

AGENDA

BOARD OF ADJUSTMENT

Thursday, November 19, 2020

6:00 p.m.

In accordance with Governor Carney's Proclamation and the Declaration of a State of Emergency, New Castle County is holding all public meetings as telephone and video conferences, utilizing Zoom Webinar until further notice.

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 as follows:

When: November 19, 2020 6:00 PM Eastern Time (US and Canada)
Topic: Board of Adjustment Virtual Public Hearing

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87144676668?pwd=dFF0cm4yS2xBYW1mRmhQeFlxMVdKUT09>

Passcode: 375467

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 871 4467 6668

Or iPhone one-tap:

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AGENDA

1. **100 Autumn Horseshoe, Newark, DE 19702**. **Area variance:** To maintain a deck 6 feet from the rear property line (7.5-foot setback for decks) see UDC Section 40.04.110.E. Jaclyn Cramer, Esq. NC6.5 Zoning. CD 11. (App 2020-0506-A) TP 11-017.20-108.

2. **19 Durboraw Road, Wilmington, DE 19810**. **Area variance:** To maintain a dwelling 5 feet from the southerly side lot line (8-foot side yard setback) see UDC Table 40.04.110.B. Ward & Taylor. NC10 Zoning. CD 8. (App 2020-0646-A) TP 06-055.00.335.

3. **1343 Greenleaf Road, Wilmington, DE 19805**. **Area variances:** 1. To maintain a detached accessory structure 13 feet from the Faulkland Road right-of-way (25-foot street yard setback) see UDC Table 40.03.410.A. 2. To maintain a

detached accessory structure 2 feet from the westerly side yard setback (3-foot side yard setback) see UDC Table UDC Table 40.03.410.A. Ward & Taylor. NC6.5 Zoning. CD 1. (App 2020-0647-A) TP 07-035.20-158.

4. **213 W. Roosevelt Avenue, New Castle, DE 19720** . **Area variance:** To construct an addition 17 feet from the W Roosevelt Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. F & J Builders LLC. NC5 Zoning. CD 7. (App 2020-0670-A) TP 10-014.30-363.

5. **10 Sunset Court, Wilmington, DE 19810**. **Area variance:** To construct an addition 11 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Marrs Contracting Inc. NC6.5 Zoning. CD 8. (App 2020-0584-A) TP 06-069.00-119.

6. **665 Churchmans Road, Newark, DE 19702**. **Area variances to facilitate the rezoning from NC6.5 to ON:** **1.** To permit a site area of 0.49 acres for an ON Zoning District (1.00-acre minimum site area required) see UDC Table 40.04.110.A. **2.** To permit a 0.49 acre lot size (1.00 minimum lot size) see UDC Table 40.04.110.B. **3.** To maintain building 33 foot from the rear property line (35-foot rear yard setback) see UDC Table 40.04.110.B. **4.** To maintain paving 0 feet from the Gooding Drive right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **5.** To maintain paving 0 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To maintain paving 3 feet from the rear property line (20-foot other yard paving setback) see UDC Table 40.04.110.B. **7.** To maintain 0 on lot plant units per acre (6 on-lot plant units per 1-acre required) see UDC Table 40.04.111.A. **8.** To maintain 0 open space plant units per acre (6 open space plant units per 1-acre required) see UDC Table 40.04.111.A. **9.** To maintain 0 parking lot plant units (1 plant unit per 12 parking spaces, required) see UDC Table 40.04.111.A. **10.** To maintain existing 0.0 bufferyard opacity along Churchmans Road right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **11.** To maintain existing 0.0 bufferyard opacity along Gooding Drive right-of-way (0.2 bufferyard opacity required) see UDC Table 40.04.111.A. **12.** To maintain existing 0.0 bufferyard opacity along rear property line (0.4 bufferyard opacity required) see UDC Tables 40.04.111.B. **13.** To maintain existing 0.0 bufferyard opacity along westerly side lot line (0.3 bufferyard opacity required) see UDC Table 40.04.111.B. **14.** To maintain 0 street trees along the Churchmans Road right-of-way (4 street trees required) see UDC Table 40.04.111.C. **15.** To maintain 0 street trees along the Gooding Road right-of-way (4 street trees required) see UDC Table 40.04.111.C. **16.** To permit a ground identification sign 0 feet from the Churchmans Road right-of-way (25-foot sign setback) see UDC Table 40.04.060. Brian F. Funk, Esq. NC6.5 Zoning (processed as ON pending proposed rezoning). CD 1. (App 2020-0348-A) TP 09-019.00-029.

Other Business

Discussion of the status of the appeal to the Superior Court of the Board decision for Application No. 2019-0625-A, 2510 Old County Road, Newark, DE 19702.

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.