

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, July 23, 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:** July 23, 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/85349303650?pwd=MFI2ZVd2cThOZXczaE0xbFMwcTlyUT09>

**Password:** 150591

**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: 853 4930 3650**

**Or iPhone one-tap:**

US: +19292056099,,85349303650# or +13017158592,,85349303650#

## AGENDA

**1. 2408 Overlook Drive, Wilmington, DE 19810. Area variance:** To construct an addition 30 feet from the Overlook Drive right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Jay Brown. NC15 Zoning. CD 2. (App 2020-0334-A) TP 06-023.00-053.

**2. 727 Naamans Road, Claymont, DE 19703. Area variances to facilitate the recordation of a Land Development Plan:** To permit a 0.62 acre lot size (1.00-acre minimum lot size) see UDC Table 40.04.110.B. Tim & Cao Loana Vo. NC21 Zoning (processed as CN pending proposed rezoning). CD 8. (App 2020-0311-A) TP 06-036.00-105.

**3. 4093 New Castle Avenue, New Castle, DE 19720 . Area variance:** To permit 3 additional wall signs for one principal use (1-wall sign per principal use) see UDC Table 40.06.060. Coldwater New Castle SS LLC. HI Zoning. CD 10. (App 2020-0335-A) TP 10-001.00-052.

**4. 3510 Kennett Pike, Wilmington, DE 19807. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 0.51 acre lot size for Lot 28 (1.00-acre minimum lot size) see UDC Table 40.04.110.B. **2.** To permit a 0.41 acre lot size for Lot 29 (1.00-acre minimum lot size) see UDC Table 40.04.110.B. **3.** To permit a 70 foot lot width for Lot 27 (150-foot minimum lot width) see UDC Table 40.04.110.B. **4.** To permit a 0 foot lot width for Lot 28 (150-foot minimum lot width) see UDC Table 40.04.110.B. **5.** To permit a 0 foot lot width for Lot 29 (150-foot minimum lot width) see UDC Table 40.04.110.B. Keith Rudy, PE. S Zoning. CD 2. (App 2020-0346-A) TP 07-030.10-007.

**5. 701 Pencader Drive, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a maximum gross floor area ratio of 0.43 (0.40 maximum gross floor area ratio) see UDC Table 40.04.110.A. **2.** To permit a Landscape Surface Ratio (LSR) of 0.17 landscape surface ratio (0.30 minimum LSR required) see UDC Table 40.04.110.A. **3.** To maintain paving 13 feet from the Pencader Drive right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To maintain a 0.1 bufferyard opacity along the rear property line (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. Landmark Science & Engineering. BP Zoning. CD 11. (App 2020-0303-A) TP 11-021.00-017.

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.