

AGENDA

BOARD OF ADJUSTMENT

Thursday, December 15, 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 15, 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/85054230688?pwd=TEdjTnNqZXF4REVSWXV5OTNyK2NiUT09>

Passcode: 668767

Or One tap mobile:

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Webinar ID: 850 5423 0688

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1. [12 Bradley Drive, Newark, DE 19702](#). Area variances: 1. To construct an addition 24 feet from the Bradley Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. 2. To

construct an addition 30 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. Francisco Urena. NCTH Zoning. CD 11. (App 2022-0666-A) TP 11-019.40-055.

2. 3 Chippendale Circle, Newark, DE 19713. Area variance: To construct an addition 17 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Alexis Devonshire. NC6.5 Zoning. CD 9. (App 2022-0677-A) TP 11-002.20-007.

3. 6 Buttonwood Court, Newark, DE 19702. Area variance: To maintain an addition under construction 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Naveed Baqir. NC21 CL Zoning. CD 5. (App 2022-0613-A) TP 09-037.30-125.

4. 4008 N. DuPont Highway, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a maximum gross floor area ratio of 0.37 (0.28 maximum gross floor area ratio) see UDC Table 40.04.110.A. **2.** To permit a maximum net floor area ratio of 0.66 (0.37 maximum net floor area ratio) see UDC Table 40.04.110.A. **3.** To permit a Landscape Surface Ratio (LSR) of 0.24 (0.25 minimum LSR required) see UDC Table 40.04.110.A. **4.** To permit paving 0 feet from the N. DuPont Highway right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. **5.** To permit paving 0 feet from the westerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To permit paving 0 feet from the easterly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **7.** To permit 0.0 bufferyard opacity along the N. DuPont Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **8.** To provide 0.0 bufferyard opacity along the rear property line (0.5 bufferyard opacity required) see UDC Table 40.04.111.B. CC Dupont Storage LLC. CR Zoning. CD 10. (App 2022-0589-A) TP 10-005.30-113.

5. 4365 Kirkwood Highway, Wilmington, DE 19808. Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain paving 0 feet from the Kirkwood Highway right-of-way (20-foot street yard paving setback) see UDC Table 40.4.110.B. **2.** To maintain paving 0 feet from the westerly side lot line (5-foot other yard paving setback) see UDC Table 40.4.110.B. **3.** To permit a landscape surface ratio (LSR) of 0.13 (0.20 minimum LSR required) see UDC Table 40.04.110.A. **4.** To permit 1,496 square feet of ground sign aggregate (695-square feet ground sign aggregate) see UDC Table 40.06.060. **5.** To permit 2 additional shopping center identification ground signs (Signs 1 & 4), for a total of 3 (Signs 1, 3 & 4) along the Kirkwood Highway right-of-way (1 shopping center identification sign per street frontage) see UDC Table 40.06.060. **6.** To permit 366 square foot shopping center identification Sign 1 (300-square foot maximum sign area) see UDC Table 40.06.060. **7.** To permit 730 square foot shopping center identification Sign 3 (300-square foot maximum sign area) see UDC Table 40.06.060. **8.** To permit shopping center identification Sign 4, 13 feet from the Kirkwood Highway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **9.** To permit additional ground Sign 2, 54 feet from an existing ground sign (100-feet required between ground signs) see UDC Table 40.06.060. Oekos Kirkwood, LLC. CR Zoning. CD 9. (App 2022-0506-A) TP 08-044.20-028.

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.

