

AGENDA

BOARD OF ADJUSTMENT

Thursday, June 24, 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: June 24, 2021 6:00 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/88017310005?pwd=Zm9hdTYwS0hXUjJnbG5uUUgzNmo0dz09>
Passcode: 414563

Or iPhone one-tap:

US: +13017158592,,88017310005# or +13126266799,,88017310005#

Or Telephone:

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799
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Webinar ID: 880 1731 0005

International numbers available: <https://us02web.zoom.us/j/88017310005>

AGENDA

1. 223 Silky Dogwood Lane, Middletown, DE 19709. Area variance: To construct an

addition 25 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. **Ferris Home Improvements.** S Zoning. CD 12. (App 2021-0284-A) TP 13-014.34-134.

2. 304 Atwood Road, Wilmington, DE 19804. Area variance: To construct an addition 19 feet from the Atwood Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **Ferris Home Improvements.** NC6.5 Zoning. CD 1. (App 2021-0286-A) TP 07-043.10-639.

3. 2644 Whitman Drive, Wilmington, DE 19808. Area variance: To construct an addition 17 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **Jackie Stonebraker.** NC6.5 Zoning. CD 9. (App 2021-0316-A) TP 08-043.40-089.

4. 539 Money Road, Townsend, DE 19734. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a lot width of 155.05 feet for Lot 1 (300-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot width of 155.05 feet for Lot 2 (300-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To permit a lot width of 149.37 feet for Lot 3 (300-foot minimum lot width) see UDC Table 40.04.110.B. **4.** To permit a 1.12 acre lot size for Lot 1, exclusive of protected resources (5.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 1 will be 6.27 acres. **5.** To permit a 1.11 acre lot size for Lot 2, exclusive of protected resources (5.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 2 will be 5.74 acres. **6.** To permit a 1.57 acre lot size for Lot 3, exclusive of protected resources (5.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 2 will be 7.68 acres. **Anthony Cisneros.** SR Zoning. CD 6. (App 2021-0250-A) TP 14-012.00-154.

5. 300 Executive Drive, Newark, DE 19702. Beneficial Use Appeal to permit the construction of loading docks, paving and site improvements on a portion of the parcel located within the 100-year floodplain and area variances: To disturb 0.74 acres (6.1%) of the 100-year floodplain (100% protection level) see UDC Table 40.10.010. **Christiana Care Health Services Inc.** BP Zoning. CD 11. (App 2021-0239-A) TP 11-021.00-050.

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.