

## 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.

**NOTE:** Members of the public interested in joining/participating in a Zoom virtual public hearing/meeting are encouraged to submit a Public Hearing Virtual Meeting Participation Form prior to the date of the meeting. Additional information regarding Virtual Public Meetings may be found at: Virtual Meetings-Land-Use

#### 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 2 0 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.