

AGENDA

***REVISED OCTOBER 30, 2023**

BOARD OF ADJUSTMENT

Thursday, November 2, 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.

THE BOARD OF ADJUSTMENT OF NEW CASTLE COUNTY will hold a public hearing **utilizing ZOOM Webinar** on **Thursday, November 2, 2023**. The appropriate weblink, call-in number(s) and ID number can be found approximately two (2) business days prior to the scheduled hearing date at <https://www.nccde.org/agendacenter>

NEW BUSINESS

New Applications:

Applications will be heard at the public hearing **utilizing ZOOM Webinar** on **Thursday, November 2, 2023 at 6:00 p.m. The Zoom link for the public hearing is:**

<https://us02web.zoom.us/j/81358482507?pwd=MUw2MzBMWnBHdC9UcVQ5Y3MwWWVsQT09>

Passcode: 141872

Or One tap mobile:

+13126266799,,81358482507#,,,,*141872# US (Chicago)

+16469313860,,81358482507#,,,,*141872# 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: 813 5848 2507

Passcode: 141872

- 1. [3312 Centerville Road, Wilmington, DE 19807](#). Area variances: 1.** To maintain a dwelling 35 feet from the southerly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B.
- 2.** To construct a detached accessory structure 8 feet from the southerly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. **Andrea Finerosky**. NC2A Zoning. CD 2. (App 2023-0487-A) TP 07-028.00-011.

2. [2804 Duncan Road, Wilmington, DE 19808](#). **Area variance:** To construct an addition 18 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **Russell & Lillie Fox**. NC6.5 Zoning. CD 9. (App 2023-0501-A) TP 08-032.40-167.

3. [1503 Church Road, Bear, DE 19701](#). **Motion to rehear Application No. 2023-0379-A**, which was denied because the Applicant failed to appear at the public hearing held on September 14, 2023. **Area variance:** To construct a detached accessory structure 0 feet from the southeasterly side lot line (10-foot side yard setback) see UDC Section 40.03.410.A. **Michael Creed**. NC21 Zoning. CD 7. (App 2023-0379-A) TP 10-049.00-025.

4. [2 Sanford Drive, Newark, DE 19713](#). **Area variance:** To construct a detached accessory structure 6 feet from the Argyle Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **Michael Hileman**. NC6.5 Zoning. CD 5. (App 2023-0508-A) TP 11-006.10-016.

5. [210 Clover Drive, Hockessin, DE 19707](#). **Area variance:** To construct an addition 33 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **Jason & Anita Cross**. NC15 Zoning. CD 3. (App 2023-0509-A) TP 08-013.40-008.

6. [2237 Pleasant Valley Road, Newark, DE 19702](#). ***This application has been continued to a later date to be determined.**

Area variances: **1.** To permit paving 43 feet from the Pleasant Valley Road right-of-way (50-foot paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the southerly side lot line (10-foot other paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **Delmarva Power & Light Company**. S Zoning. CD 5. (App 2023-0459-A) TP 11-020.00-010.

OTHER BUSINESS

Training Session:

There will be a Board Member training session utilizing ZOOM Webinar on Thursday, November 2, 2023 at 5:30. **No applications** will be heard during the training session. The Zoom link for the training session is:

<https://us02web.zoom.us/j/86857472110?pwd=ZGR0VGNtdHV0U01SQWh5ZHZFNIh2dz09>

Passcode: 772299

Or One tap mobile :

+13092053325,,86857472110#,,,,*772299# US

+13126266799,,86857472110#,,,,*772299# US (Chicago)

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: 868 5747 2110

Passcode: 772299

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.