

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, August 24, 2023

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 New Castle Room, Government Center, 87 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: August 24, 2023 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/84264007779?pwd=RUFnT3c4M0J4K2g4YjZxbHEzS0RkQT09>

Passcode: 247441

Or One tap mobile:

+13126266799,,84264007779#,,,,\*247441# US (Chicago)  
+16469313860,,84264007779#,,,,\*247441# US

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 +1 305 224 1968 or +1 309 205 3325 or +1 312 626  
6799 or +1 646 931 3860  
Webinar ID: 842 6400 7779  
Passcode: 247441

## AGENDA

1. [4525 Tarry Lane, Wilmington, DE 19804](#). **Area variance:** To permit an above ground swimming pool 10 feet from the Tarry Lane right-of-way (25-foot street yard setback for pools) see UDC Section 40.03.410.H. Shannon Presley. NC6.5 Zoning. CD 1. (App 2023-0355-A) TP 08-050.20-111.

**2. 1907 Millers Road, Arden, DE 19809. Area variances:** **1.** To construct a second story on existing detached accessory structure for an overall height of 28 (20-foot maximum building height) see UDC Section 40.03.410.A. **2.** To permit a detached accessory structure 28 feet in height in front of the primary dwelling on a 0.49-acre lot (no accessory structures shall be located in front of the dwelling on a less than 2-acres) see UDC Section 40.03.410.A. Branislav Stanko. NC10 Zoning. CD 8. (App 2023-0356-A) TP 16-004.00-685.

**3. 114 Grissom Drive, Bear, DE 19701. Area variance:** To construct a deck 1 foot from the northerly side lot line (4-foot side yard setback for decks) see UDC Section 40.04.110.E. Ferris Home Improvements. ST Zoning. CD 12. (App 2023-0358-A) TP 10-052.10-052.

**4. 200 Liberty Boulevard, New Castle, DE 19720. Area variances:** **1.** To permit a 4,000 square foot lot size (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. **2.** To permit a 40 foot lot width (50-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To construct a dwelling 9 feet from the Irwin Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Chris Feathers. NC5 Zoning. CD 10. (App 2023-0359-A) TP 10-005.30-041.

**5. 5523 & 5525 E. Timberview Court, Wilmington, DE 19808. Area variances:** **1.** To maintain an elevated deck/walkway 0 feet from the southerly side lot line of Tax Parcel 08-042.40-095 (4-foot setback for deck) see UDC Section 40.04.110.E. OR 3-foot setback for uncovered handicap access) see UDC Section 40.04.110.E. **2.** To maintain an elevated deck/walkway 0 feet from the northerly side lot line of Tax Parcel 08-042.40-096 (4-foot setback for deck) see UDC Section 40.04.110.E. Eric & Frances Mayhew and Clayton & Wendy Manthorpe. NC10 Zoning. CD 9. (App 2023-0360-A) TPs 08-042.40-095 & 08-042.40-096.

**6. 1 & 5 Rock Manor Avenue, Wilmington, DE 19803. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 0 foot lot width for Lot 2 (100-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a 0 foot lot width for Lot 3 (100-foot minimum lot width) see UDC Table 40.04.110.B. Anna & Richard Gebelein. NC15 Zoning. CD 2. (App 2023-0132-A) TPs 06-128.00-111 & 112

**7. 984 Centre Road, Wilmington, DE 19805. Area variances:** **1.** To permit ground identification Sign A2, 0 feet from the Centre Road right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. **2.** To permit 21 additional identification signs (17 ground identifications Signs A1, A2, C, and existing Bldg. 724 Louviers Federal Credit Union ground sign), and 4 wall identification signs (Signs B2, B3 & B4) (1 identification sign per building, wall or ground) see UDC Table 40.06.060. **3.** To permit 14, 150 square foot wall identification signs (Signs B1 & B4) (75-square foot maximum) see UDC Table 40.06.060. **4.** To permit 4, 100 square foot wall identification signs (Signs B2 & B3) (75-square foot maximum) see UDC Table 40.06.060. **5.** To permit 31, 22 square foot instructional ground signs (Sign D) (4-square foot maximum for instructional signs) see UDC Section 40.06.040. **6.** To maintain a 45 square foot campus map instructional ground sign (Sign E) (4-square foot maximum for instructional signs) see UDC Section 40.06.040.A. CRISP Partners LLC. OR Zoning. CD 2. (App 2023-0414-A) TPs 07-032.30-031 & 032, 07-032.40-126 & 127, 07-035.10-198 through 200, and 07-035.20-209 through 216.

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.**