

AGENDA

BOARD OF ADJUSTMENT

Thursday, February 18, 2021

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 will be posted below when available, but not less than two business days prior to the meeting date:

When: February 18, 2021 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/87152311622?pwd=TG1sc1hVMW1VWFFjZXgzN1FJd1JXdz09>

Passcode: 278620

Or Telephone:

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

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

Webinar ID: 871 5231 1622

Or iPhone one-tap:

US: +13126266799,,87152311622# or +19292056099,,87152311622#

AGENDA

1. 8 Gale Lane, Wilmington, DE 19807. Area variance: To maintain an addition 2 feet from the rear property line (10-foot rear yard setback) see UDC Table 40.04.110.B. Lyons Design and Construction. NCPUD Zoning. CD 2. (App 2021-0025-A) TP 07-029.20-138.

2. 707 Woodsedge Road, Wilmington, DE 19804. Area variance: To maintain a carport 1 foot from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Lani Y. Morales Cuevas. NC5 Zoning. CD 1. App 2021-0030-A) TP 07-042.30-233.

3. 607 Aldon Road, Claymont, DE 19703. Area variances: 1. To maintain a

dwelling 20 feet from the Aldon Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 4.5 feet from the Madison Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **3.** To construct a second story addition 9 feet from the Madison Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Michael Lancianese. NC6.5 Zoning. CD 8. (App 2021-0018-A) TP 06-083.00-217.

4. 515 Hambleton Lane, Newark, DE 19702. Area variance: To construct an addition 23 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Melchor Correa. S Zoning. CD 11. (App 2021-0031-A) TP 10-043.20-173.

5. 3401 Concord Pike, Wilmington, DE 19803. Area variances: **1.** To permit a 50 square foot EVMS (Electronic Variable Message Sign) ground sign 11 feet from the Concord Pike right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. **2.** To permit a 50 square foot EVMS (Electronic Variable Message Sign) ground sign 11 feet from the Lyndhurst Avenue right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. HES Sign Services Inc. CN Zoning. CD 2. (App 2021-0010-A) TP 06-064.00-193.

6. 192 Bear Christiana Road, Bear, DE 19701. Area variances: **1.** To permit a 150 square foot ground sign including a 50 square feet of EVMS (Electronic Variable Message Sign) portion (100-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit a 150 square foot ground sign including a 50 square feet of EVMS (Electronic Variable Message Sign) portion 2 feet from the Bear Christiana Road right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. **3.** To permit 1 additional wall identification sign (1 wall or ground identification sign per principal use) see UDC Table 40.06.060. Hes Sign Services Inc. I Zoning. CD 1. (App 2021-0015-A) TP 10-028.00-015.

7. 1702 Faulkland Road, Wilmington, DE 19805: Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain a 0.0 bufferyard opacity along the Centre Road right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **2.** To maintain paving 2 feet for the Centre Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **3.** To provide 2 stacking spaces for ATM drive-in facility (6 stacking spaces required for drive-in facilities) see UDC Table 40.03.525. **4.** To maintain a 0.0 bufferyard opacity along the southerly side lot line (0.6 bufferyard opacity required) see UDC Tables 40.04.111.B & 40.03.210.A. **5.** To permit a restaurant drive-in facility talk box without solid sound barrier adjacent to residential properties (solid sound barrier shall be provided adjacent to residential properties) see UDC Section 40.03.316. **6.** To permit a restaurant drive-in facility without a bypass lane (drive-in facilities must contain a bypass lane) see UDC Section 40.03.316.C. **7.** To maintain paving 0 feet from the southerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. Swami Enterprises, Inc. CN Zoning. CD 9. (App 2020-0648-A) TP 07-035.10-137.

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.

