

AGENDA

BOARD OF ADJUSTMENT

Thursday, September 8, 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: September 8, 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/81229561270?pwd=ZnY2UjNPWXIWIUF2ai9DdTtJSQy9xQT09>

Passcode: 509838

Or One tap mobile:

US: +19292056099,,81229561270# or +13017158592,,81229561270#

Or Telephone:

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

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8782 or +1 346 248 7799

Webinar ID: 812 2956 1270

AGENDA

1. [532 Dennis Lane, Hockessin, DE 19707](#). **Area variance:** To construct an addition 8 feet from the easterly side lot line (15-foot side yard setback) see UDC Table 40.04.110.B. Thomas Cochran. NC40 Zoning. CD 3. (App 2022-0481-A) TP 08-013.20-016.

2. [3902 Elmwood Street, Wilmington, DE 19808](#). **Area variance:** To maintain paving 0 feet from the easterly side lot line (2-foot paving setback) see UDC Section 40.04.110.E. M. Syed

Rahmathullah. NC5 Zoning. CD 9. (App 2022-0486-A) TP 08-045.10-251.

3. 725 Salem Church Road, Newark, DE 19702. Area variances: **1.** To permit 1 additional ground subdivision identification sign (1 subdivision identification sign per street frontage) see UDC Section 40.06.040.A. **2.** To permit 2, 24 square foot subdivision identification signs (20-square foot maximum sign area) see UDC Section 40.06.040.A. French Park, LLC. NCPUD Zoning. CD 11. (App 2022-0450-A) TPs 11-019.10-001 & 11-019.10-146.

4. 1210 Dutch Neck Road, Middletown, DE 19709. Area variances to facilitate the recordation of a Land Development Plan: To permit a 50-foot lot width for Parcel B (150-foot minimum lot width) see UDC Table 40.04.110.B. Greer Brothers Farm, LLC. S Zoning. CD 12. (App 2022-0364-A) TP 13-004.00-005.

5. 840 & 864 Port Penn Road, Middletown, DE 19709. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a 50-foot lot width for Lot 9B (150-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a 50-foot lot width for Lot 9C (150-foot minimum lot width) see UDC Table 40.04.110.B. Joseph & Donna Laws. S Zoning. CD 12. (App 2022-0383-A) TP 13-009.00-381.

6. 605 Greenbank Road, Wilmington, DE 19808. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a 0-foot lot width for Lot 2 (60-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a 0-foot lot width for Lot 3 (60-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To maintain a detached accessory structure 25 feet in height on Lot 1 (20-foot maximum height) see UDC Section 40.03.410.A. **4.** To maintain a detached accessory structure 25 feet in height, 0 feet from the northerly side lot line on Lot 1 (6-foot side yard setback) see UDC Section 40.03.410.A. **5.** To convert the existing detached accessory structure on Lot 1 to an Accessory Dwelling Unit (ADU) on a 0.76-acre parcel (greater than 2-acre minimum lot area required for a detached ADU) see UDC Section 40.03.410.I. VanDemark & Lynch, Inc. NC6.5 Zoning. CD 9. (App 2022-0428-A) TP 08-039.10-157.

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.