

AGENDA *REVISED 9/25/19

BOARD OF ADJUSTMENT

Thursday, September 26, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 69 Danvers Circle, Newark, DE 19702. Area variance: To maintain an addition 11 feet from the rear property line (15-foot reduced rear setback) see UDC Table 40.04.110.B. Kenneth & Linda Anderson. NC6.5 Zoning. CD 11. (App 2019-0481-A) TP 09-037.40-190.

2. 48 Marion Avenue, Claymont, DE 19703. Area variance: To construct a carport 4 feet from the southerly side lot-line (6-foot side yard setback) see UDC Table 40.04.110.B. Danielle Kester. NC6.5 Zoning. CD 8. (App 2019-0499-A) TP 06-072.00-096.

3. 2210 Lancashire Drive, Wilmington, DE 19810. Area variance: To construct a carport 1 foot from the easterly side lot line (8-foot side yard setback) see UDC Table 40.04.110.B. Frank E. Hendron. NC10 Zoning. CD 2. (App 2019-0525-A) TP 06-034.00-131.

4. 404 Empoli Drive, Bear, DE 19701. Area variances: **1.** To maintain above ground pool 3 feet from the easterly side lot line (6-foot setback) see UDC Section 40.03.410.G. **2.** To maintain above ground pool 17 feet from the Corsica Avenue right-of-way (25-foot street yard setback) see UDC Section 40.03.410.G. Charles O'Connor. NC6.5 Zoning. CD 12. (App 2019-0534-A) TP 11-028.40-028.

5. 403 Lake Street, Wilmington, DE 19804. Area variances: **1.** To maintain a dwelling 15 feet from the Lake Street right-of-way (25-foot side yard setback) see UDC Table 40.04.110.B. **2.** To construct an addition 11 feet from the Lake Street right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Juan Hernandez. NC5 Zoning. CD 1. (App 2019-0548-A) TP 07-039.30-183.

***6. 3618 Topaz Drive, Claymont, DE 19703. THIS APPLICATION HAS BEEN CONTINUED TO THE OCTOBER 10th HEARING.**

Area variance: To construct an addition 19 feet from the Topaz Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Glenn Shockley. NC6.5 Zoning. CD 8. (App 2019-0549-A) TP 06-058.00-453.

7. 216 Carlow 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. Tom Brown/BIL Enterprises LLC. S Zoning. CD 9 (App 2019-0555-A) TP 08-049.10-047.

8. 615 Green Tree Lane, Bear, DE 19701. Area variance: To construct an addition 21 feet from the Rivers End Drive right-of-way (35-foot street yard setback) see UDC Table 40.04.110.B. Marshall Construction. NCPUD Zoning. CD 1 (App 2019-0559-A) TP 10-033.10-066.

9. 820 Pencader Drive, Newark, DE 19702. Area variance: To permit parking spaces 34 parking spaces (75 parking spaces required) see UDC Table 40.03.522. Michael Evans. BP Zoning. CD 11 (App 2019-0564-A) TP 11-020.00-042.

10. 3601 Wrangle Hill Road, Bear, DE 19701. Area variances: 1. To construct a 63 square-foot shopping center identification ground sign 25 feet from the Wrangle Hill Road right-of-way (40-foot setback) see UDC Table 40.06.060. 2. To construct a 63 square-foot shopping center identification ground sign 25 feet from the Red Lion Road right-of-way (40-foot setback) see UDC Table 40.06.060. WF Development, LLC. CN Zoning. CD 12. (App 2019-0562-A) TP 12-012.00-159.

***11. 4601 N. Market Street, Wilmington, DE 19802. THIS APPLICATION HAS BEEN CONTINUED TO THE OCTOBER 24th HEARING.**

Area variances to facilitate the recordation of a Land Development Plan: 1. To permit a lot size of 1.67 acres (2.00-acre minimum lot size exclusive of protected resources) see Table 40.04.110.B. The gross lot area will be 4.62 acres. 2. To permit a maximum gross floor area ratio of 1.73 (0.37 maximum net floor area ratio) see UDC Table 40.04.110.A. NWPMG LLC. CR Zoning. CD 4. (App 2019-0561-A) TP 06-139.00-017.

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.