

AGENDA
***Revised 5/11/21**

BOARD OF ADJUSTMENT

Thursday, May 20, 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 is posted below.

When: May 20, 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/86163040807?pwd=OXVncjZMQzNYTVk4V0lkSTN3VXJBZz09>

Passcode: 945568

Or One tap mobile:

US: +19292056099,,86163040807# or +13017158592,,86163040807#

Or Telephone:

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

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

Webinar ID: 861 6304 0807

AGENDA

1. 6 Prospect Drive, Wilmington, DE 19803. Area variances: 1. To maintain a dwelling 22 feet from the Prospect Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 9 feet from the rear property line (15-foot rear yard setback) see UDC Table 40.04.110.B. **3.** To maintain a patio 0 feet from the rear property line (2-foot paving setback) see UDC Section 40.04.110.E. **4.** To construct an inground pool 7 feet from an unnamed alley (25-foot street yard setback) UDC Section 40.03.410.G. **5.** To construct an inground pool 3 feet from the rear property line (6-foot setback) UDC Section 40.03.410.G. **6.** To permit pool equipment 5 feet from the unnamed alley (25-foot street yard setback) see UDC Section 40.03.410.G. Maria Blasucci. NC6.5 Zoning. CD 2. (App 2021-0215-A) TP 06-077.00-419.

2. 431 Glenturret Way, Townsend, DE 19734. Area variance: To construct an addition 17 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Benjamin Lynster. S Zoning. CD 12. (App 2021-0225-A) TP 14-013.310127.

3. 711 Rockland Road, Rockland, DE 19732. *THIS APPLICATION HAS BEEN CONTINUED TO A FUTURE HEARING DATE TBD.****

Area variance: To construct a detached accessory structure in front of the primary dwelling on a 1.10 acre lot (2-acre minimum lot size) see UDC Section 40.03.410.A. Christopher Patterson. NC40 Zoning. CD 2. (App 2021-0245-A) TP 06-087.00-012.

4. 1001 Lambson Lane, New Castle, DE 19720. Beneficial Use Appeal to permit the construction of 9,700 square feet of paving on a portion of the parcel located within the 100-year floodplain and area variances: **1.** To disturb 0.06 acres of the 100-year floodplain (100% protection level) see UDC Table 40.10.010. **2.** To disturb 0.16 acres of the Riparian Buffer Area (RBA) (100% protection level) see UDC Table 40.10.010. **3.** To provide 22 parking spaces (95 parking spaces required) see UDC Table 40.03.522. **E.** Thomas Harvey. HI Zoning. CD 10. (App 2021-0134-A) TP 10-011.00-011.

Executive Session:

Executive session regarding Application 2020-0730-A, 200 Happy Lane, Newark, DE 19711.

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.