

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, November 21, 2019

6:00 p.m.

Department of Land Use Conference Room

New Castle County Government Center

87 Reads Way, New Castle

**1. 346 Sheridan Drive, New Castle, DE 19720. Area variance:** To maintain a garage addition 12 feet from the rear property line (40-foot rear yard setback); see UDC Table 40.04.110.B. Tiffany Pleasant. NCTH Zoning. CD 10. (App 2019-0693-A) TP 10-011.10-033.

**2. 45 N. Kings Croft Drive, Bear, DE 19701. Area variance:** To construct an addition 18 feet from the rear property line (25-foot rear yard setback); see UDC Table 40.04.110.B. Yaritza Knotts. NC6.5 Zoning. CD 12. (App 2019-0682-A) TP 10-044.30-219.

**3. 400 Kathryn Court, New Castle, DE 19720. Area variances:** **1.** To construct a deck 10 feet from the rear property line (15-foot setback for decks); see UDC Section 40.04.110.E. **2.** To construct steps leading to a deck with a 16 square foot landing, 7 feet from the rear property line (15-foot setback for decks, stairs leading to a deck, with a landing area not greater than twenty-five (25) square feet may project an additional 2 feet); see UDC Table 40.04.110.E. Alexander Bailey. S Zoning. CD 12. (App 2019-0687-A) TP 12-020.30-002.

**4. 3219 Heathwood Road, Wilmington, DE 19810. Area variance:** To construct an addition 3 feet from the westerly side lot line (8-foot side yard setback); see UDC Table 40.04.110.B. William Holland. NC10 Zoning. CD 2. (App 2019-0692-A) TP 06-041.00-067.

**5. 106 Avian Way, Middletown, DE 19709. Area variance:** To construct a deck 4 feet from the rear property line (10-foot setback for decks); see UDC Section 40.04.110.E. Sandy Shelly. NC21 CL Zoning. CD 12, (App 2019-0694-A) TP 13-013.40-024.

**6. 77 McCullough Drive, New Castle, DE 19720. Special Use Permit and area variances:** **1.** Special Use Permit to establish a high intensity recreational use in I Zoning District; see UDC Sections 40.03.210 & 40.31.430. **2.** To maintain existing bufferyard opacity along all property lines (additional 0.2 bufferyard opacity required along all property lines); see UDC Table 40.04.111.A. Matt Jolley. I Zoning. CD 7. (App 2019-0691-A) TP 10-015.00-014.

**7. 2510 Old County Road, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a maximum gross floor area ratio of 0.31 (0.12 maximum gross floor area ratio); see UDC Table 40.04.110.A. **2.** To permit a maximum net floor area ratio of 1.02 of (0.45 maximum net floor area ratio); see UDC Table 40.04.110.A. **3.** To permit a maximum building height of 53 feet (40-foot maximum building height); see UDC Table 40.04.110.B. **4.** To permit paving 10 feet from the easterly side lot line (30-foot other yard paving setback); see UDC Table 40.04.110.B. **5.** To provide 0.0 bufferyard opacity along the easterly side lot line (0.3 bufferyard opacity); see UDC Table 40.04.111.A. Glasgow IL-AL Investors LLC. S Zoning. CD 6. (App 2019-0625-A) TP 11-031.00-100.

**8. 1190 Churchtown Road, Middletown, DE 19709. Area variances to facilitate the recordation of a Land Development Plan:** To disturb 88% of a WRPA Recharge Area (50% maximum disturbance); see UDC Table 40.10.010. Landmark Science & Engineering. S Zoning. CD 6. (App 2019-0429-A) TPs 13-011-00-021 & 13-011.00-166.

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.