

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, July 8, 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: July 8, 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/87526120679?pwd=eE5EcUVkZHkrVjZ3WEJjRjRyMEdvZz09>

Passcode: 765297

**Or One tap mobile:**

US: +13126266799,,87526120679# or +19292056099,,87526120679#

**Or Telephone:**

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

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833  
or +1 253 215 8782

Webinar ID: 875 2612 0679

## AGENDA

### **1. 353 Quimby Drive, Wilmington, DE 19808. Area variance:**

To construct an addition 12 from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Bernard Bonk Jr. S Zoning. CD 9. (App 2021-0342-A). TP 08-049.10-075.

**2. 774 Morris Road, Hockessin, DE 19707. Area variance:** To construct a dwelling 24 feet from an unnamed right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Lawrence Thurrell, Jr. NC40 Zoning. CD 3. (App 2021-0356-A) TP 08-004.00-006.

**3. 120 Corporate Boulevard, Newark DE 19702. Area variance:** To permit 2 additional wall signs (1 wall sign per principal use) see UDC Table 40.06.060. Reybold Venture Group XXIV, LLC. BP Zoning. CD 11. (App 2021-0341-A) TP 11-021.00-057.

**4. 701 Valley Road, Hockessin, DE 19707. Area variances to facilitate the recordation of a Land Development Plan:** To disturb 80 percent (1.24 acres) of the Cockeyville Outcrop Formation Water Resource Protection Area/WRPA (50 percent protection level for Cockeyville Outcrop Formation WRPA) see UDC Table 40.10.010. Setting Hockessin, LLC. S Zoning

**5. 4714 DuPont Parkway, Townsend, DE 19734. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 20 feet from the DuPont Parkway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To maintain paving 4 feet from the northerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To construct an addition 31 feet from the Anchor Inn Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **4.** To maintain a ground sign 7 feet from the DuPont Parkway right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. **5.** To maintain a 0.0 bufferyard opacity along the DuPont Parkway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **6.** To maintain a 0.0 bufferyard opacity along the Anchor Inn Road right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **7.** To maintain a 0.0 bufferyard opacity along the northerly side lot line (0.1 bufferyard opacity required) see UDC Table 40.04.111.A. **8.** To maintain a 0.0 bufferyard opacity along the southerly side lot line (0.1 bufferyard opacity required) see UDC Table 40.04.111.A. **9.** To maintain a 0 street trees along the DuPont Parkway right-of-way (7 street trees required) see UDC Table 40.04.111.A. **10.** To maintain a 0 street trees along the Anchor Inn Road right-of-way (7 street trees required) see UDC Table 40.04.111.A. **11.** To provide 0 on-lot plant units (6.48 plant units total) see UDC Table 40.04.111.A. **12.** To provide 0 parking lot plant units (0.67 plant units required) see UDC Table 40.04.111.A. Jerry Wright. CR Zoning. CD 6. (App 2021-0120-A) TP 15-010.00.085.

**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.**