

**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>  
Passcode: 598233

**Or One tap mobile:**

US: +13126266799,,83940016217# or +19292056099,,83940016217#

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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.

