

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, May 14, 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.

**THE BOARD OF ADJUSTMENT OF NEW CASTLE COUNTY** will hold a public hearing **utilizing ZOOM Webinar** on **Thursday, May 14, 2020 at 6:00 p.m.** Online log-in information, call-in number(s), and meeting ID numbers may be found at: [www.newcastlede.gov/389/Board-of-Adjustment](http://www.newcastlede.gov/389/Board-of-Adjustment) **approximately 2 business days prior to the scheduled meeting.**

#### AGENDA:

**1. 400 Odessa Avenue, Wilmington, DE 19809. Area variance:** To maintain a dwelling 18 feet from the Odessa Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Ward & Taylor LLC. NC6.5 Zoning. CD 8. (App 2020-0155-A) TP 06-094.00-255.

**2. 123 St. Regis Drive, Newark, DE 19711. Area variance:** To construct an addition 5 feet from the easterly side lot line (8-foot side yard setback) see UDC Table 40.04.110.B. Jane Baskins. NC10 Zoning. CD 9. (App 2020-0146-A) TP 08-053.30-077.

**3. 13 Cawdor Lane, New Castle, DE 19720. Area variance:** To construct an addition 2 feet from the easterly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Gail Brooks. NC6.5 Zoning. CD 7. (App 2020-0149-A) TP 10-023.10-225.

**4. 2175 Vandyke Greenspring Road, Smyrna, DE 19977. Area variance:** To permit a lot width of 160 feet for Lot 4 (200-foot minimum lot width) see UDC Table 40.04.110.A. Andrew DiMedio. NC2-A Zoning. CD 6. (App 2020-0164-A) TP 15-022.00-119.

**5. 1 Ice Cream Drive, Wilmington, DE 19810. Area variances:** **1.** To permit a ground sign 0 feet from the Ice Cream Drive right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **2.** To permit a ground sign 0 feet from the unnamed alley right-of-way (40-foot ground sign setback) see UDC Table 40.04.110.B. **3.** To maintain Building 1 3 feet the Ice Cream Drive right-of-way (15-foot street yard setback) see UDC Table 40.04.110.B. **4.** To maintain Building 1 0 feet from the unnamed alley (15-foot street yard setback) see UDC Table 40.04.110.B. **5.** To maintain a Building 1 14 feet from the unnamed alley (15-foot

street yard setback) see UDC Table 40.04.110.B. **6.** To maintain Building 20 feet from the unnamed alley (15-foot street yard setback) see UDC Table 40.04.110.B. Vincenzo Carrieri-Russo. CN Zoning. CD 8. (App 2020-0151-A) TPs 06-068.00-033 & 06-081.00-057.

**6. 2180 New Castle Avenue, New Castle, DE 19720 . Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 2.85 acre lot size (3.00 acre minimum lot size) see UDC Table 40.04.110.B. **2.** To permit a maximum gross floor area ratio (FAR)25-foot of 0.62 (0.50 maximum gross floor area ratio) see UDC Table 40.04.1110.A. **3.** To construct a building 33 feet from the Interstate 295 right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **4.** To permit paving 7 feet from the Interstate 295 right-of-way (25-foot paving setback) see UDC Table 40.04.110.B. **5.** To provide a 0.0 bufferyard opacity along the Interstate 295 right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **6.** To construct a ground sign 8 feet from the Interstate 295 right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. New Castle Hospitality. CR Zoning. CD 7. (App 2020-0145-A) TP 10-015.00-005.

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.