

AGENDA

BOARD OF ADJUSTMENT

Thursday, July 16, 2020

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.

NOTE: Members of the public interested in joining/participating in a Zoom virtual public hearing/meeting are encouraged to submit a [Public Hearing Virtual Meeting Participation Form](#) prior to the date of the meeting. 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 as follows:

When: July 16, 2020 6:00 PM Eastern Time (US and Canada)

Topic: Board of Adjustment Virtual Public Hearing

Please click the link below to join the webinar:

[https://us02web.zoom.us/j/87330191553?](https://us02web.zoom.us/j/87330191553?pwd=MTdKRg9mbVpsZnN1bWlZS0ZmY2UT09)

[pwd=MTdKRg9mbVpsZnN1bWlZS0ZmY2UT09](https://us02web.zoom.us/j/87330191553?pwd=MTdKRg9mbVpsZnN1bWlZS0ZmY2UT09)

Password: 185108

Or Telephone:

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

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

Webinar ID: 873 3019 1553

Or iPhone one-tap:

US: +13017158592,,87330191553# or +13126266799,,87330191553#

AGENDA

1. 4601 N. Market Street, Wilmington, DE 19802. Area variance to facilitate the recordation of a Record Plan: To permit 74 percent disturbance in the floodplain/floodway (100 percent floodplain/floodway protection level) see UDC Table 40.10.110. Windrush. CR Zoning. CD 4 (App 2020-0302-A) TP 06-139.00-017

2. 104 Cherry Lane, New Castle, DE 19720. Area variances: **1.** To maintain a dwelling 18 feet from the Cherry Lane right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a garage addition 1 foot from the

westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Steven King. NC5 Zoning. CD 10 (App 2020-0304-A) TP 10-15.20-025.

3. 430 Anderson Drive, Wilmington DE 19801. Area variance: To maintain an addition 16 feet from the Anderson Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Shelia Campbell. NC5 Zoning. CD 10 (App 2020-0310-A) TP 10-005.40-012.

4. 1429 Spruce Avenue, Wilmington DE 19805. Area variance: To construct an addition 19 feet from the Spruce Avenue right-of-way (25-foot street yard setback) see UDC Section 40.04.110.B. Frank Devonshire. NC6.5. Zoning. CD 1 (App 2020-0309-A) TP 07-035.20-094.

5. 2160 New Castle Avenue, New Castle, DE 19720. Area variances: **1.** To permit a 485 square foot ground sign aggregate (270 square feet maximum ground sign aggregate) see UDC Table 40.06.060. **2.** To permit a 360 square foot shopping center identification sign (300-square foot maximum sign area) see UDC Table 40.06.060. **3.** To permit 360 square foot shopping center identification sign 80 feet in height (45-foot maximum sign height) see UDC Table 40.06.060. **4.** To permit a 360 square foot shopping center identification sign 6 feet from the Interstate 295 right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **5.** To permit a 125 square foot additional ground sign (75-square foot maximum sign area) see UDC Table 40.06.060. **6.** To permit 125 square foot additional ground sign 110 feet in height (45-foot maximum sign height) see UDC Table 40.06.060. **7.** To permit 125 square foot additional ground sign 9 feet from the Interstate 295 right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. 2160 New Castle Avenue LLC. CR Zoning. CD 7. (App 2020-0283-A) TP 10-015.00-001.

6. 7 E. Commons Boulevard, New Castle, DE 19720. Area variance to facilitate the recordation of a Record Plan: **1.** To permit paving 25 feet from the E. Commons Boulevard right-of-way (40-foot paving setback) see UDC Table 40.04.110.B **2.** To maintain paving 0 feet from the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To maintain 0.0 bufferyard opacity along the E. Commons Boulevard right-of-way (0.5 bufferyard opacity) see UDC Table 40.04.111.A. 7 Commons LLC. I Zoning. CD 7. (App 2020-0274-A) TP 10-013.00-019.

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.