

# AGENDA

## BOARD OF ADJUSTMENT

Thursday, November 16, 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 16, 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 16, 2023 at 6:00 p.m.** The Zoom link for the public hearing is:

<https://us02web.zoom.us/j/84605459841?pwd=bU96Z0s4ajlLa2toQzVTZ0JXMHNaUT09>

Passcode: 009522

Or One tap mobile :

+13126266799,,84605459841#,,,,\*009522# US (Chicago)

+16469313860,,84605459841#,,,,\*009522# 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: 846 0545 9841

Passcode: 009522

1. [1513 Clayton Road, Wilmington, DE 19805](#). **Area variance:** To construct an addition 19 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **Javier Mendez Betancourt**. NC5 Zoning. CD 1. (App 2023-0532-A) TP 07-039.40-051.

2. [117 Jillians Way, New Castle, DE 19720](#). **Area variance:** To construct an addition 20 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **Bhavesh**

Patel. ST Zoning. CD 12 (App 2023-0538-A) TP 10-040.40-314.

3. **920 Branch Road, Newark, DE 19711**. **Area variance:** To construct an addition 22 feet from the Branch Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **Pamela & Rene Kitchengs**. NC21 Zoning. CD 3. (App 2023-0548-A) TP 08-022.00-001.

4. **556 Contemplation Way, Middletown, DE 19709**. **Area variance:** To maintain an addition 19 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.01.110.B. **Roy & Michele Marz**. S Zoning. CD 6. (App 2023-0549-A) TP 13-012.24-047.

5. **5814 Limestone Road, Hockessin, DE 19707**. **Area variance to facilitate the recordation of a Land Development Plan:** **1.** To permit a day care center 350 feet from gasoline pumps and underground storage tanks (500-foot minimum distance required) see UDC Section 40.03.309.A. **2.** To permit a landscape surface ratio (LSR) of 0.68 (0.70 minimum LSR) see UDC Table 40.04.110.A. **Limestone HP LLC**. S Zoning. CD. 9 (App 2023-0531-A) TP 08-030.00-009.

6. **1000 Renaissance Way, 1800 Concord Pike & 3125 Avenue North Boulevard, Wilmington, DE 19803**. **Special Use Permit:** Special Use Permit to permit a 2-level, 307-space (Parking Deck A) and a 2-level, 491-space (Parking Deck B) parking structures pursuant to UDC Sections 40.04.320 (Parking Bufferyard Standards), 40.03.528 (Parking Structures) and 40.31.430 (Standards for Special Use Permit). **Area variances:** **1.** To permit an additional identification sign (1 identification sign per building) see UDC Table 40.06.060. **2.** To permit ground identification Sign #1, 5 feet from the Powder Mill Road right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. **3.** To permit ground identification Sign #2, 5 feet from the Powder Mill Road right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. **Landmark Science & Engineering**. OR Zoning. CD 2. (App 2023-0562-A) TPs 06-100.00-067, 06-100.00-102 & 06-100.00-107

## OTHER BUSINESS

### Training Session:

There will be a Board Member training session utilizing ZOOM Webinar on Thursday, November 16, 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/81183972384?pwd=a29ZeDdNa0NBbzh6bVICNEs3cnJgdz09>

Passcode: 053341

Or One tap mobile :

+13017158592,,81183972384#,,,,\*053341# US (Washington DC)

+13052241968,,81183972384#,,,,\*053341# 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: 811 8397 2384

Passcode: 053341

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.