

AGENDA

BOARD OF ADJUSTMENT

Thursday, December 8, 2022

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 Multi-Purpose Room of the James H. Gilliam, Jr. Building, 67 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.

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: December 8, 2022 6:00 PM Eastern Time (US and Canada)
Topic: Board of Adjustment Hearing

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85840344909?pwd=eXBhVXVzTjdPVWlyZDRSU2RtaFNDdz09>

Passcode: 120426

Or One tap mobile:

US: +13017158592,,85840344909# or +13126266799,,85840344909#

Or Telephone:

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

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Webinar ID: 858 4034 4909

AGENDA

1. [1 Gelley Court, Newark, DE 19702](#). **Area variance:** To construct an addition 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Alexis Devonshire. NCPUD Zoning. CD 11. (App 2022-0676-A) TP 09-037.40-095.

2. [623 Longleaf Drive, Newark, DE 19702](#). **Area variance:** To construct an addition 13 feet from

the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. Ferris Home Improvements. S Zoning. CD. 11. (App 2022-0734-A) TP 11-030.20-116.

3. 27 Summerfield Lane, New Castle, DE 19720. Area variances: **1.** To permit pool decking 3 feet from the northerly side lot line (6-foot setback for pool decking) see UDC Section see UDC Section 40.03.410.H. **2.** To permit pool decking 4 feet from the rear property line (6-foot setback for pool decking) see UDC Section see UDC Section 40.03.410.H. Sergio Victorino. NC10 CL Zoning. CD 12. (App 2022-0696-A) TP 12-027.20-073.

4. 4796 Summit Bridge Road, Middletown, DE 19709. Area variances: **1.** To permit a second detached accessory structure, with a square footage of 10,000 square feet, larger than the square footage footprint of the primary dwelling (the gross floor area of 1 detached accessory structure shall not exceed the square footage footprint of the primary dwelling on lots over 1 acre) see UDC Section 40.03.410.A. **2.** To permit a 10,000 square foot detached accessory structure 29 feet from the rear property line (40-foot rear yard setback) see UDC Section 40.03.410.A. Bradley Rozmarynoski. S Zoning. CD 6. (App 2022-0681-A) TP 13-012.00-065.

5. 4744 Summit Bridge Road, Middletown, DE 19709. Area variance: To permit a 68 square foot ground identification sign with a 40-square foot Electronic Variable Message Sign (EVMS) portion (20-square foot maximum sign area) see UDC Table 40.06.060. KC Sign Company. S Zoning. CD 6. (App 2022-0650-A) TP 13-012.00-053.

6. 1210 Dutch Neck Road, Middletown, DE 19709. Area variances to facilitate the recordation of a Land Development Plan: To permit a 50-foot lot width for Parcel B (150-foot minimum lot width) see UDC Table 40.04.110.B. Greer Brothers Farm, LLC. S Zoning. CD 12. (App 2022-0364-A) TP 13-004.00-005.

7. 3301 Kirkwood Highway, Wilmington, DE 19808. Area variances to facilitate the recordation of a Land Development Plan: **1.** To construct a maintenance building 33 feet from the Albertson Boulevard right-of-way (100-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct a maintenance building 69 feet from the Greenbank Road right-of-way (100-foot street yard setback) see UDC Table 40.04.110.B. **3.** To construct a police headquarters building 45 feet from the Albertson Boulevard right-of-way (100-foot street yard setback) see UDC Table 40.04.110.B. **4.** To maintain existing building 66 feet from the Kirkwood Highway right-of-way (100-foot street yard setback) see UDC Table 40.04.110.B. **5.** To permit paving 19 feet from the Greenbank Road right-of-way (75-foot street yard paving setback) see UDC Table 40.04.110.B. **6.** To permit paving 12 feet from the Albertson Park Boulevard right-of-way (75-foot street yard paving setback) see UDC Table 40.04.110.B. **7.** To permit paving 6 feet from the Kirkwood Highway right-of-way (75-foot street yard paving setback) see UDC Table 40.04.110.B. **8.** To permit paving 18 feet from the westerly side lot line (40-foot other yard paving setback) see UDC Table 40.04.110.B. **9.** To permit a Landscape Surface Ratio (LSR) of 0.46 (0.85 minimum LSR required) see UDC Table 40.04.110.A. **10.** To permit 165 parking spaces (192 parking spaces required) see UDC Table 40.03.522. Delaware State Police. SR Zoning. CD 9. (App 2022-0618-A) TP 07-037.20-246.

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.