

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, December 16, 2021

6:00 p.m.

In accordance with 29 Del. C. Section 10006A, New Castle County Board of Adjustment public hearings will be held as virtual meetings utilizing Zoom Webinar. The Multipurpose Room of the James H. Gilliam, Jr. Building, located at 67 Reads Way in New Castle, will be accessible during the scheduled hearing times for members of the public to attend the virtual meetings 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 16, 2021 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/84537511767?pwd=SkhuTk1neWIBNnhyaIZQa2hFOXFNZz09>

Passcode: 687359

**Or One tap mobile:**

US: +13017158592,,84537511767# or +13126266799,,84537511767#

**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

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Webinar ID: 845 3751 1767

## AGENDA

1. 14 Dryden Road, New Castle, DE 19720. Area variances: 1. To maintain a carport 0 feet from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. 2. To maintain pool decking 0 feet from the easterly side lot line (6-foot setback for pool decking) see UDC Section 40.03.410.H. 3. To maintain paving 0 feet from the westerly side lot line (2-foot setback paving) see UDC Section 40.03.410.H. Luis Campos Cruz. NC6.5 Zoning. CD 7. (App 2021-0701-A) TP 10-023.30-206.

2. 2021 Armour Drive, Wilmington, DE 19808. Area variance: To construct an addition 19 feet from the Armour Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Carmine Casper. NC6.5 Zoning. CD 1. (App 2021-0705-A) TP 08-050.10-170.

3. 807 Percheron Drive, Bear, DE 19701. Area variances: 1. To maintain a detached accessory structure 22 feet in height (20-foot maximum height for detached accessory structure) see UDC Section 40.03.410.A. 2. To maintain a detached accessory structure 22 feet in height 3 feet from

the easterly side lot line (10-foot side yard setback) see UDC Section 40.03.410.A. Geno Graubant. NC21 Zoning. CD 12. (App 2021-0703-A) TP 12-012.00-093.

4. 1010 West Avenue, New Castle, DE 19720. Area variances: 1. To construct a dwelling 19 feet from the Eleventh Street right-of-way on 1010 West Avenue (25-foot street yard setback) see UDC Table 40.04.110.B. 2. To permit a 3,897 square foot lot size for 1008 West Avenue (4,000-square foot minimum lot size) see UDC Table 40.04.110.B. Bale Development Company. NC5 Zoning. CD 10. (App 2021-0717-A) TP 10-010.40-237.

5. 100 Garden of Eden Road, Wilmington, DE 19803. Area variances to facilitate the recordation of a Land Development Plan: 1. To construct 2 condominium buildings 66 feet in height (50-foot maximum building height) see UDC Table 40.04.110.B. 2. To permit 2 condominium buildings 45 feet from the easterly side lot line (66-foot side yard setback) see UDC Section 40.04.110.C. 3. To permit a condominium building 45 feet from the rear property line (66-foot rear yard setback) see UDC Section 40.04.110.C. Reybold Venture Group XVIII-A LLC. ST Zoning. CD 2 (App 2020-0099-A) TP 06-051.00-014.

6. 8400 Governor Printz Boulevard, Claymont, DE 19703. Area variances: 1. To permit paving 0 feet from the Governor Printz Boulevard Extension right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. 2. To permit paving 0 feet from the Governor Printz Boulevard right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. 3. To permit paving 0 feet from the Forest Avenue right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. 4. To provide a 0.0 bufferyard opacity along the Governor Printz Extension right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. 5. To provide a 0.0 bufferyard opacity along the Governor Printz right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. 6. To provide a 0.0 bufferyard opacity along the Forest Avenue right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. 7. To provide 2 street trees along the Governor Printz Boulevard right-of-way (6 street trees required) see UDC Table 40,04.111.C. 8. To provide 1 street trees along the Governor Printz Boulevard Extension right-of-way (3 street trees required) see UDC Table 40,04.111.C. 9. To provide 2 street trees along the Forest Avenue right-of-way (3 street trees required) see UDC Table 40,04.111.C. 10. To permit a 0.56 acre lot size (1.00-acre minimum lot size) see UDC Table 40.04.110.B. Carmine Casper, P.E. CR Zoning. CD 8. (App 2021-0671-A) TP 06-084.00-648.

**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.**