

AGENDA

BOARD OF ADJUSTMENT

Thursday, December 3, 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: December 3, 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/83827611646?pwd=NC9NZE9FVnc3am8vMjZCNVovdHhsQT09>

Passcode: 999189

Or Telephone:

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

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Webinar ID: 838 2761 1646

Or iPhone one-tap:

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AGENDA

1. **229 Blue Hen Road, New Castle, DE 19720**. **Area variance:** To maintain an addition 15 feet from the Blue Hen Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Travis Starun. NC5 Zoning. CD 7. (App 2020-0671-A) TP 10-020.20-087.

2. **3924 Thompsons Bridge Road, Wilmington, DE 19803**. **Area variance:** To construct a detached accessory structure 17 feet from the southwesterly side lot line (40-foot side yard setback) see UDC Section 40.03.410.A. Tamara Jo Hutchinson, Trustee. SE Zoning. CD 2. (App 2020-0672-A) TP 07-013.00-069.

3. **25 E. Shady Drive, Newark, DE 19713**. **Area variance:** To construct a carport 0 feet from the northerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Mark Shiwpal. NC6.5 Zoning. CD 5. (App 2020-0674-A) TP 09-

033.10-257.

4. **113 Savannah Drive, Smyrna, DE 19977. Area variance:** To construct a detached accessory structure 12 feet from the westerly side lot line (15-foot side yard setback) see UDC Section 40.03.410.A. Richard Tharp. NC40 Zoning. CD 6. (App 2020-0681-A) TP 15-016.00-210.

5. **407 Galway Court, Middletown, DE 19709. 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. Walter Medlock. ST Zoning. CD 12. (App 2020-0710-A) TP 13-008.41-226.

6. **323 Strawberry Lane, Middletown, DE 19709. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a lot size of 1.16 acres exclusive of protected resources (5.00-acre minimum lot size exclusive of protected resources) see Table 40.04.110.B. The gross lot area for Lot 1 will be 4.54 acres. **2.** To permit a lot size of 1.59 acres exclusive of protected resources (5.00-acre minimum lot size exclusive of protected resources) see Table 40.04.110.B. The gross lot area for Lot 2 will be 3.88 acres. **3.** To permit a lot width of 275.75 feet for Lot 1 (300-foot minimum lot width) see UDC Table 40.04.110.B. **4.** To permit a lot width of 253.49 feet for Lot 2 (300-foot minimum lot width) see UDC Table 40.04.110.B. Christine Larson. CR Zoning (processed as SR pending proposed rezoning). CD 6. (App 2020-0535-A) TP 14-010.00-011.

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.