

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, April 28, 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: April 28, 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/88360340631?pwd=RVJudDNVWm9leFcyL2VyV2NUVWVOZz09>  
Passcode: 953219

**Or One tap mobile:**

US: +13017158592,,88360340631# or +13126266799,,88360340631#

**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  
or +1 669 900 6833  
Webinar ID: 883 6034 0631

## AGENDA

**1. 11 Cornell Road, Wilmington, DE 19808. Area variance:** To maintain a detached accessory structure in front of the primary dwelling on a 0.87 acre lot (no accessory structures shall be located in front of the dwelling on a lot less than 2-acres) see UDC Section 40.03.410.A. Brenda Farside. NC10 Zoning. CD 9. (App 2022-0197-A) TP 08-033.30-006.

**2. 1 Cherry Court, Newark, DE 19713. Area variance:** To construct an addition 19 feet from the Cherry Court right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Robert Gallagher. NC6.5 Zoning. CD 9. (App 2022-0198-A) TP 09-028.10-096.

**3. 900 Constance Drive, Wilmington, DE 19808. Area variance:** To maintain a dwelling 7 feet from the westerly side lot line (10-foot side yard setback) see UDC Table 40.04.110.B. Ward & Taylor, LLC. NC21 Zoning. CD 3. (App 2022-0200-A) TP 08-026.40-052.

**4. 2107 W. Newport Pike, Wilmington, DE 19804. Area variances:** 1. To permit 12 parking

spaces (15 parking spaces required) see UDC Table 40.03.522. **2.** To maintain paving 0 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To provide 2 street trees along the W. Newport Pike right-of-way (3 street trees required) see UDC Table 40.04.111.C. **4.** To provide 0.0 bufferyard opacity along the W. Newport Pike right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **5.** To provide 0.0 bufferyard opacity along the easterly side lot line (0.2 bufferyard opacity required) see UDC Table 40.04.111.B. **6.** To provide a 0.0 bufferyard opacity along the rear property line (0.2 bufferyard opacity required) see UDC Table 40.04.111.B. **7.** To provide 0.0 on-lot plant units (8 plant units per acre required, total 8.32 plant units required) see UDC Table 40.04.111.A. Ramesh C. Batta Associates, PA. CN Zoning. CD 1. (App 2022-0203-A) TP 07-046.10-072.

**5. 4550 Wrangle Hill Road, New Castle, DE 19720. Special Use Permit:** Special Use Permit to permit a heavy industrial use in HI Zoning District see UDC Sections 40.03.110 & 40.31.430. **VanDemark & Lynch, Inc.** HI Zoning. CD 12 (App 2022-0135-A) TPs 12-008.00-014, 12-008.00-012, 12-008.00-001, 12-008.00-015 & 12-009.00-001.

**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.**