

AGENDA

BOARD OF ADJUSTMENT

Thursday, March 24, 2022

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: March 24, 2022 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/82644382838?pwd=WmZrRmNCQkFHWWJlcWxaQml3UGh5Zz09>
Passcode: 012802

Or One tap mobile:

US: +13126266799,,82644382838# or +19292056099,,82644382838#

Or Telephone:

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

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

Webinar ID: 826 4438 2838

AGENDA

1. 502 Riblett Lane, Wilmington, DE 19808. Area variances to facilitate the recordation of a Land Development Plan: 1. To permit a 0 foot lot width for Lot 2 (75-foot minimum lot width) see UDC Table 40.04.110.B. 2. To permit a 0 foot lot width for Lot 3 (75-foot minimum lot width) see UDC Table 40.04.110.B. Glenn & Donna Randall. NC21 Zoning. CD 3. (App 2022-0038-A) TP 08-026.00-008.

2. 893 Noxontown Road, Middletown, DE 19709. Area variance: To construct a self-storage building 32 feet from the Noxontown Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Storage Mall Townsend LLC. I & CR Zoning. CD 12. (App 2021-0035-A) TP 14-012.00-019.

3. 2101 N. DuPont Highway, New Castle, DE 19720. Area variances: 1. To permit a 0.22 acre lot size (1.00-acre minimum lot size) see UDC Table 40.04.110.B. 2. To maintain 2-story office/apartment building 6 feet from the northerly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. 3. To maintain 2-story office/apartment building 26 feet from the N. DuPont Highway right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. 4. To maintain 2-

story office/apartment building 14 feet from the Central Avenue right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **5.** To maintain a detached garage building 11 feet from the northerly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **6.** To maintain a detached garage 16 feet from the Central Avenue right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **7.** To permit paving 1 foot from the Central Avenue right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **8.** To provide a 0.0 bufferyard opacity along the Central Avenue right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **9.** To provide a 0.0 bufferyard opacity along the N. DuPont Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **10.** To provide a 0.0 bufferyard opacity along the westerly side lot line (0.4 bufferyard opacity required) see UDC Table 40.04.111.B. Carmine Casper. CR Zoning. CD 10. (App 2022-0034-A) TP 10-009.40-015.

4. 1801 Milltown Road, Wilmington, DE 19808. Special Use Permit to permit a 133 foot tall cell tower disguised as a tree: Special Use Permit to permit a 133 foot tall cell tower disguised as a tree on a residentially zoned property see UDC Sections 40.03.326 & 40.31.430. Milestone Tower Ltd Partnership IV. S Zoning. CD 9. (App 2022-0012-A) TP 08-043.00-013.

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.