

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, August 10, 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: August 10, 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/81841190275?pwd=Mkh0YkVNUG1YK1hpNXJWwJmejU5dz09>

Passcode: 182333

Or One tap mobile:

+19292056099,,81841190275#,,,,\*182333# US (New York)

+13017158592,,81841190275#,,,,\*182333# US (Washington DC)

Or Telephone:

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

US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626

6799 or +1 646 931 3860

Webinar ID: 818 4119 0275

Passcode: 182333

## AGENDA

1. [70 Tiverton Circle, Newark, DE 19702](#). **Area variance:** To permit an addition 2 feet from the southerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **Brendan Thornton.** NC6.5 Zoning. CD 11. (App 2023-0381-A) TP 09-034.20-200.

**2. 4 Lanford Road, New Castle, DE 19720. Area variance:** To maintain an addition 5 feet from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **Lakia Allen**. NCSD Zoning. CD 7. (App 2023-0327-A) TP 10-029.20-309.

**3. 44 Rose Hill Drive, Bear, DE 19701. Area variances:** **1.** To permit a detached accessory structure 1 foot from the easterly side lot line (3-foot side yard setback) see UDC Section 40.03.410.A. **2.** To permit a detached accessory structure 1 foot from the rear property line (3-foot rear yard setback) see UDC Section 40.03.410.A. **Robert Sobczynski**. NC21 CL Zoning. CD 11. (App 2023-0328-A) TP 11-041.10-120.

**4. 114 Duke Drive, Bear, DE 19701. Area variance:** To construct an addition 20 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **Peter & Barbara Palena**. NC6.5 Zoning. CD 11. (App 2023-0357-A) TP 11-037.30-090.

**5. 2 Old Kings Highway, Newark, DE 19702. Area variance:** To permit a 0.06 acre lot size exclusive of protected resources for Tax Parcel 09-030.30-046 (0.11-acre minimum lot size exclusive of protected resources required) see UDC Table 40.04.110.B. **Robin Brown**. NC5 Zoning. CD 1. (App 2023-0329-A) TP 09-030.30-046.

**6. 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.

**7. 1600 Rockland Road, Wilmington, E 19803: Area variances:** **1.** To permit 53 additional identification signs (Signs A, B & E) on Tax Parcel 06-118.00-002 (1-identification sign per building) see UDC Table 40.06.060. **2.** To permit an 8 square foot instructional sign (Sign H1) (4-square foot maximum sign area for instructional sign) see UDC Section 40.06.040.A. **3.** To permit a 24 square foot instructional sign (Sign I) (4-square foot maximum sign area for instructional sign) see UDC Section 40.06.040.A. **4.** To permit an 85 square foot identification ground sign (Sign K) on Tax Parcel 06-118.00-004 (75-square foot maximum sign area) see UDC Table 40.06.060. **5.** To permit an 85 square foot identification ground sign (Sign K) Tax Parcel 06-118.00-004, 8 feet from the Alapocas Drive right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. **Upper Darby Sign Co d/b/a Pro Signs**. OR & S Zoning. CD 2. (App 2023-0275-A) TPs 06-118.00-002 & 06-118.00-004.

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.