



BOARD OF ADJUSTMENT

MINUTES

January 28, 2021

The Board of Adjustment of New Castle County held a public hearing on January 28, 2021 utilizing ZOOM Webinar, beginning at 6:00 p.m.

Chairman David H. Burt,
presiding:

CALL TO ORDER – 6:00 p.m.

David H. Burt
Terry Parker
William Brooks
Edward Thomas
Izuru Osegbu-Rivers
Richard Farmer

Comprising a quorum of the Board; also:
Aysha Gregory, Esq., Office of Law
Melissa Hughes, Department of Land Use
Klesa Achaibar, Department of Land Use
Janet Vinc, Department of Land Use

MINUTES

PUBLIC HEARING

NEW BUSINESS

The Board heard and received testimony on the following application(s) and took action on the applications as follows:

1. App. #2021-0017-A – Kuan Sanchez.

Mr. Parker Grant moved to **Grant** the application; Mr. Burt seconded the motion.

VOTE: 6-0

ACTION: Grant– Area variance: Area variance: To maintain a detached accessory structure in front of the primary dwelling on a 1.97 acre lot (2-acre minimum lot size) see UDC Section 40.03.410.A.. NC6.5 Zoning. CD 8. (App 2021-0017-A) TP 06-116.00-080.

2. App. #2020-0764-A – Daniel T. Campbell, AIA.

Mr. Burt moved to **Grant** with Condition the application; Ms. Osegbu-Rivers seconded the motion.

VOTE: 6-0

ACTION: Grant– Area variances: 1. To maintain a dwelling 3 feet from the easterly side lot line (40-

foot side yard setback) see UDC Table 40.04.110.B. **2.** To maintain an existing addition 33 feet from the easterly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. **3.** To construct a second floor addition 33 feet from the easterly side lot line (40-side yard setback) see UDC Table 40.04.110.B. SE Zoning. CD 2. (App 2020-0764-A) TP 07-013.00-014.

3. App. #2020-0726-A – Scott Gulick.

Mr. Parker moved to **Grant**; Ms. Osegbu-Rivers seconded the motion.

VOTE: 6-0

ACTION: Grant- Area variance: To construct an addition 14 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. S Zoning. CD 12. (App 2020-0769-A) TP 13-007.10-026.

4. App. #2020-0759-A – Shelia Berkel.

Mr. Burt moved to **Grant** the application; Mr. Farmer seconded the motion.

VOTE: 6-0

ACTION: Grant– Area variances: **1.** To permit 1 additional identification sign (1 wall or ground identification sign permitted) see UDC Table 40.06.060. **2.** To permit a 32 square foot ground identification sign (20-square foot maximum sign area) see UDC Table 40.06.060. **3.** To permit a 32 square foot ground identification sign 0 feet from the Lambson Lane right-of-way (20-foot ground sign setback) see UDC Table 40.06.060. NC5 Zoning. CD 10. (App 2020-0759-A) TP 10-010.20-518.

5. App. #2020-0770-A – Luke Jones.

Mr. Burt moved to **Grant**; Mr. Parker seconded the motion.

VOTE: 6-0

ACTION: Grant- Area variance: To construct a ground sign 0 feet from the Red Lion Road right-of-way (20-foot ground sign setback) see UDC Table 40.06.060.. S Zoning. CD 7. (App 2020-0770-A) TP 10-049.00-041.

6. App. #2020-0726-A – Charles D. Cantera & Associates.

Mr. Burt moved to **Grant**; Mr. Thomas seconded the motion.

VOTE: 6-0

ACTION: Grant- Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain the historic dwelling 18 feet along a frontage street (25-foot street yard setback required) see UDC Table 40.04.112. **2.** To permit a detached accessory structure in front the existing dwelling on a lot less than 2.00 acres (2-acre minimum lot size) see UDC Section 40.03.410.A.1. ST Zoning. CD 1. (App 2020-0727-A) TPs 10-028.00-052 & 10-028.00-030.

Melissa A. Hughes

Melissa Hughes
Department of Land Use
3/1/2021