-205.

**3. 209 Anita Court, Newark, DE 19702. Area variance.** To construct an addition 23 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Henry Neufeld. S Zoning. CD 11. (App 2022-0807-A) TP 10-043.10-857.

**4. 120 South Road, Wilmington, DE 19809. Area variance:** To construct a detached accessory structure 3 feet from the Grandview Avenue right-of-way (25-foot street yard setback) see UDC Section 40.03.410.A. Robert Duke. NC6.5 Zoning. CD 8. (App 2022-0812-A) TP 06-146.00-103.

**5. 2604 Chinchilla Drive, Wilmington, DE 19810. Area variance:** To construct a detached accessory structure 3 feet from the Northcrest Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Emanuel Broomall Jr. NC6.5 Zoning. CD 2. (App 2022-0813-A) TP 06-024.00-147.

**6. 0 Saienni Boulevard, New Castle, DE 19720. Area variance:** To permit a 33 square foot subdivision identification ground sign (20-square foot maximum sign area) see UDC Table 40.06.060. Tupps Signs. NC6.5 Zoning. CD 12. (App 2022-0784-A) TP 10-041.10-243.

**7. 65 Norway Avenue, Wilmington, DE 19804. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 3,750 square foot lot size for Lot 1 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. **2.** To permit a 3,750 square foot lot size for Lot 2 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. **3.** To permit a 37.50 foot lot width for Lot 1 (50-foot minimum lot width) see UDC Table 40.04.110.B. **4.** To permit a 37.50 foot lot width for Lot 2 (50-foot minimum lot width) see UDC Table 40.04.110.B. **5.** To maintain a dwelling 9 feet from the Norway Avenue right-of-way on Lot 1 (25-foot street yard setback) see UDC Table 40.04.110.B. **6.** To maintain a dwelling 3 feet from the westerly side lot line on Lot 1 (6-foot side yard setback) see UDC Table 40.04.110.B. **7.** To permit 0 off-street parking spaces for Lot 1 (2.25 parking spaces per dwelling unit) see UDC Table 40.03.110.C. **8.** To permit 0 street trees along the Norway Avenue right-of-way (2 street trees required) see UDC Table 40.03.110.A. Merestone Consultants. NC5 Zoning. CD 1. (App 2022-0766-A) TP 07-039.20-272.

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.