

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, November 4, 2021

6:00 p.m.

**In accordance with 29 Del. C. Section 10006A, New Castle County Board of Adjustment public hearings will be held as virtual meetings utilizing Zoom Webinar. The Multipurpose Room of the James H. Gilliam, Jr. Building, located at 67 Reads Way in New Castle, will be accessible during the scheduled hearing times for members of the public to attend the virtual meetings 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: November 4, 2021 6:00 PM Eastern Time (US and Canada)

Topic: Board of Adjustment Hearing

**Please click the link below to join the webinar:**

## AGENDA

1. 605 East Avenue, New Castle, DE 19720. Area variance: To maintain an addition 18 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Tamika Newman. NC5 Zoning. CD 10. (App 2021-0642-A) 10-010.40-275.

2. 2827 Grubb Road, Wilmington, DE 19810. Area variance: To maintain detached accessory structure under construction 1 foot from the easterly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Joseph Appiah. NC6.5 Zoning. CD 2. (App 2021-0654-A) TP 06-021.00-330.

3. 3120 New Castle Avenue, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: 1. To permit paving 0 feet from the New Castle Avenue right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. 2. To permit paving 0 feet from the Rizzo Avenue right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. 3. To permit paving 4 feet from the southerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 4. To provide a 0.0 bufferyard opacity along the New Castle Avenue right-of-way (0.6 bufferyard opacity required) see UDC Table 40.04.111.A. 5. To provide a 0.3 bufferyard opacity along the Rizzo Avenue right-of-way (0.6 bufferyard opacity required) see UDC Table 40.04.111.A. 6. To provide a 0.3 bufferyard opacity along the northerly side lot line (0.8 bufferyard opacity required) see UDC Table 40.04.111.A. 7. To provide a 0.0 bufferyard opacity along the southerly side lot line (0.8 bufferyard opacity required) see UDC Table 40.04.111.A. 8. To provide 0 street trees along the New Castle Avenue right-of-way (7 street trees required) see UDC Table 40.04.111.C. Michael Cassidy. HI Zoning. CD 10. (App 2021-0561-A) TP 10-005.40-505.

4. 2160 through 2176 New Castle Avenue, New Castle, DE 19720. Area variances: 1. To permit 645 square feet of sign aggregate (270 square feet maximum sign aggregate) see UDC Table

40.06.060. 2. To permit a 285 square foot additional ground sign (75-square foot maximum for additional ground sign) see UDC Table 40.06.060. 3. To permit 285 square foot additional ground sign 110 feet in height (45-foot maximum sign height) see UDC Table 40.06.060. 4. To permit 285 square foot additional ground sign 9 feet from the Interstate 295 right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. 2160 New Castle Avenue Travel Center LLC. CR Zoning. CD 7. (App 2021-0562-A) TPs 10-015.00-001 & 10-015.00-027.

5. 1000 Society Drive, Claymont, DE 19703. Area variances to facilitate the recordation of a Land Development Plan: 1. To permit a 0.90 gross floor area ratio (0.28 maximum gross floor area ratio) see UDC Table 40.04.110.A. 2. To permit a 1.20 net floor area ratio (0.37 maximum net floor area ratio) see UDC Table 40.04.110.A. Society 1000 LLC. CR Zoning. CD 8. (App 2021-0565-A) TP 06-036.00-100.

**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.**