

AGENDA

BOARD OF ADJUSTMENT

Thursday, July 23, 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.

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 23, 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/85349303650?pwd=MFI2ZVd2cThOZXczaE0xbFMwcTIyUT09>

Password: 150591

Or Telephone:

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

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

Webinar ID: 853 4930 3650

Or iPhone one-tap:

US: +19292056099,,85349303650# or +13017158592,,85349303650#

AGENDA

1. 2408 Overlook Drive, Wilmington, DE 19810. Area variance: To construct an addition 30 feet from the Overlook Drive right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Jay Brown. NC15 Zoning. CD 2. (App 2020-0334-A) TP 06-023.00-053.

2. 727 Naamans Road, Claymont, DE 19703. Area variances to facilitate the recordation of a Land Development Plan: To permit a 0.62 acre lot size (1.00-acre minimum lot size) see UDC Table 40.04.110.B. Tim & Cao Loana Vo. NC21 Zoning (processed as CN pending proposed rezoning). CD 8. (App 2020-0311-A) TP 06-036.00-105.

3. 4093 New Castle Avenue, New Castle, DE 19720 . Area variance: To permit 3 additional wall signs for one principal use (1-wall sign per principal use) see UDC Table 40.06.060. Coldwater New Castle SS LLC. HI Zoning. CD 10. (App 2020-0335-A) TP 10-

001.00-052.

4. 3510 Kennett Pike, Wilmington, DE 19807. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a 0.51 acre lot size for Lot 28 (1.00-acre minimum lot size) see UDC Table 40.04.110.B. **2.** To permit a 0.41 acre lot size for Lot 29 (1.00-acre minimum lot size) see UDC Table 40.04.110.B. **3.** To permit a 70 foot lot width for Lot 27 (150-foot minimum lot width) see UDC Table 40.04.110.B. **4.** To permit a 0 foot lot width for Lot 28 (150-foot minimum lot width) see UDC Table 40.04.110.B. **5.** To permit a 0 foot lot width for Lot 29 (150-foot minimum lot width) see UDC Table 40.04.110.B. Keith Rudy, PE. S Zoning. CD 2. (App 2020-0346-A) TP 07-030.10-007.

5. 701 Pencader Drive, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a maximum gross floor area ratio of 0.43 (0.40 maximum gross floor area ratio) see UDC Table 40.04.110.A. **2.** To permit a Landscape Surface Ratio (LSR) of 0.17 landscape surface ratio (0.30 minimum LSR required) see UDC Table 40.04.110.A. **3.** To maintain paving 13 feet from the Pencader Drive right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **4.** To maintain a 0.1 bufferyard opacity along the rear property line (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. Landmark Science & Engineering. BP Zoning. CD 11. (App 2020-0303-A) TP 11-021.00-017.

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.