

**AGENDA**  
**\*REVISED 2/9/21**

**BOARD OF ADJUSTMENT**

**Thursday, February 25, 2021**

**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 will be posted below when available, but not less than two business days prior to the meeting date:**

When: Feb 25, 2021 06:00 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/81598502306?pwd=b2M3Skt5SVZLdm0zMUx4aGZaNmUyUT09>  
**Passcode: 952673**

**Or Telephone:**

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

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

**Webinar ID: 815 9850 2306**

**Or iPhone one-tap:**

US: +13126266799,,81598502306# or +19292056099,,81598502306#

**AGENDA**

**1. 201 Redwood Avenue, Wilmington, DE 19804 . Area variances 1.** To maintain a dwelling 19 feet from the Norris Street right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To enclose an existing open porch 19 feet the Norris Street right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Matthew Patone. NC5 Zoning. CD 9. (App 2021-0019-A) TP 08-051.10-027.

**2. 214 Hillview Avenue, New Castle, DE 19720. Area variance:** To maintain an addition 17 feet from the Hillview Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Rosa Oyola Ortiz. NC5 Zoning. CD 10. (App 2021-0039-A) TP 10-010.40-128.

**3. 1501 Upsan Downs Lane, Wilmington, DE 19810 . Area variance:** To construct an addition 21 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Jonathan Turner. NC10 Zoning. CD 8. (App 2021-0021-A) TP 29-001.00-560.

**4. 15 Center Meeting Road, Wilmington, DE 19807. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 2,785 square foot footprint from the 2,000 square foot footprint maximum permitted in the Design Review Advisory Committee (DRAC) of Centerville Village Design Manual, Chapter 6: Building Design Envelope: Massing, Scale and Building Footprint requirements per UDC Section 40.26.430.D. **2.** To permit an addition 8 feet from the easterly side lot line from the 30-foot minimum setback (10 percent average spacing of historic structures along the block hosting the new construction) in the Design Review Advisory Committee (DRAC) of Centerville Village Design Manual, Chapter 6: Site Design Considerations: Spacing requirements per UDC Section 40.26.430.D. 15 Center Meeting Road LLC. NC15, HT & H Zoning. CD 2. (App 2020-0760-A) TP 07-007.00-110.

**5. 154 N. DuPont Highway, New Castle, DE 19720 . **\*THIS APPLICATION HAS BEEN CONTINUED TO THE MARCH 18, 2021 HEARING.****

**Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 0 feet from the N. DuPont Highway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To permit a trash enclosure 7 feet from the rear property line (20-foot side yard setback) see UDC Table 40.04.110.B. **3.** To construct a building 5 feet from the northeasterly side lot line (20-foot side yard setback) see UDC Table 40.04.110.B. **4.** To permit 0.0 bufferyard opacity along the N. DuPont Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **5.** To permit a Landscape Surface Ratio (LSR) of 0.18 landscape surface ratio (0.20 minimum LSR required) see UDC Table 40.04.110.A. **6.** To provide 1 stacking space for the single bay car wash (6 stacking spaces per bay) see UDC Table 40.03.522. **7.** To permit a ground sign 5 feet from the N. DuPont Highway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **8.** To permit an 8 square foot instructional ground sign (4-square foot maximum for instructional signs) see UDC Section 40.06.040.A. **9.** To permit a 325 square foot ground sign aggregate (250 square feet maximum ground sign aggregate) see UDC Table 40.06.060. **10.** To permit a 78 square foot off-premise sign on a road less than 10,000 average daily trips (0-square feet permitted) see UDC Section 40.06.070. Silicato Development. CR Zoning. CD 7. (App 2021-0064-A) TP 10-024.00-043.

**6. 1031 S. Market Street, Wilmington, DE 19801. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To maintain paving 0 feet from the northerly side lot line for Lot 1 (5-foot other yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the southerly side lot line for Lot 1 (5-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the northerly side lot line for Lot 2 (5-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 0 feet from the S. Market Street right-of-way for Lot 1 (25-foot street yard paving setback) see UDC Table 40.04.110.B. **5.** To permit paving 0 feet from the S. Market Street right-of-way for Lot 2 (25-foot street yard paving setback) see UDC Table 40.04.110.B. **6.**

To permit paving 3 feet from the southerly side lot line for Lot 2 (5-foot other yard paving setback) see UDC Table 40.04.110.B. **7.** To permit a trash enclosure 5 feet from northerly side lot line for Lot 1 (20-foot side yard setback) see UDC Table 40.04.110.B. **8.** To permit 0 loading bays on Lot 1 (1 loading bay required) UDC Section 40.03.510. **9.** To disturb 55% (0.32 acres) of the riparian buffer area (100% protection level required) see UDC Table 40.10.010. **10.** To provide 0 parking lot plant units (1 plant unit per 12 parking spaces, total 4.2 plant units required) see UDC Table 40.04.111.A. **11.** To provide a 0.0 bufferyard opacity along S. Market Street right-of-way for Lot 1 (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **12.** To provide a 0.0 bufferyard opacity along S. Market Street right-of-way for Lot 2 (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. Buccini Pollin Group. CR Zoning. CD 10. (App 2021-0065-A) TP 10-001.00-012.

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.