

AGENDA

BOARD OF ADJUSTMENT

Thursday, March 18, 2021

6:00 p.m.

In accordance with Governor Carney's Proclamation and the Declaration of a State of Emergency, New Castle County is holding all public meetings as telephone and video conferences, utilizing Zoom Webinar until further notice.

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: March 18, 2021 06:00 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/89951610770?
pwd=aXFtWmNIRlppcVRSSzZtRnhlZWIKZz09](https://us02web.zoom.us/j/89951610770?pwd=aXFtWmNIRlppcVRSSzZtRnhlZWIKZz09)
Passcode: 623362

Or iPhone one-tap :

US: +13126266799,,89951610770# or +19292056099,,89951610770#

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669 900 6833 or +1 253 215 8782
Webinar ID: 899 5161 0770

AGENDA

1. 6003 Connery Place, Middletown, DE 19709. Area variance: To construct an addition 16 feet from the rear property line (25-foot rear yard setback) see UDC Table. 40.04.110.B. Joe Oakes. S Zoning. CD 12. (App 2021-0057-A) TP 13-013.23-041.

2. 48 Morris Road, New Castle, DE 19720. Area variances: **1.** To maintain a dwelling 18 feet from the W. Basin Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct an addition 3 feet from the W. Basin Road right-of-way (25-foot rear yard setback) see UDC Table. 40.04.110.B. **3.** To maintain a detached accessory structure 0 feet from the W. Basin Road right-of-way (25-foot street yard setback) see UDC Section. 40.03.410.A. **4.** To maintain a

detached accessory structure 0 feet from northerly side lot line (3-foot setback for detached accessory structures) see UDC Section. 40.03.410.A. **5.** To maintain paving 0 feet from the northerly side lot line (2-foot paving setback) see UDC Section 40.04.110.E. Joe Harrington. NC5 Zoning. CD 7. (App 2021-0071-A) TP 10-013.40-100.

3. 4 & 7 Paoletti Drive, Wilmington, DE 19808. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a lot width of 33.75 feet for Lot 2 (80-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot width of 0 feet for Lot 3 (80-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To permit a lot width of 0 feet for Lot 4 (80-foot minimum lot width) see UDC Table 40.04.110.B. Marty Mellinger. NC10 Zoning. CD 9. (App 2021-0009-A) TPs 08-038.20-198 & 08-038.20-198.

4. 1825 Faulkland Road, Wilmington, DE 19805. Area variances: **1.** To maintain a 23 square foot ground identification sign along the Faulkland Road right-of-way (20-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit 1 additional identification ground sign along Centre Road right-of-way (1 wall or ground identification sign per building section) see UDC Table 40.06.060. **3.** To permit a 54 square foot identification ground sign with a 37 square feet of EVMS (Electronic Variable Message Sign) portion along the Centre Road right-of-way (20-square foot maximum sign area) see UDC Table 40.06.060. **4.** To maintain 4, 7 square foot instructional signs (4-square foot for instructional signs) see UDC Section 40.06.040.A.2. **5.** To maintain a 32 square foot campus map instructional sign (4-square foot for instructional signs) see UDC Section 40.06.040.A.2. **6.** To maintain a 71 square foot campus map instructional sign (4-square foot for instructional signs) see UDC Section 40.06.040.A.2. **7.** To maintain a 12 square foot instructional sign (4-square foot for instructional signs) see UDC Section 40.06.040.A.2. **8.** To maintain a 29 square foot instructional sign (4-square foot for instructional signs) see UDC Section 40.06.040.A.2. **9.** To maintain a 21 square foot instructional sign (4-square foot for instructional signs) see UDC Section 40.06.040.A.2. Hes Sign Services Inc. SR Zoning. CD 2. (App 2021-0011-A) TP 07-032.30-010.

5. 200 Happy Lane, Newark, DE 19711. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit paving 0 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the Happy Lane right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **3.** To permit 0 open space plant units (5 plant units per acre required) see UDC Table 40.04.111.A. **4.** To permit a 0.3 bufferyard opacity along the Ruthar Drive right-of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. **5.** To permit a 0.0 bufferyard opacity along the Happy Lane right-of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. **6.** To maintain 0 street trees along the Happy Lane right-of-way (5 street trees required) see UDC Table 40.04.111.C. Sunbelt Rentals. I Zoning. CD 9. (App 2020-0730-A) TP 09-016.00-020.

6. 154 N. DuPont Highway & 440 School Lane, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit paving 0 feet from the N. DuPont Highway right-of-way (25-foot street yard

paving setback) see UDC Table 40.04.110.B. **2.** To permit a trash enclosure 7 feet from the rear property line (20-foot side yard setback) see UDC Table 40.04.110.B. **3.** To construct a building 5 feet from the northeasterly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **4.** To permit 0.0 bufferyard opacity along the N. DuPont Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **5.** To permit a Landscape Surface Ratio (LSR) of 0.18 landscape surface ratio (0.20 minimum LSR required) see UDC Table 40.04.110.A. **6.** To provide 1 stacking space for the single bay car wash (6 stacking spaces per bay) see UDC Table 40.03.522. **7.** To permit a ground sign 5 feet from the N. DuPont Highway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **8.** To permit an 8 square foot instructional ground sign (4-square foot maximum for instructional signs) see UDC Section 40.06.040.A. **9.** To permit a 325 square foot ground sign aggregate (250 square feet maximum ground sign aggregate) see UDC Table 40.06.060. **10.** To permit a 78 square foot off-premise sign located on tax parcel 10-024.00-056 known as 440 School Lane, a road less than 10,000 average daily trips (0-square feet permitted) see UDC Section 40.06.070. **11.** To permit an off-premise sign 15 feet from the School Lane right-of-way on tax parcel 10-024.00-056 known as 440 School lane (40-foot street yard setback) see UDC Section 40.06.070. Silicato Development. CR Zoning. CD 7. (App 2021-0064-A) TP 10-024.00-043 & 10-024.00-056.

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.