



BOARD OF ADJUSTMENT

MINUTES

July 8, 2021

The Board of Adjustment of New Castle County held a public hearing on July 8, 2021 utilizing ZOOM Webinar, beginning at 6:00 p.m.

Chairman David H. Burt,
presiding:

CALL TO ORDER – 6:00 p.m.

David Burt
Terry Parker
William Brooks
Edward Thomas
Richard Farmer

Comprising a quorum of the Board; also:
Mengting Chen., Office of Law
Melissa Hughes, Department of Land Use
Klesa Achaibar, Department of Land Use
Janet Vinc, Department of Land Use

MINUTES

PUBLIC HEARING

NEW BUSINESS

The Board heard and received testimony on the following application(s) and took action on the applications as follows:

1. App. #2021-0342-A - Bernard Bonk Jr.

Mr. Brooks moved to **Grant** the application; Mr. Thomas seconded the motion.

VOTE: 5-0

ACTION: Grant– Area variance: To construct an addition 12 from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. S Zoning. CD 9. (App 2021-0342-A) 08-049.10-075

2. App. #2021-0356-A – Lawrence Thurrell, Jr.

Mr. Burt moved to **Grant**; Mr. Parker seconded the motion.

VOTE: 5-0

ACTION: Grant- To construct a dwelling 24 feet from an unnamed right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. NC40 Zoning. CD 3. (App 2021-0356-A) TP 08-004.00-006.

3. App. #2021-0341-A – Reybold Venture Group XXIV, LLC.

Mr. Burt moved to Grant; Mr. Brooks seconded the motion.

VOTE: 5-0

ACTION: Grant- Area variances: To permit 2 additional wall signs (1 wall sign per principal use) see UDC Table 40.06.060. BP Zoning. CD 11. (App 2021-0341-A) TP 11-021.00-057.

4. App. #2019-0732-A – Setting Hockessin, LLC.

Mr. Brooks moved to Grant; Mr. Parker seconded the motion.

VOTE: 5-0

ACTION: Grant- Area variances to facilitate the recordation of a Land Development Plan: To disturb 80 percent (1.24 acres) of the Cockeysville Outcrop Formation Water Resource Protection Area/WRPA (50 percent protection level for Cockeysville Outcrop Formation WRPA) see UDC Table 40.10.010. S Zoning (processed as CN pending rezoning). CD 3. (App 2019-0732-A) TP 08-012.00-032.

5. App. #2021-0120-A – Jerry Wright.

Mr. Burt moved to Grant with Conditions; Mr. Parker seconded the motion.

VOTE: 5-0

ACTION: Grant with Conditions- Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit paving 20 feet from the DuPont Parkway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To maintain paving 4 feet from the northerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To construct an addition 31 feet from the Anchor Inn Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **4.** To maintain a ground sign 7 feet from the DuPont Parkway right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. **5.** To maintain a 0.0 bufferyard opacity along the DuPont Parkway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **6.** To maintain a 0.0 bufferyard opacity along the Anchor Inn Road right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **7.** To maintain a 0.0 bufferyard opacity along the northerly side lot line (0.1 bufferyard opacity required) see UDC Table 40.04.111.A. **8.** To maintain a 0.0 bufferyard opacity along the southerly side lot line (0.1 bufferyard opacity required) see UDC Table 40.04.111.A. **9.** To maintain a 0 street trees along the DuPont Parkway right-of-way (7 street trees required) see UDC Table 40.04.111.A. **10.** To maintain a 0 street trees along the Anchor Inn Road right-of-way (7 street trees required) see UDC Table 40.04.111.A. **11.** To provide 0 on-lot plant units (6.48 plant units total) see UDC Table 40.04.111.A. **12.** To provide 0 parking lot plant units (0.67 plant units required) see UDC Table 40.04.111.A. CR Zoning. CD 6. (App 2021-0120-A) TP 15-010.00.085.

CONDITION: The landscaping shall be consistent with the landscaping plan submitted into evidence.

Melissa A. Hughes

Melissa Hughes
Department of Land Use
8/16/2021