

AGENDA
***Revised 7/9/21**

BOARD OF ADJUSTMENT

Thursday, July 22, 2021

6:00 p.m.

In accordance with 29 Del. C. Section 10001 et.al., the July 15, 2021 Board of Adjustment Hearing will be held as a virtual meeting utilizing Zoom Webinar. The Government Center located at 87 Reads Way will be accessible during the scheduled hearing time for members of the public to attend the virtual meeting in-person.

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):

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: 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. 1 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.