

AGENDA
***REVISED 2/25/21**

BOARD OF ADJUSTMENT

Thursday, February 25, 2021

6:00 p.m.

In accordance with Governor Carney's Proclamation and the Declaration of a State of Emergency, New Castle County is holding all public meetings as telephone and video conferences, utilizing Zoom Webinar until further notice.

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 will be posted below when available, but not less than two business days prior to the meeting date:

When: Feb 25, 2021 06:00 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/81598502306?pwd=b2M3Skt5SVZLdm0zMUx4aGZaNmUyUT09>
Passcode: 952673

Or Telephone:

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

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Webinar ID: 815 9850 2306

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AGENDA

1. 201 Redwood Avenue, Wilmington, DE 19804 . *THIS APPLICATION HAS BEEN CONTINUED TO A FUTURE HEARING DATE TBD.****

Area variances 1. To maintain a dwelling 19 feet from the Norris Street right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To enclose an existing open porch 19 feet the Norris Street right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Matthew Patone. NC5 Zoning. CD 9. (App 2021-0019-A) TP 08-051.10-027.

2. 214 Hillview Avenue, New Castle, DE 19720. **Area variance: To maintain an addition 17 feet from the Hillview Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Rosa Oyola Ortiz. NC5 Zoning. CD 10. (App 2021-**

0039-A) TP 10-010.40-128.

3. 1501 Upsan Downs Lane, Wilmington, DE 19810 . Area variance: To construct an addition 21 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Jonathan Turner. NC10 Zoning. CD 8. (App 2021-0021-A) TP 29-001.00-560.

4. 15 Center Meeting Road, Wilmington, DE 19807 . Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a 2,785 square foot footprint from the 2,000 square foot footprint maximum permitted in the Design Review Advisory Committee (DRAC) of Centerville Village Design Manual, Chapter 6: Building Design Envelope: Massing, Scale and Building Footprint requirements per UDC Section 40.26.430.D. **2.** To permit an addition 8 feet from the easterly side lot line from the 30-foot minimum setback (10 percent average spacing of historic structures along the block hosting the new construction) in the Design Review Advisory Committee (DRAC) of Centerville Village Design Manual, Chapter 6: Site Design Considerations: Spacing requirements per UDC Section 40.26.430.D. 15 Center Meeting Road LLC. NC15, HT & H Zoning. CD 2. (App 2020-0760-A) TP 07-007.00-110.

5. 154 N. DuPont Highway, New Castle, DE 19720 . *THIS APPLICATION HAS BEEN CONTINUED TO THE MARCH 18, 2021 HEARING.****

Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit paving 0 feet from the N. DuPont Highway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To permit a trash enclosure 7 feet from the rear property line (20-foot side yard setback) see UDC Table 40.04.110.B. **3.** To construct a building 5 feet from the northeasterly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **4.** To permit 0.0 bufferyard opacity along the N. DuPont Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **5.** To permit a Landscape Surface Ratio (LSR) of 0.18 landscape surface ratio (0.20 minimum LSR required) see UDC Table 40.04.110.A. **6.** To provide 1 stacking space for the single bay car wash (6 stacking spaces per bay) see UDC Table 40.03.522. **7.** To permit a ground sign 5 feet from the N. DuPont Highway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **8.** To permit an 8 square foot instructional ground sign (4-square foot maximum for instructional signs) see UDC Section 40.06.040.A. **9.** To permit a 325 square foot ground sign aggregate (250 square feet maximum ground sign aggregate) see UDC Table 40.06.060. **10.** To permit a 78 square foot off-premise sign on a road less than 10,000 average daily trips (0-square feet permitted) see UDC Section 40.06.070. Silicato Development. CR Zoning. CD 7. (App 2021-0064-A) TP 10-024.00-043.

6. 1031 S. Market Street, Wilmington, DE 19801 . Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain paving 0 feet from the northerly side lot line for Lot 1 (5-foot other yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the southerly side lot line for Lot 1 (5-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the northerly side lot line for Lot 2 (5-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 0 feet from the S. Market Street right-of-way for Lot 1 (25-foot street yard paving setback) see UDC Table 40.04.110.B. **5.** To permit paving 0 feet from the S. Market Street right-of-

way for Lot 2 (25-foot street yard paving setback) see UDC Table 40.04.110.B. **6.** To permit paving 3 feet from the southerly side lot line for Lot 2 (5-foot other yard paving setback) see UDC Table 40.04.110.B. **7.** To permit a trash enclosure 5 feet from northerly side lot line for Lot 1 (20-foot side yard setback) see UDC Table 40.04.110.B. **8.** To permit 0 loading bays on Lot 1 (1 loading bay required) UDC Section 40.03.510. **9.** To disturb 55% (0.32 acres) of the riparian buffer area (100% protection level required) see UDC Table 40.10.010. **10.** To provide 0 parking lot plant units (1 plant unit per 12 parking spaces, total 4.2 plant units required) see UDC Table 40.04.111.A. **11.** To provide a 0.0 bufferyard opacity along S. Market Street right-of-way for Lot 1 (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **12.** To provide a 0.0 bufferyard opacity along S. Market Street right-of-way for Lot 2 (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. Buccini Pollin Group. CR Zoning. CD 10. (App 2021-0065-A) TP 10-001.00-012.

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.