

AGENDA

BOARD OF ADJUSTMENT

Thursday, July 12, 2018

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 523 Chariot Court, Wilmington, DE 19808. Area variance: To construct an addition 22 feet from the Chariot Court right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Harish Mital. S Zoning. CD 2. (App 2018-0335-A) TP 08-026.40-171.

2. 12 Winston Avenue, Wilmington, DE 19804. Area variance: To permit a fence 8 feet in height (6-foot maximum fence height) see UDC Section 40.03.410.D. Eugene & Ruth West. NC5 Zoning. CD 1. (App 2018-0328-A) TP 07-043.10-337.

3. 2601 Lincoln Avenue, Claymont, DE 19703. Area variances: **1.** To maintain a dwelling 14 feet from the Riverview Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To enclose an existing open covered porch 19 feet from the Lincoln Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **3.** To construct a 16 square foot open landing with stairs 8 feet from the Lincoln Avenue right-of-way (uncovered stairs providing entry directly into a dwelling including a landing not more than 25 square feet may project half the distance into the setback but not more than 12 feet) see UDC Section 40.04.110.E. Lisa D. Groft. NC6.5 Zoning. CD 8. (App 2018-0344-A) TP 06-095.00-448.

4. 1102 Goddard Way, Bear, DE 19701. Area variance: To construct a dwelling 14 feet from the Sheppard Avenue right-of-way (15-foot street yard setback) see UDC Table 40.04.110.B. Reybold Venture Group XI-A LLC. ST Zoning. CD 12. (App 2018-0295-A) TP 10-048.30-235.

5. 1116 Goddard Way, Bear, DE 19701. Area variance: To construct a dwelling 14 feet from the Edward White Avenue right-of-way (15-foot street yard setback) see UDC Table 40.04.110.B. Reybold Venture Group XI-A LLC. ST Zoning. CD 12. (App 2018-0296-A) TP 10-048.30-228.

6. 241 - 249 Andromeda Way, 300 - 310 McAuliffe Street and 701 - 719 Hawking Bend, Bear, DE 19701. Area variances: To permit dwellings with a

maximum height of 43 feet (40-foot maximum height) see Table 40.04.110.B. Reybold Venture Group XV. ST Zoning. CD 12. (App 2018-0354-A) TPs 10-052.10-069 – 073, 10-052.10-075 – 080 & 10-052.10-081 – 090.

7. 910 Churchmans Road Extension, New Castle, DE 19720. Area variance:

To permit the establishment of a Day Care Center within 487 feet of gasoline pumps (500-foot minimum separation distance from gasoline pumps) see UDC Section 40.03.309.A. Parkway Gravel Inc. BP Zoning. CD 7. (App 2018-0343-A) TP 10-030.00-097.

8. 28 Parkway Circle, New Castle, DE 19720. Area variance: To permit the establishment of a Day Care with unseparated parking spaces and circulation pattern of other businesses (Parking areas for Day Care Centers shall function independently of and physically separate from the general parking and circulation pattern of other stores and businesses in a shopping center) see UDC Section 40.03.309.A. Giraj Patel. BP Zoning. CD 7. (App 2018-0356-A) TP 10-030.00-073.

9. 2617 & 2679 Frazer Road, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: To reduce the required unit types in an open space planned development in S Zoning to 3 unit types (4 unit types required) see UDC Table 40.04.130. Barry Baker. S Zoning. CD 11. (App 2018-0334-A) TPs 11-030.00-041 & 11-031.00-002.

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.