

AGENDA *REVISED 10/9/19

BOARD OF ADJUSTMENT

Thursday, October 10, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

1. 603 Central Avenue, New Castle, DE 19720. Area variances: 1. To construct a landing with stairs 1 foot from the rear property line (12-foot setback for landings/stairs) see UDC Section 40.04.110.E.1.g. **2.** To construct stairs 1 foot from the easterly side property line (3-foot setback for landings/stairs) see UDC Section 40.04.110.E.1.g Jeff Brannan. NC5 Zoning. CD 10. (App 2019-0428-A) TP 10-010.40-365. (Continued from the September 12, 2018 hearing).

2. 11 South New Road, Middletown, DE 19709. Area variances: 1. To maintain a dwelling 20.5 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To construct a deck 4 feet from the rear lot line (25-foot rear yard setback) see UDC Table 40.04.110.B. Jeff Brannan. NC6.5 Zoning. CD 12. (App 2019-0494-A) TP 13-020.01-018. (Continued from the September 12, 2018 hearing).

3. 2502 Wellesley Avenue, Wilmington, DE 19803. Area variance: To maintain a dwelling 23 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC6.5 Zoning. CD 2. (App 2019-0567-A) TP 06-078.00-201.

4. 3618 Topaz Drive, Claymont, DE 19703 . Area variances: 1. To maintain a dwelling 24 feet from the Topaz Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** 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.

5. 6 W. Minuit Drive, New Castle, DE 19720. Area variance: To construct a dwelling 4 feet from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Jason Oakes. NC5 Zoning. CD 7. (App 2019-0540-A) TP 10-014.10-428.

6. 12 Cornwall Road, New Castle, DE 19720. Area variance: To construct a carport 0 feet from the easterly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Michael Haines. NC6.5 Zoning. CD 7. (App 2019-0556-A) TP 10-023.30-037.

7. 3 Clermont Road, Wilmington, DE 19803. Area variance: To construct an addition 35 feet from the rear property line (40-foot rear yard setback) see UDC Section 40.04.110.B. Charles Knothe. NC10 Zoning. CD 8. (App 2019-0557-A) TP 06-102.00-061.

8. 124 Ponds Lane, Wilmington, DE 19807. Area variance: To construct an addition 17 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Anne Corde Schuck Trustee. NC15 CL (Cluster Development). CD 2. (App 2019-0599-A) TP 07-027.30-078.

9. 227 Chapman Road, Newark, DE 19702 . Special Use Permit and area variances to facilitate the recordation of a Land Development Plan: **1.** Special Use Permit to permit miniwarehousing/self-storage units (light industry use) in the OR Zoning District. **2.** To permit paving 4 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit a maximum gross floor area ratio of 0.60 of (0.40 maximum gross floor area ratio) see UDC Table 40.04.110.A. **4.** To permit a maximum net floor area ratio of 0.85 of (0.57 maximum net floor area ratio) see UDC Table 40.04.110.A. SAFStor Real Estate Co, LLC. OR Zoning. CD 11. (App 2019-0598-A) TP 09-029.00-012.

***10. 1190 Churchtown Road, Middletown, DE 19709 . *THIS APPLICATION HAS BEEN CONTINUED TO THE NOVEMBER 21st HEARING and WILL NOT BE CONSIDERED AT THE OCTOBER 11th HEARING.**

Area variances to facilitate the recordation of a Land Development Plan: To disturb 88% of a WRPA Recharge Area (50% maximum disturbance) see UDC Table 40.10.010. Landmark Science & Engineering. S Zoning. CD 6. (App 2019-0429-A) TPs 13-011-00-021 & 13-011.00-166.

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.