

AGENDA *Revised 5/18/20

BOARD OF ADJUSTMENT

Thursday, May 28, 2020

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.

NOTE: Members of the public interested in joining/participating in a Zoom virtual public hearing/meeting are encouraged to submit a Public Hearing Virtual Meeting Participation Form prior to the date of the meeting. 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 as follows:

When: May 28, 2020 6:00 PM Eastern Time (US and Canada)

Topic: Board of Adjustment Virtual Public Hearing

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82449302162?pwd=YzNWRXVzK3dheVI2RExUVHlxeHgZUT09>

Password: 078384

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: 824 4930 2162

Or iPhone one-tap :

US: +13126266799,,82449302162# or +19292056099,,82449302162#

AGENDA:

1. 207 W. Roosevelt Avenue, New Castle, DE 19720. Area variance: To construct an addition 18 feet from the W. Roosevelt Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Daisy Rivera. NC5 Zoning. CD 7. (App 2020-0166-A) TP 10-014.30-360.

2. 5500 Lancaster Pike, Wilmington, DE 19807. Area variance: To permit a 9-foot tall fence along the easterly side lot line (6-foot maximum fence height) see UDC Section 40.03.310.D. Suzanne Landi. S Zoning. CD 2. (App 2020-0174-A) TP 07-031.00-016.

3. 0 Boxwood Road, Wilmington, DE 19804. Area variance: To permit a lot width of 49.3 feet for Lots 163 & 164 (50-foot minimum lot width) see UDC Table 40.04.110.A. Steve Coviello. NC5 Zoning. CD 1. (App 2020-0179-A) TP 07-042.40-447.

***4. 401 Contemplation Way, Middletown, DE 19709. *THIS APPLICATION HAS BEEN POSTPONED TO THE JUNE 11, 2020 PUBLIC HEARING.**

Area variance to facilitate the recordation of a Land Development Plan: To permit a community inground pool and associated decking 20 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Whispering Woods LLC. S Zoning. CD 12. (App 2020-0137-A) TP 13-012.24-018.

5. 300 Continental Drive, Newark, DE 19713. Area variance: To permit a 421 square foot wall sign (75-square foot maximum sign area) see UDC Table 40.06.060. Gable Signs & Graphics Inc. OR Zoning. CD 1. (App 2020-0076-A) TP 09-024.00-026.

6. 2475 Pinnacle Drive, Wilmington, DE 19803. Area variances: **1.** To permit 2 additional wall identification signs (1 wall or ground identification sign permitted) see UDC Table 40.06.060. **2.** To permit an 87 square foot wall identification sign on the easterly façade of the building (75-square foot maximum sign area) see UDC Table 40.06.060. Elmark Sign Company. OR Zoning. CD 2. (App 2020-0100-A) TP 06-100.00-104.

7. 1415 Pulaski Highway, Newark, DE 19702. Area variance to facilitate the recordation of a Land Development Plan: **1.** To disturb 100% of a WRPA Recharge Area (50% maximum disturbance) see UDC Table 40.10.010. **2.** To provide 48% impervious coverage in WRPA Recharge Area (20% maximum impervious coverage) see UDC Section 40.10.160 **3.** To maintain paving 27 feet from the Pulaski Highway right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **4.** To permit 80 parking spaces (95 parking spaces required) see UDC Table 40.03.522. Dr. Manish Garg. ON Zoning. CD 11. (App 2020-0102-A) TP 10-043.10-119.

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.