

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, May 13, 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 is posted below.**

When: May 13, 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/89560141623?pwd=bzdmczFRUm5JMzNnRUVPYkV6Sk85UT09>  
Passcode: 163046

**Or iPhone one-tap:**

US: +13017158592,,89560141623# or +13126266799,,89560141623#

**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  
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Webinar ID: 895 6014 1623

## 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. **3.** To permit 60% coverage of the rear yard area (30% maximum rear yard coverage) see UDC Section 40.03.410.A.4.t. **Matthew Patone.** NC5 Zoning. CD 9. (App 2021-0019-A) TP 08-051.10-027.

**2. 601 Garnet Road, Wilmington, DE 19804. Area variances: 1.** To construct an addition 17 feet from the Garnet Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct an addition 22 feet from the Balsam Road

right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **Aaron Rotzinger**. NC5 Zoning. CD 1. (App 2021-0192-A) TP 07-042.30-416.

**3. 443 Glenturret Way, Townsend, DE 19734. Area variance:** To construct an addition 15 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **Roslyn Odoms**. S Zoning. CD 12. (App 2021-0193-A) TP 14-013.31-121.

**4. 4 Millbourne Drive, Newark, DE 19711. Area variance:** To construct a detached accessory structure 4 feet from the rear property line (40-foot rear yard setback) UDC Section 40.03.410.A. **John Crosby**. NC21 Zoning. CD 9. (App 2021-0222-A) TP 08-053.40-065.

**5. 3302 S. Rockfield Drive, Wilmington, DE 19810. Area variance:** To construct a 2-story addition 20 feet from the S. Rockfield Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **Kevin Kain**. NC10 Zoning. CD 2. (App 2021-0223-A) TP 06-020.00-213.

**6. 1471 Bunker Hill Road, Middletown, DE 19709. Area variances to facilitate the recordation of a Land Development Plan:** To permit a lot width of 30 feet for Lot 4 (150-foot minimum lot width) see UDC Table 40.04.110.B. **Walter Carrow**. S Zoning. CD 6. (App 2021-0214-A) TP 13-021.00-015.

**7. 2020 W. Newport Pike, Wilmington, DE 19804. Area variances:** **1.** To permit 3 additional identification signs (1 identification sign per street frontage) see UDC Section 40.06.040.A. **2.** To permit 2, 54 square foot wall identification signs (20-square foot maximum sign area) see UDC Section 40.06.040.A. **3.** To permit 2, 32 square foot ground identification signs (20-square foot maximum sign area) see UDC Section 40.06.040.A. **Tupp Signs, Inc.** NCAP Zoning. CD 1. (App 2020-0151-A) TP 07-046.10-160.

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.