

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, June 8, 2023

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 New Castle Room, Government Center, 87 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: June 8, 2023 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/89005561344?pwd=OE9TeTVFMzMrY1pKMmVsWk9nZ1ZKQT09>

Passcode: 508933

Or One tap mobile:

US: +13017158592,,89005561344#,,,,\*508933# or +13052241968,,89005561344#,,,,\*508933#

Or Telephone:

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

US: +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623

Webinar ID: 890 0556 1344

Passcode: 508933

## AGENDA

**1. [6 Copperfield Lane, Newark, DE 19713](#). Area variance:** To construct an addition 4 feet from the northerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **Cherish Warner**. NC6.5 Zoning. CD 9 (App 2023-0203-A) TP 11-002.20-069.

**2. 829 Clayton Delaney Road, Clayton, DE 19938. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 197 foot lot width for Lot 2 (300-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a 0.71 acre lot size exclusive of protected resources for Lot 3 (5-acre minimum lot size exclusive of protected resources) see UDC Table 40.04.110.B. The gross area for Lot B will be 1.23 acres. **Regina Boyles & Hannah Hestera.** SR Zoning. CD 6. (App 2023-0096-A) TP 15-026.00-030.

**3. 911 Bayview Road, Middletown, DE 19709. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 0 foot lot width for Lot 2 (150-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a 0 foot lot width for Lot 3 (150-foot minimum lot width) see UDC Table 40.04.110.B. **Brandon Ksiazek.** S Zoning. CD 12. (App 2023-0107-A) TP 13-014.00-016.

**4. 613 Pulaski Highway, Bear, DE 19701. Area variances to facilitate the recordation of a Land Development Plan:** To permit 17 consecutive parking spaces (maximum 12 consecutive parking spaces) see UDC Section 40.04.220.C. **Two Farms, Inc.** CR & NC6.5. CD. 7 (App 2023-0135-A) TPs 10-034.00-012, 10-034.00-013 & 10-034.00-097.

**5. 1220 River Road, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 5 feet from the Federal School Lane right-of-way for Lot 1 (50-foot paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 2 feet from the northeasterly side lot line for Lot 1 (30-foot paving setback) see UDC Table 40.04.111.B. **3.** To permit paving 15 feet from the River Road right-of-way for Lot 2 (50-foot paving setback) see UDC Table 40.04.111.B. **4.** To permit paving 5 feet from the southeasterly side lot line for Lot 2 (30-foot paving setback) see UDC Table 40.04.110.B. **5.** To permit a landscape surface ratio (LSR) of 0.36 for Lot 1 (0.70 minimum LSR required) see UDC Table 40.04.110.A. **6.** To provide 0.00 afforestation ratio for Lot 1 (minimum 0.30 afforestation ratio required) see UDC Table 40.04.241. **7.** To provide 0.00 afforestation ratio for Lot 2 (minimum 0.30 afforestation ratio required) see UDC Table 40.04.241. **8.** To permit 7.5 footcandles Illumination for semi-cutoff fixtures (2 maximum footcandles) see UDC Table 40.04.111.C. **9.** To permit 22 consecutive parking spaces (maximum 12 consecutive parking spaces) see UDC Section 40.04.220.C. **New Castle County.** S Zoning. CD 12. (App 2023-0098-A) TP 10-046.00-001.

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.