

**AGENDA**  
**\*REVISED 8/5/21**

**BOARD OF ADJUSTMENT**

**Thursday, August 12, 2021**

**6:00 p.m.**

**In accordance with 29 Del. C. Section 10001 et.al., New Castle County Board of Adjustment public hearings will be held as virtual meetings utilizing Zoom Webinar. The Multipurpose Room of the James H. Gilliam, Jr. Building, located at 67 Reads Way in New Castle, will be accessible during the scheduled hearing times for members of the public to attend the virtual meetings 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: August 12, 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/86799657641?pwd=bzdYenhnOHJmcE5NNCt3aFdLVnY4dz09>

Passcode: 504578

**Or One tap mobile:**

US: +13126266799,,86799657641# or +19292056099,,86799657641#

**Or Telephone:**

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

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or +1 253 215 8782

Webinar ID: 867 9965 7641

**AGENDA**

**1. 3924 Thompsons Bridge Road, Wilmington, DE 19803. Area variance:** To construct a detached accessory structure 33 feet in height (20-foot maximum height) see UDC Section 40.03.410.A. Jim Hutchinson. SE Zoning. CD 2. (App 2021-0420-A) TP 07-013.00-069.

**2. 1999 Kershaw Lane, Wilmington, DE 19810. Area variance:** To construct an addition 21 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. Hillcrest Associates, Inc. NC15 Zoning. CD 2. (App 2021-0423-A) TP 06-043.00-234.

**3. 230 Old Churchmans Road, New Castle, DE 19720. Area variance:** To construct a detached Accessory Dwelling Unit (ADU) on a 0.99 acre parcel (greater than 2-acre minimum lot area required for a detached ADU) see UDC Section 40.03.410.H.7. Arthur Young. NC6.5 Zoning. CD 7. (App 2021-0433-A) TP 10-017.20-045.

**4. 1101 Old Lancaster Pike & 500 Schoolhouse Road, Hockessin, DE 19707. Area variances:** **1.** To maintain a dwelling 18 feet from the Schoolhouse Road right-of-way on Lot 1 (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 20 feet from the Schoolhouse Road right-of-way on Lot 2 (25-foot street yard setback) see UDC Table 40.04.110.B. **3.** To maintain a detached accessory structure 19 feet from the Schoolhouse Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **4.** To permit a detached Accessory Dwelling Unit (ADU) on a 0.37-acre parcel on Lot 1 (greater than 2-acre minimum lot area required for a detached ADU) see UDC Section 40.03.410.H.7. **5.** To construct an open porch 4 feet from the Schoolhouse Road right-of-way (25-foot street yard setback) on Lot 1 see UDC Table 40.04.110.B. Jo Ann Van Heest. NC6.5 Zoning. CD 3. (App 2021-0340-A) TPs 08-013.10-119 & 08-008.30-130.

**5. 11 Independence Way, Newark, DE 19713. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a maximum gross floor area ratio of 0.27 (0.23 maximum gross floor area ratio) see UDC Table 40.04.110.A. **2.** To permit a maximum net floor area ratio of 0.54 (0.46 maximum gross floor area ratio) see UDC Table 40.04.110.A. Karins and Associates. NC40 Zoning. CD 5. (App 2021-0357-A) TPs 11-009.00-007 & -052.

**6. 46 & 48 Lawson Avenue, Claymont, DE 19703. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 2,717 square foot lot size for Lot 1 (4,000-square foot minimum lot size) see UDC Table 40.04.110.B. **2.** To permit a 3,093 square foot lot size for Lot 2 (4,000-square foot minimum lot size) see UDC Table 40.04.110.B. **3.** To permit a lot width of 18.70 feet for Lot 1 (40-foot minimum lot width) see UDC Table 40.04.110.B. **4.** To permit a lot width of 21.30 feet for Lot 2 (40-foot minimum lot width) see UDC Table 40.04.110.B. **5.** To maintain a dwelling 17 feet from the Lawson Avenue right-of-way for Lot 1 (25-foot street yard setback) see UDC Table 40.04.110.B. **6.** To maintain a dwelling 17 feet from the Lawson Avenue right-of-way for Lot 2 (25-foot street yard setback) see UDC Table 40.04.110.B. **7.** To maintain a dwelling 3 feet from northerly side lot line for Lot 1 (6-foot side yard setback) see UDC Table 40.04.110.B. **8.** To maintain 0 off-street parking spaces for Lot 1 (2.25 parking spaces per dwelling unit) see UCD Table 40.03.110.C. **9.** To maintain 0 off-street parking spaces for Lot 2 (2.25 parking spaces per dwelling unit) see UCD Table 40.03.110.C. Jihan & Family, LLC. NC5 & HT Zoning. CD 8. (App 2021-0418-A) TP 06-071.00-117.

**\*Business Meeting:** Discussion of recent change of law regarding the requirement of an anchor location for all public meetings, designation of one or more Board members to be present at the anchor location, and proposed amendment to the Rules of Procedure to include provisions related to the anchor location.

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.