

**AGENDA**  
**\*Revised 8/11/21**

**BOARD OF ADJUSTMENT**

**Thursday, August 19, 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 19, 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/85952001409?pwd=ckd2VzQ2SDNSeHF2NU1KemtxYTc0dz09>  
Passcode: 704680

**Or One tap mobile:**

US: +19292056099,,85952001409# or +13017158592,,85952001409#

**Or Telephone:**

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

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or +1 346 248 7799

Webinar ID: 859 5200 1409

**AGENDA**

1. **252 Anita Court, Newark, DE 19702. \*THIS APPLICATION HAS BEEN CONTINUED TO THE 9/9/21 HEARING.**

**Area variance:** To construct a deck 10 feet from the rear yard property line (11.25-foot setback for decks) see UDC Section 40.04.110.E. James Wynn. S Zoning. CD 11. (App 2021-0428-A) TP 10-043.10-843.

2. **1707 Telegraph Road, Wilmington, DE 19804. Area variance:** To permit a fence 8 feet in height along easterly side lot line (6-foot maximum fence height) see UDC Section 40.03.410.D. Lynda Furlong. NC6.5 Zoning. CD 1. (App 2021-0429-A) TP 08-050.20-376.

3. **835 Whitebird Drive, Middletown, DE 19709. Area variance:** To maintain a deck under construction 10 feet from the rear property line (11.25-foot setback for decks) see UDC Section 40.04.110.E. Ramesh C. Batta Associates, P.A. S Zoning. CD 12. (App 2021-0430-A) TP 13-019.31-100.

4. **701 Scotland Drive, Bear, DE 19701**. Area variances to facilitate the recordation of a **Land Development Plan**: **1.** To maintain a dwelling 19 foot from a private street for Lot 1 (20-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 18 foot from a private street for Lot 77 (20-foot street yard setback) see UDC Table 40.04.110.B. **3.** To maintain 11-foot building spacing between Lots 75 and 76 (12-foot minimum building space) see UDC Table 40.04.110.B. **4.** To maintain 10-foot building spacing between Lots 78 and 79 (12-foot minimum building space) see UDC Table 40.04.110.B. **5.** To maintain 11-foot building spacing between Lots 79 and 80 (12-foot minimum building space) see UDC Table 40.04.110.B. **6.** To maintain 10-foot building spacing between Lots 80 and 81 (12-foot minimum building space) see UDC Table 40.04.110.B. **7.** To maintain 11-foot building spacing between Lots 100 and 101 (12-foot minimum building space) see UDC Table 40.04.110.B. **8.** To maintain a dwelling 4 feet from the rear property line for Lot 73 (5-foot rear yard setback) see UDC Table 40.04.110.B. Reybold Realty Associates, LLC. NCMM Zoning. CD 11. (App 2021-0434-A) TP 11-023.00-050.

**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.**