

AGENDA *REVISED

BOARD OF ADJUSTMENT

Thursday, July 11, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 1501 Evergreen Lane, Ardencroft, DE 19810 . Area variance: To maintain a dwelling 5 feet from the westerly side lot line (8-foot side yard setback) see UDC Section 40.04.110.B. Horace V. McComsey Jr. NC10 Zoning. CD 8. (App 2019-0335-A) TP 29-001.00-545.

*** 2. 2222 Bear Corbitt Road, Bear, DE 19701 . TO BE HEARD ON July 25, 2019 -This application will not be heard at the July 11, 2019 hearing.**

Area variances: 1. To maintain a dwelling 37 feet from the unnamed right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. 2. To construct an addition 10 feet from the unnamed right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Joseph Scalia. NC21 Zoning. CD 12. (App 2019-0311-A) TP 12-007.00-009.

3. 1632 Ashland Clinton School Road, Hockessin, DE 19707 . Area variance: To construct a 25 feet in height detached accessory 8 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. William Coon. SE Zoning. CD 2. (App 2019-0313-A) TP 07-016.00-035.

4. 502 Eskridge Drive, Wilmington, DE 19809 . Area variances: 1. To construct a detached accessory structure in front of the primary dwelling on a lot less than 2 acres (2-acre minimum lot size) see UDC Section 40.03.410A.1. 2. To construct a detached accessory structure 3 feet from the westerly side lot line (12-foot side yard setback) see UDC 40.04.110.B. Bruce Douglas. NC15 Zoning. CD 8. (App 2019-0315-A) TP 06-1124.00-005.

5. 1232 Choptank Road, Middletown, DE 19709 . Area variance: To construct an addition onto an existing detached accessory structure 5 feet from the easterly side lot line (12-foot side yard setback) see UDC Table 40.04.110.B. Philip & Pamela Piraino. S Zoning. CD 6. (App 2019-0332-A) TP 11-061.00-043.

6. 343 Quimby Drive, Wilmington, DE 19808 . Area variance: To construct an addition 12 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Daniel Dombrowski. S Zoning. CD 9. (App 2019-0333-A) TP 08-049.10-080.

7. 12 Firechase Circle, Newark, DE 19711 . Area variances: **1.** To construct an addition 8 feet from the rear property line (20-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To construct a deck 8 feet from the rear property line (10-foot setback for decks) see UDC Section 40.04.110.E. Donald Weaver. NCPUD Zoning. CD 3. (App 2019-0334-A) TP 08-036.10-135.

8. 101 Phyllis Drive, Newark, DE 19711 . Area variance: To construct an addition 14 feet from the Lothian Place right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Patrick Novak. NC6.5 Zoning. CD 9. (App 2019-0354-A) TP 08-054.40-124.

*** 9. 3596 Wrangle Hill Road, Bear, DE 19701 . CONTINUED TO A FUTURE HEARING TBD. This application will not be heard at the July 11, 2019 hearing.**

Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit paving 3 feet along the Red Lion Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 3 feet along the Wrangle Hill Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **3.** To provide 0.6 bufferyard opacity along rear property line (0.7 bufferyard opacity) see UDC Table 40.04.111.A. **4.** To provide 0.0 bufferyard opacity along the Red Lion Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.A. **5.** To provide 0.0 bufferyard opacity along the Wrangle Hill Road right-of-way (0.3 bufferyard opacity) see UDC Table 40.04.111.A. Route 72 Partners, LLC. CN Zoning. CD 7. (App 2019-0246-A) TP 11-039.00-004.

10. 5303 Concord Pike, Wilmington, DE 19803 . Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain a building 18 feet from the easterly side lot line (20-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To construct an addition 18 feet from the rear yard setback (20-foot rear yard setback) see UDC Table 40.04.110.B. **3.** To permit a max gross floor area ratio of 0.54 (0.37 maximum net floor area ratio) see UDC Table 40.04.110.A. **4.** To permit paving 0 feet from the northerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit paving 0 feet from the southerly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **6.** To permit paving 15 feet from the Naamans Road right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **7.** To permit paving 20 feet from the Concord Pike right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **8.** To provide 0.0 bufferyard opacity along the Concord Pike right-of-way (0.4 bufferyard opacity) see UDC Table 40.04.111.A. Raymour Furniture Company, Inc. CR Zoning. CD 2. (App 2019-0356-A) TPs 06-011.00-011 & 06-011.00-073.

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.