

AGENDA

BOARD OF ADJUSTMENT

Thursday, April 25, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 510 Terrapin Lane, Newark, DE 19711. Area variance: To maintain a dwelling 24 feet from the Terrapin Lane right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Brian F. Funk Esq. NC21 Zoning. CD 3. (App 2019-0163-A) TP 09-003.00-014.

2. 409 Ninth Street, New Castle, DE 19720. Area variance: To maintain an enclosed porch 3 feet from the Ninth Street right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Noah Blanch. NC5 Zoning. CD 10. (App 2019-0161-A) TP 10-010.40-308.

3. 1627 Old Baltimore Pike, Newark, DE 19702. Area variance: To maintain an unpermitted, detached Accessory Dwelling Unit (ADU) on a 1.64-acre parcel (greater than 2-acre minimum lot area required for a detached ADU).see UDC Section 40.03.410.H.7. Nona Vandusen. NC21 CL (Cluster Development) Zoning. CD 5. (App 2019-0172-A) TP 11-016.20-048.

4. 204 Forsythia Drive, Newark, DE 19711. Area variance: To construct an addition 10 feet from the rear property line (15-foot rear yard setback) see UDC Table 40.04.110.B. Lilia Cruz Mendiola. NC6.5. CD 9. (App 2019-0160-A) TP 08-049.30-351.

5. 11 Sherie Street, Bear, DE 19701. 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. Joy & Marcus Marsh. NC6.5 Zoning. CD 6. (App 2019-0174-A) TP 11-046.10-030.

6. 587 Union Church Road, Townsend, DE 19734. Area variances to facilitate the recordation of a Land Development Plan: To provide a lot width of 30 feet for Lot 2 (125-foot minimum lot width) see UDC Table 40.04.110.B. Devon Jackson Trustee. NC40 Zoning. CD 6. (App 2019-0060-A) TP 14-016.00-256.

7. 2801 Centerville Road, Wilmington, DE 19808. Area variances: 1. To permit a ground sign 16 feet from the Centerville Road right-of-way (25-foot sign

setback) see UDC Table 40.06.060. **2.** To permit a ground sign 13 feet from the Red Clay Drive West right-of-way (25-foot sign setback) see UDC Table 40.06.060. Corporation Service Company. OR Zoning. CD 2. (App 2019-0194-A) TP 07-031.00-004.

8. 457 Stanton Christiana Road, Newark, DE 19713. Area variances: **1.** To permit 477 square feet of ground sign aggregate (390 square foot maximum ground sign aggregate) see UDC Table 40.06.060.B. **2.** To permit a shopping center identification sign 10 feet from the Stanton Christiana Road right-of-way (40-foot sign setback) see UDC Table 40.06.060.B. **3.** To maintain a 162 square foot additional ground sign (75-square foot maximum sign area) see UDC Table 40.06.060.B. **4.** To permit an additional ground sign 10 feet from the Stanton Christiana Road right-of-way (40-foot sign setback) see UD Table 40.06.060.B. Two Farms Inc. CR Zoning. CD 1. (App 2019-0036-A) TP 09-018.00-030.

9. 3912 Governors Printz Boulevard, Wilmington, DE 19802. Area variances: **1.** To construct a water storage tank 25 feet from the southwesterly side lot line (55-foot setback required (1/4 height of tank)) see UDC 40.03.334.B. **2.** To permit a 0.0 bufferyard opacity along the southwesterly side lot line (0.2 bufferyard opacity) see UDC Table 40.04.111.B. **3.** To permit a 0.0 bufferyard opacity along the southerly side lot line (0.2 bufferyard opacity) see UDC Table 40.04.111.B. Duffield Associates Inc. I & CR Zoning. CD 4. (App 2019-0205-A) TP 06-148.00-003.

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.