

AGENDA
***REVISED 4/26/21**

BOARD OF ADJUSTMENT

Thursday, April 29, 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: April 29, 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/83940016217?pwd=cXZHZGJ5NGlHa3IKRys3THI3OWtTQT09>
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Or One tap mobile:

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Webinar ID: 839 4001 6217

AGENDA

1. 2300 Donwood Road, Wilmington, DE 19810. Area variances: 1. To maintain a dwelling 23 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. 2. To maintain an addition 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. 3. To maintain an open porch addition 22 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. 4. To construct an addition 38 feet the Donwood Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B Ceccola Construction. NC15 Zoning. CD 2. (App 2021-0150-A) TP 06-044.00-146.

2. 720 Greenwood Road, Wilmington, DE 19807. Area variances: **1.** To maintain a dwelling 39 feet from the Greenwood Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct an addition 33 feet from the Greenwood Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Paul Brown. NC15 Zoning. CD 2 (App 2021-0191-A) TP 07-033.10-024.

3. 575 S. DuPont Highway, New Castle, DE 19720. Area variance to facilitate the recordation of a Land Development Plan: To permit a maximum gross floor area ratio of 0.18 (0.12 maximum gross floor area ratio) see UDC Table 40.04.110.A. PHC MeadowWood Inc. S Zoning. CD 7. (App 2021-0135-A) TP 10-040.00-044.

4. 1973 Pulaski Highway, Newark, DE 19702. Area variances: **1.** To construct a 155 foot cell tower disguised as a tree 28 feet from the westerly side lot line (51.15-foot setback required (1/3 height of tower)) see UDC Section 40.03.326.G. **2.** To construct a 155 foot cell tower disguised as a tree 33 feet from the rear property line (51.15-foot setback required (1/3 height of tower)) see UDC Section 40.03.326.G. **3.** To construct a 155 foot cell tower disguised as a tree 23 feet from the easterly side lot line (51.15-foot setback required (1/3 height of tower)) see UDC Section 40.03.326.G. **4.** To permit paving 3 feet from the easterly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. Bay Communications III. CR Zoning. CD 11 (App 2020-0103-A) TP 11-023.00-022.

5. 900 Peachtree Road, Claymont, DE 19703. *This application has been continued to a future hearing date TBD.

Area variance to facilitate the recordation of a Land Development Plan: **1.** To permit 125 parking spaces (196 parking spaces required) see UDC Table 40.03.522. **2.** To permit 108 dwelling units (85 maximum dwelling units) see UDC Table 40.04.110.A. **3.** To maintain Building 900, 26 feet from the Peachtree Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **4.** To maintain Building 904, 34 feet from the Peachtree Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **5.** To maintain Building 908, 26 feet from the Peachtree Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **6.** To maintain Building 1001, 28 feet from the Cedartree Lane right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **7.** To maintain paving 1 foot from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **8.** To maintain paving 0 foot from the Cedartree Lane right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **9.** To maintain 0.0 bufferyard opacity along the rear property line (0.1 bufferyard opacity required) see UDC Table 40.04.111.A & UDC Section 40.04.320. **10.** To maintain 0.0 bufferyard opacity along the Cedartree Lane right-of-way (0.2 bufferyard opacity required) see UDC Table 40.04.111.A. **11.** To permit 2 trash enclosures 5 feet from the rear property line (10-foot setback) see UDC Table 40.04.110.B. Edge at Greentree, LLC. NCAP Zoning. CD 8. (App 2021-0089-A) TP 06-047.00-268.

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.

