

AGENDA

BOARD OF ADJUSTMENT

Thursday, June 28, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 713 Fawn Road, Newark, DE 19711. Area variance: To construct an open porch 35 feet from the Fawn Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Rose Ann Hoover. NC40 Zoning. CD 3. (App 2018-0319-A) TP 08-023.10-015.

2. 31 Tyne Drive, New Castle, DE 19720. Area variance: To maintain a fence 7.5 feet tall (6-foot maximum fence height) see UDC Section 40.03.410.D Sandra Jean LaBlanche. NC6.5 Zoning. CD 7. (App 2018-0320-A) TP 10-023.10-317.

3. 603 Ivydale Road, Wilmington, DE 19803. Area variance: To maintain an enclosed porch 6 feet from the westerly side lot line (8-foot side yard setback) see UDC Table 40.04.110.B. Justin Barrett. NC10 Zoning. CD 8. (App 2018-0326-A) TP 06-104.00-176.

4. 4005 Heston Lane, Middletown, DE 19709. Area variance: To construct an enclosed porch 18 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Peter & Susan Matarese. S Zoning. CD 12. (App 2018-0351-A) TP 13-013.23-060.

5. 1800 Bryce Drive, Wilmington, DE 19810. Area variance: To permit a detached accessory structure 12 feet from the Lanside Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Michael & Christine Anderson. NC10 Zoning. CD 2. (App 2018-0352-A) TP 06-054.00-119.

6. 3056 New Castle Avenue, New Castle, DE 19720. Area variance: To provide a 0.0 bufferyard opacity along the New Castle Avenue right-of-way (0.4 bufferyard opacity) see UDC Table 40.04.111.B. PennTex Ventures. CR Zoning. CD 10. (App 2018-0333-A) TP 10-010.20-523.

7. 120A Connemara Court, Middletown, DE 19709. Area variances: **1.** To maintain a building 27 feet from the rear yard setback (40-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To maintain a building 21 feet from the southerly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **3.** To

maintain a water tank 35 feet from the rear yard setback (40-foot rear yard setback) see UDC Table 40.04.110.B. **4.** To maintain a water tank 19 feet from the southerly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **5.** To maintain paving 0 feet from the southerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To maintain a generator 26 feet from the easterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **7.** To maintain a generator 30 feet from the rear yard setback (40-foot rear yard setback) see UDC Table 40.04.110.B. **8.** To construct an addition 10 feet from the southerly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. Tidewater Utilities Inc. NC2A Zoning. CD 6. (App 2018-0293-A) TP 13-011.00-122.

8. 15 Center Meeting Road, Wilmington, DE 19807. Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain a 0.88 acre lot size (1.00 minimum lot size) see UDC Table 40.04.110.B. **2.** To maintain a shed 0 feet from the easterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **3.** To construct an addition 8 feet from the easterly side lot line (30-foot side yard setback) see UDC Table 40.04.110.B. **4.** To permit paving 4 feet from the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit 9 parking spaces (22 parking spaces required) see UDC Table 40.03.522. **6.** To provide a 0.0 bufferyard opacity along the westerly side lot line (0.5 bufferyard opacity) see UDC Table 40.04.111.B. 15 Center Meeting Road LLC. NC15 Zoning. CD 2. (App 2018-0325-A) TP 07-007.00-110.

9. 2265 Red Lion Road, Bear, DE 19701. Special Use Permit and variances to permit a 150 foot tall cell tower (disguised as a windmill): Special Use permit to permit a 150 foot tall cell tower see UDC Sections 40.03.326 & 40.31.430. Antietam Wireless Services LLC. S Zoning. CD 12. (App 2018-0148-A) TP 11-043.00-037.

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.