

AGENDA *REVISED

BOARD OF ADJUSTMENT

Thursday, February 28, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 2200 Arosa Lane, Wilmington, DE 19810. 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. John Gourcier. NC6.5 Zoning. CD 2. (App 2019-0075-A) TP 06-055.00-187.

2. *2 Swallow Hill Road, Wilmington, DE 19807. *CONTINUED TO A FUTURE HEARING TBD. This application will not be heard at the February 28 hearing.

Area variance: To construct a detached accessory structure 7 feet from the rear property line (50-foot rear yard setback) see UDC 40.03.410.A. Douglas Campbell. NC2A Zoning. CD 2. (App 2019-0076-A) TP 07-022.00-017.

3. 1 Sixth Street, New Castle, DE 19720. 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. Peter Meyer. NC5 Zoning. CD 10. (App 2019-0074-A) TP 10-010.40-136.

4. 366 Old Baltimore Pike, Newark, DE 19720. 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. Atlantic Dawn Properties LLC. S Zoning. CD 11. (App 2018-0738-A) TP 09-038.00-032.

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.