

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, July 22, 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: July 22, 2021 6:00 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/81336805188?pwd=MERZeXpwVFNJQi9WdnF4V0JaWG4xUT09>

Passcode: 965135

**Or One tap mobile :**

US: +13017158592,,81336805188# or +13126266799,,81336805188#

**Or Telephone:**

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

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Webinar ID: 813 3680 5188

## AGENDA

**1. 751 Hopkins Bridge Road, Newark, DE 19711. Area variances:** **1.** To maintain a dwelling 16 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To maintain a deck 20 feet from the rear property line (25-foot setback for decks) see UDC Section 40.04.110.E. **3.** To maintain an inground pool 2 feet from the westerly side lot line (6-foot setback for pools) see UDC Section 40.03.410.G. **4.** To construct a 2-story addition 8 feet from the Hopkins Bridge Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. PanGro Development. NC40 Zoning. CD 3. (2021-0194-A) TP 08-040.00-016.

**2. 120 Peel Lane, Newark, DE 19702. Area variances.** **1.** To maintain paving 0 feet from the westerly side lot line (2-foot paving setback) see UDC Section 40.04.110.E. **2.** To maintain paving 0 feet from the easterly side lot line (2-foot paving setback) see UDC Section 40.04.110.E. Yama Nemath. S Zoning. CD 5. (App 2021-0387-A) TP 11-013.10-019.

**3. 2414 Graydon Road, Wilmington, DE 19803. Area variance:** To construct an addition 31 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. Silverside Contracting Inc. NC15 Zoning. CD 2. (App 2021-0370-A) TP 06-067.00-024.

**4. 4524 Hendry Avenue, Wilmington, DE 19808. 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. Jason Hill. NC6.5 Zoning. CD 1. (App 2021-0371-A) TP 08-044.40-097.

**5. 2 Gilbert Court, Newark, DE 19713. Area variance:** To construct an addition 33 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. James Rice Jr. NCTH Zoning. CD 5. (App 2021-0388-A) TP 09-021.40-185.

**6. 45 Devalinder Drive, Newark, DE 19702. Area variance:** To construct an addition 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Frances & Dean Rapp. ST Zoning. CD 11. (App 2021-0389-A) TP 11-031.20-047.

**7. 910 N. DuPont Road, Wilmington, DE 19807. Area variances:** **1.** To maintain a dwelling 23 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To construct a detached accessory structure 11 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Jason Jowers. NC15 Zoning. CD 2. (App 2021-0397-A) TP 07-030.30-104.

**8. 780 S. DuPont Highway, New Castle, DE 19720. Area variances:** **1.** To permit 5, 20 square foot instructional signs (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **2.** To permit 9, 6 square foot instructional signs (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **3.** To permit 6, 9 square foot instructional signs (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **4.** To permit 5, 24 square foot instructional signs (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **5.** To permit 2 additional wall signs (1 wall sign per principal use) see UDC Table 40.06.060. **6.** To permit 2, 330 square foot wall signs (300-square foot maximum sign area) see UDC Table 40.06.060. **7.** To permit a ground sign 32 feet from the DuPont Highway right-of-way (40-foot setback required) see UDC Table 40.06.060. **8.** To permit a ground sign 25 feet from the Hamburg Road right-of-way (40-foot setback required) see UDC Table 40.06.060. Blue Diamond Park LLC. EX Zoning. CD 12. (App 2021-0343-A) TPs 10-045.00-007 & 10-050.00-006.

**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.**