

AGENDA

***REVISED 9/19/22**

BOARD OF ADJUSTMENT

Thursday, September 22, 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: September 22, 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/83338939147?pwd=K3BsYitzZWVpVkJWMWZycUNRNIV6UT09>

Passcode: 201656

Or One tap mobile:

US: +19292056099,,83338939147# or +13017158592,,83338939147#

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: 833 3893 9147

AGENDA

1. [747 Stonehouse Way, Hockessin, DE 19707](#). **Area variance:** To construct an addition 14 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Philip Wright. ST Zoning. CD 3. (App 2022-0505-A) TP 08-013.10-278.

2. [332 Delaplaine Avenue, Newark, DE 19711](#). **Area variance:** To construct an addition 34 feet

from the Delaplane Avenue right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Francis Biddle. NC40 Zoning. CD 9. (App 2022-0507-A) TP 08-054.00-001.

3. [816 Ashby Drive, Middletown, DE 19709](#). Area variance: To construct a deck 9 feet from the rear property line (12.5-foot setback for decks) see UDC Section 40.04.110.E. NT Building Inc. S Zoning. CD 12. (App 2022-0509-A) TP 13-014.30-405.

4. [818 Colorado Drive, Newark, DE 19711](#). Area variance: To construct a deck 11 feet from the rear property line (12.5-foot setback for decks) see UDC Section 40.04.110.E. Ferris Home Improvements. NC10 CL Zoning. CD 5. (App 2022-0534-A) TP 11-009.10-004.

5. [1001 Rockland Road, Wilmington, DE 19803](#). Area variances: **1.** To maintain pool decking 82 feet from the Black Gates Road right-of-way (100-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct a pergola 82 feet from the Black Gates Road right-of-way (100-foot street yard setback) see UDC Table 40.04.110.B. Rockland Sports, LLC. SE Zoning. CD 2. (App 2022-0425-A) TP 06-099.00-001.

6. [6060 & 6042 Limestone Road, Wilmington, DE 19808](#). *This application has been continued to a future hearing date to be determined.

Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a maximum gross floor area ratio of 0.33 (0.23 maximum gross floor area required) see UDC Table 40.04.110.A. **2.** To permit a maximum net floor area ratio of 1.02 (0.46 maximum gross floor area required) see UDC Table 40.04.110.A. Commerce Pursuit Capital, L.P. NC21 Zoning. CD 3. (App 2022-0508-A) TPs 08-018.00-019 & 08-018.00-066.

7. [2042 Sunset Lake Road, Newark, DE 19702](#). *This application has been continued to a future hearing date to be determined.

Area variance: To provide 61 parking spaces (90 parking spaces required) see UDC Table 40.03.522. Apostolic Church International, Inc. I Zoning. CD 5. (App 2020-0472-A) TP 11-014.00-049.

8. [2701 Capitol Trail, Newark, DE 19711](#). *This application has been continued to a future hearing date to be determined.

Area variances to facilitate the recordation of a Land Development Plan: **1.** To provide a maximum of 92 percent residential gross floor area (50 percent maximum residential gross floor area) see UDC Section 40.03.318.A. **2.** To provide 0.0 bufferyard opacity along Capitol Trail (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **3.** To provide 0 street trees along Capitol Trail (8 street trees required) see UDC Table 40.04.111.C. BKS Associates, LLC. CR Zoning. CD 9. (App 2022-0465-A) TP 08-049.30-379.

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.