

AGENDA

BOARD OF ADJUSTMENT

Thursday, March 14, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 1114 S. Dolton Court, Wilmington, DE 19810 . Area variance: To maintain a screen porch 23 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC6.5 Zoning. CD 8. (App 2019-0067-A) TP 06-035.00-099.

2. 8 Chapelcrest Lane, Wilmington, DE 19810 . Area variances: **1.** To maintain a dwelling 28 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To maintain a screen porch 18 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC10 Zoning. CD 2. (App 2019-0068-A) TP 06-030.00-167.

3. 226 Oakwood Road, Wilmington, DE 19803 . Area variance: To maintain a dwelling 23 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC6.5 Zoning. CD 2. (App 2019-0069-A) TP 06-101.00-248.

4. 1605 Cherry Street, Wilmington, DE 19809 . Area variances: **1.** To maintain a detached garage 1 foot from the rear property line (3-foot setback for detached garage) see UDC Section 40.03.410.A.3. **2.** To maintain a detached garage which covers 65 percent of the rear yard setback (30 percent maximum rear yard coverage) see UDC Section 40.03.410.A.4. Ward & Taylor LLC. NC6.5 Zoning. CD 8. (App 2019-0070-A) TP 06-106.00-453.

5. 52 Karlyn Drive, New Castle, DE 19720 . Area variance: To maintain an enclosed porch 20 feet from the Karlyn Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC6.5 Zoning. CD 10. (App 2019-0071-A) TP 10-010.10-177.

6. 2816 E. Oakland Drive, Wilmington, DE 19808 . Area variances: **1.** To maintain a screen porch 15 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To maintain a deck 12 feet from the rear property line (12.5-foot setback for decks) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC6.5 Zoning. CD 2. (App 2019-0103-A) TP 08-033.10-034.

7. 618 Lambson Lane, New Castle, DE 19720 . Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain existing building 29 feet from the Harbor View Drive right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain paving 3 feet from the Lambson Lane right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **3.** To maintain paving 7 feet from the Harbor View Drive right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **4.** To maintain paving 0 feet from the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit paving 18 feet from the Harbor View Drive right-of-way (40-foot paving setback) see UDC Table 40.04.110.B. **6.** To permit paving 2 feet from the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **7.** To provide a 0.0 bufferyard opacity along the Lambson Lane right-of-way (0.6 bufferyard opacity) see UDC Table 40.04.111.A. **8.** To provide a 0.0 bufferyard opacity along the Harbor View Drive right-of-way (0.6 bufferyard opacity) see UDC Table 40.04.111.A. **9.** To provide a 0.0 bufferyard opacity along the easterly side lot line (0.2 bufferyard opacity) see UDC Table 40.04.111.B. **10.** To provide a 0.0 bufferyard opacity along the northerly side lot line (0.2 bufferyard opacity) see UDC Table 40.04.111.A. John Harvey. HI Zoning. CD 10. (App 2019-0084-A) TP 10-011.00-027.

8. 415 Stanton Christiana Road, Newark, DE 19713. Area variances to permit a 128-foot cell tower (disguised as a tree): **1.** To permit a cell tower disguised as a tree 8 feet from the rear property line (42.66-foot setback required (1/3 height of tower)) see UDC Section 40.03.326.G. **2.** To permit a cell tower disguised as a tree 23 feet from the northerly side lot line (42.66-foot setback required (1/3 height of tower)) see UDC Section 40.03.326.G. **3.** To permit an equipment cabinet 11 feet from the northerly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **4.** To permit an equipment cabinet 14 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. **5.** To permit a propane tank 6 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. **6.** To permit a generator 5 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. **7.** To permit a cable bridge canopy 16 feet from the rear property line (20-foot side yard setback) see UDC Table 40.04.110.B. **8.** To permit a meter bank 16 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. **9.** To permit a transformer 15 feet from the northerly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **10.** To permit a 0.0 bufferyard opacity along the rear property line (0.3 bufferyard opacity required) see UDC Section 40.03.326.H. **11.** To permit a 0.0 bufferyard opacity along the northerly side lot line (0.3 bufferyard opacity required) see UDC Section 40.03.326.H. **12.** To permit a Landscape Surface Ratio (LSR) of 0.43 landscape surface ratio (0.50 minimum LSR required) see UDC Table 40.04.110.A. Cellco Partnership. CR Zoning. CD 1. (App 2019-0055-A) TP 09-018.00-045.

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.