

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, June 9, 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: June 9, 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/84789040812?pwd=dnM0SC9lNHZvRkwwRExLV3ozdkQ5dz09>

Passcode: 748881

**Or One tap mobile:**

US: +13017158592,,84789040812# or +13126266799,,84789040812#

**Or Telephone:**

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

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

Webinar ID: 847 8904 0812

## AGENDA

1. [2414 Graydon Road, Wilmington, DE 19803](#). **Area variance:** To maintain an addition 28 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. Silverside Contracting Inc. NC15 Zoning. CD 2. (App 2022-0349-A) TP 06-067.00-024.

**2. 2 New Jersey Avenue, Wilmington, DE 19804. Area variances: Area variances: 1.** To maintain a dwelling 19 feet from the New Jersey Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a detached accessory structure 1 foot from the easterly side lot line (3-foot side yard setback) see UDC Section 40.03.410.A. Andres Pezellin Ortigoza. NC6.5 Zoning. CD 1. (App 2022-0159-A) TP 07-047.10-249.

**3. 3125 New Castle Avenue, New Castle, DE 19720. Area variance:** To construct a shopping center identification sign 0 feet from the New Castle Avenue right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. KC Sign Co. CR Zoning. CD 10. (App 2021-0767-A) TP 10-005.40-243.

**4. 8400 Governor Printz Boulevard, Claymont, DE 19703. Area variance:** To permit 13 parking spaces (20 parking spaces required) see UDC Table 40.03.522. Carmine F. Casper. CR HT Zoning. CD 8. (App 2022-0328-A)TP 06-084.00-648.

**5. 1200 Clayton Greenspring Road, Townsend, DE 19734. Area variances to facilitate the recordation of a Land Development Plan: 1.** To permit a 2.50 acre lot size exclusive of protected resources for Lot B (5-acre minimum lot size exclusive of protected resources) see UDC Table 40.04.110.B. The gross area for Lot B will be 5.00 acres. **2.** To permit a 2.50 acre lot size exclusive of protected resources for Lot C (5-acre minimum lot size exclusive of protected resources) see UDC Table 40.04.110.B. The gross area for Lot C will be 5.00 acres. **3.** To permit a 2.50 acre lot size exclusive of protected resources for Lot D (5-acre minimum lot size exclusive of protected resources) see UDC Table 40.04.110.B. The gross area for Lot D will be 5.00 acres. **4.** To permit a 2.42 acre lot size exclusive of protected resources for Lot A (5-acre minimum lot size exclusive of protected resources) see UDC Table 40.04.110.B. The gross area for Lot A will be 4.85 acres. **5.** To permit a lot width of 291 feet for Lot C (300-foot minimum lot width) see UDC Table 40.04.110.B. **6.** To permit a lot width of 292 feet for Lot D (300-foot minimum lot width) see UDC Table 40.04.110.B. Greg & Pamela Everett. SR Zoning. CD 6. (App 2022-0244-A) TP 15-026.00-207.

**6. 2360 Pulaski Highway, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: 1.** To permit a 0.90 acre lot size (1.00-acre minimum lot size) see UDC Table 40.04.110.B. **2.** To permit a Landscape Surface Ratio (LSR) of 0.17 (0.25 minimum LSR required) see UDC Table 40.04.110.A. **3.** To permit 0 street trees along the westbound lanes for Pulaski Highway right-of-way (9 street trees required) see UDC Table 40.04.111.C. **4.** To permit 5 street trees along the westbound lanes for Pulaski Highway right-of-way (9 street trees required) see UDC Table 40.04.111.C. **5.** To permit 0 street trees along the westbound lanes for Route 896 right-of-way (3 street trees required) see UDC Table 40.04.111.C. **6.** To provide a 0.0 bufferyard opacity along the westbound Pulaski Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.B. **7.** To provide a 0.0 bufferyard opacity along the eastbound Pulaski Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.B. **8.** To provide a 0.0 bufferyard opacity along the Route 896 right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.B. **9.** To maintain a dumpster enclosure 6 feet from the westbound Pulaski Highway right-of-way (25-foot setback required) see UDC Table 40.04.110.B. **10.** To maintain vehicle repair building 9 feet from the westerly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **11.** To maintain a gas canopy 36 feet from the westbound Pulaski Highway right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **12.** To maintain paving 3

feet from the westbound Pulaski Highway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **13.** To maintain paving 6 feet from the eastbound Pulaski Highway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **14.** To maintain paving 5 feet from the Route 896 right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **15.** To provide 0 on-lot plant units (8 plant unit per acre, total of 0.88 plant units required) see UDC Table 40.04.111.A. Beacon Engineering, LLC. CR Zoning. CD 11. (App 2021-0252-A) TP 11-026.00-073.

**7. [1871 DuPont Parkway, Middletown, DE 19709](#). Area variances to facilitate the recordation of a Land Development Plan:** To permit 83% disturbance in the Water Resource Protection Area (WRPA) Recharge Area (50% protection level) see UDC Table 40.10.110. Parkway Gravel, Inc. S Zoning. CD 12. (App 2021-0700-A) TP 13-003.00-014.

**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.**