

AGENDA

BOARD OF ADJUSTMENT

Thursday, October 7, 2021

6:00 p.m.

In accordance with 29 Del. C. Section 10006A, 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: October 7, 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/85948164352?pwd=VHZ1WHFIY0ZzaXBYanJTVjZjWFpwZz09>

Passcode: 492047

Or One tap mobile:

US: +19292056099,,85948164352# or +13017158592,,85948164352#

Or Telephone:

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

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782
or +1 346 248 7799

Webinar ID: 859 4816 4352

AGENDA

1. 200 Washington Avenue, Wilmington, DE 19803. Area variance: To construct an addition 4 feet from the southerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Marella Roberts. NC6.5 Zoning. CD 2. (App 2021-0533-A) TP 06-064.00-133.

2. 684 McGovern Road, Hockessin, DE 19707. Area variances to facilitate the recordation of a record plan: 1. To permit 0.80 acre lot size for Lot 1 exclusive of protected resources (1-00 acre minimum exclusive of protected resources) see UDC Table 40.04.110.B. The gross acreage for Lot 1 will be 1.60 acres. 2. To permit 0.80 acre lot size for Lot 2 exclusive of protected resources (1-00 acre minimum exclusive of protected resources) see UDC Table 40.04.110.B. The gross acreage for Lot 2 will be 1.61 acres. VanDemark & Lynch, Inc. S Zoning. CD 3. (App 2021-0509-A) TP 08-003.00-036.

3. 1951 Pulaski Highway, Bear, DE 19701. Area variance: To permit a shopping center identification sign 15 feet from the Pulaski Highway right-of-way (40-foot street setback for ground

sign) see UDC Table 40.06.060. 1951 Pulaski Highway, LLC. CR Zoning. CD 11. (App 2021-0563-A) TP 11-023.00-025.

4. 3420 Kirkwood Highway Wilmington, DE 19808. Area variances to facilitate the recordation of a Land Development Plan: 1. To permit a 0.97 gross floor area ratio (0.28 maximum gross floor area ratio) see UDC Table 40.04.110.A. 2. To permit a 1.29 net floor area ratio (0.37 maximum net floor area ratio) see UDC Table 40.04.110.A. 3. To provide a 0.0 bufferyard opacity along the rear property line (0.5 bufferyard opacity required) see UDC Table 40.04.111 A. 4. To permit paving 5 feet from the Lincoln Avenue right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. 5. To construct a building 35 feet from the Lincoln Avenue right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. 6. To permit paving 18 feet from the Kirkwood Highway right-of-way (25-foot street yard paving setback) see UDC Table 40.04.110.B. 7. To provide a 0.0 bufferyard opacity along the Kirkwood Highway right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111. A. 8. To provide a 0.0 bufferyard opacity along the Lincoln Avenue right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. Scoco Investments. CR Zoning. CD 1. (App 2021-0528-A) TPs 07-037.10-010 & 07-037.30-053.

5. 10 Germay Drive, Wilmington, DE 19804. Area variances: 1. To permit paving 0 feet from the Germay Drive right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. 2. To maintain paving 0 feet from the northerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 3. To maintain paving 0 feet from the southerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. 4. To permit a trash enclosure 0 feet from the northerly side lot line (10-foot setback required) see UDC Table 40.04.110.B. 5. To provide 0.0 bufferyard opacity along the Germay Drive right-of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. 6. To provide 0 street trees along the Germay Drive right-of-way (2 street trees required) see UDC Table 40.04.111.C. 7. To provide 0 on-lot plant units (6 plant unit per acre, total of 0.72 plant units) see UDC Table 40.04.111.A. 8. To permit a ground sign 2 feet from the Germay Drive right-of-way (25-foot setback for ground sign) see UDC Table 40.06.060. Faithful Friends Animal Society. I Zoning. CD 1. (App 2021-0529-A) TP 07-039.40-018.

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.