

AGENDA
***Revised 7/9/21**

BOARD OF ADJUSTMENT

Thursday, July 15, 2021

6:00 p.m.

In accordance with 29 Del. C. Section 10001 et.al., the July 15, 2021 Board of Adjustment Hearing will be held as a virtual meeting utilizing Zoom Webinar. The Government Center located at 87 Reads Way will be accessible during the scheduled hearing time for members of the public to attend the virtual meeting in-person.

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 15, 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/87668103913?pwd=NXNuQ3B4NE5jYjMvd0pvQnJhVDcvQT09>
Passcode: 121066

Or One tap mobile:

US: +19292056099,,87668103913# or +13017158592,,87668103913#

Or Telephone:

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

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Webinar ID: 876 6810 3913

AGENDA

1. 2609 Madison Avenue, Claymont, DE 19703. Area variance: To construct an addition 19 feet from the Madison Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Michael Kunz. NC6.5 Zoning. CD 8. (App 2021-0368-A) TP 06-083.00-181.

2. 2721 Naamans Road, Wilmington, DE 19810. Area variance: To maintain a dwelling 5 feet from the westerly side lot line (10-foot side yard setback) see UDC Table 40.04.110.B. John Tracey. NC10 Zoning. CD 2. (App 2021-0369-A) TP 06-021.00-138.

3. 2701 Montchanin Road, Wilmington, DE 19807. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a 1.13 acre lot size for Lot 1, exclusive of protected resources (2.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 1 will be 5.09 acres. **2.** To permit a 1.40 acre lot size for Lot 2, exclusive of protected resources (2.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 2 will be 3.30 acres. VanDemark & Lynch, Inc. SE Zoning. CD 2. (App 2021-0367 -A) TP 07-013.00-004.

4. 1702 Faulkland Road, Wilmington, DE 19805. Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain 0.0 bufferyard along the Centre Road right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **2.** To maintain paving 2 feet from the Centre Road right-of-way (40-foot paving setback) see UDC Table 40.04.111.B. **3.** To provide 2 stacking spaces for ATM drive-in facility (6 stacking spaces required for drive-in facilities) see UDC Table 40.03.525. **4.** To permit a shopping center identification sign ground sign 5 feet from the Centre Road right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **5.** To maintain a 0.0 bufferyard opacity along the southerly side lot line (0.6 bufferyard opacity required) see UDC Tables 40.04.111.B & 40.03.210.A. **6.** To maintain paving 0 feet from the southerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **7.** To permit a restaurant drive-in facility without a curbed island (drive-in facilities must be separated from other drive aisles by a curbed island) see UDC Section 40.03.316.C. **8.** To permit an ATM drive-in facility without a curbed island (drive-in facilities must be separated from other drive aisles by a curbed island) see UDC Section 40.03.316.C. **9.** To maintain paving 0 feet from the easterly side lot line along parcel 07-035.10-138 (10-foot other yard paving setback) see UDC Table 40.04.111.B. **10.** To maintain paving 0 feet from the northerly side lot line along parcel 07-035.10-138 (10-foot other yard paving setback) see UDC Table 40.04.111.B. **11.** To construct an ATM drive-in facility 5 feet from the Centre Road right-of-way (15-foot street yard setback) see UDC Table 40.04.110.B. Weiner Kristol, Aerenon Joint Venture LLC. CN Zoning. CD 9. (App 2021-0279-A) TP 07-035.10-137.

5. 4001 Philadelphia Pike, Claymont, DE 19703. Special Use Permit: Special Use Permit to permit a 3-level, 460-space parking structure pursuant to UDC Sections 40.04.320 (Parking Bufferyard Standards), 40.03.528 (Parking Structures) and 40.31.430 (Standards for Special Use Permit). VanDemark & Lynch, Inc. HI Zoning. CD 8. (App 2020-0391-A) TP 06-072.00-198.

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.