

**AGENDA \*REVISED\***

**BOARD OF ADJUSTMENT**

**Thursday, April 23, 2020**

**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 Meetings until further notice.**

**ZOOM Webinar log-in beginning at 5:45 P.M. Log-in information for this meeting is as follows:**

**When: Apr 23, 2020 05:45 PM Eastern Time (US and Canada)**

**Topic: Board of Adjustment**

**Please click the link below to join the webinar:**

<https://zoom.us/j/95520961017?pwd=SGIJSIRLNEhiUUtRaU1DMU0xanl2Zz09>

**Password: 145775**

**Or Telephone:**

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

US: +1 929 205 6099 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799

**Webinar ID: 955 2096 1017**

**Or iPhone one-tap :**

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**AGENDA:**

**1. 4 Kingston Road, New Castle, DE 19720. Area variance:** To construct an addition 17 feet from the Kingston Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Erica Moore. NCTH Zoning. CD 10. (App 2020-0125-A) TP 10-005.40-340.

**2. 167 Silver Maple Road, Middletown, DE 19709. Area variance:** To construct an addition 19 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Frank Cinque. S Zoning. CD 12. (App 2020-0135-A) TP 13-014.34-182.

**3. 108 Beeson Avenue, Wilmington, DE 19809. Area variances:** **1.** To maintain a detached accessory structure which covers 90 percent of the rear yard setback (30 percent maximum rear yard coverage) see UDC Section 40.03.410.A.4. **2.** To maintain a detached accessory structure 26 feet in height (20-foot maximum height for detached accessory structures on lots 1-acre or less) see UDC Section 40.03.410.A. **3.** To maintain a detached accessory structure 26 feet in height 4 feet from the rear property line (25-foot rear yard setback) see UDC Table

40.04.110.B. **4.** To maintain a detached accessory structure 26 feet in height 4 feet from the southerly side lot line (6-foot side yard setback) see UDC Section 40.04.110.B. **5.** To maintain a detached accessory structure 26 feet in height 1 feet from the northerly side lot line (6-foot side yard setback) see UDC Section 40.04.110.B. **6.** To maintain stairs with a landing 0 feet from the southerly side lot line line (3-foot setback for landings/stairs) see UDC Section 40.04.110.E.1.g. **7.** To construct a roof addition on a detached accessory structure 26 feet in height (20-foot maximum height for detached accessory structures on lots 1-acre or less) see UDC Section 40.03.410.A. **8.** To convert the second story of an existing detached accessory structure into an Accessory Dwelling Unit Accessory Dwelling Unit (ADU) on a 0.21 acre lot (2.00-acres minimum lot size) see UDC Section 40.03.410.H.7. William Holland. NC6.5 Zoning. CD 8 (App 2020-0136-A) TP 06-145.00-036.

**4. 708 Grantham Lane, New Castle, DE 19720. Area variances:** **1.** To maintain a 0.29 acre lot size (1.00-acre minimum lot size) see UDC Table 40.04.110.A. **2.** To maintain a lot width of 75 feet (100-foot minimum lot width) see UDC Table 40.04.110.A. **3.** To permit paving 32 feet from the Grantham Lane right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 6 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To construct a building 6 feet from the westerly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **6.** To construct a building 11 feet from the easterly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **7.** To construct a building 5 feet from the rear property line (50-foot rear yard setback) see UDC Table 40.04.110.B. **8.** To permit a 0.3 bufferyard opacity along the Grantham Lane right-of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. **9.** To permit a 0.0 bufferyard opacity along the westerly side lot line (0.6 bufferyard opacity required) see UDC Table 40.04.111.A. **10.** To permit a 0.1 bufferyard opacity along the easterly side lot line (0.6 bufferyard opacity required) see UDC Table 40.04.111.A. **11.** To permit a 0.0 bufferyard opacity along the rear property (0.6 bufferyard opacity required) see UDC Table 40.04.111.A. D. Marty Mellinger. I Zoning. CD 12. (App 2020-0105-A) TP 10-035.00-007.

**\*5. 100 Garden of Eden Road, Wilmington, DE 19803. \*THIS APPLICATION HAS BEEN CONTINUED TO A FUTURE HEARING DATE TBD.**

**Area variances to facilitate the recordation of a Land Development Plan:** **1.** To construct 2 condominium buildings 68 feet in height (50-foot maximum building height) see UDC Table 40.04.110.B. **2.** To permit 2 condominium buildings 45 feet from the easterly side lot line (68-foot side yard setback) see UDC Section 40.04.110.C. Reybold Venture Group XVIII-A LLC. ST Zoning. CD 2 (App 2020-0099-A) TP 06-051.00-014.

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.