



BOARD OF ADJUSTMENT

MINUTES

June 24, 2021

The Board of Adjustment of New Castle County held a public hearing on June 24, 2021 utilizing ZOOM Webinar, beginning at 6:00 p.m.

Vice Chairman Terry Parker,
presiding:

CALL TO ORDER – 6:00 p.m.

Terry Parker
William Brooks
Edward Thomas
Richard Farmer

Comprising a quorum of the Board; also:
Aysha Gregory., 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. #2021-0284-A - Ferris Home Improvements.

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

VOTE: 4-0

ACTION: Grant– Area variance: Area variance: To construct an addition 25 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. S Zoning. CD 12. (App 2021-0284-A) TP 13-014.34-134.

2. App. #2021-0286-A – Ferris Home Improvements.

Mr. Brooks moved to **Grant with Condition**; Mr. Thomas seconded the motion.

VOTE: 4-0

ACTION: Grant with Condition - To construct an addition 19 feet from the Atwood Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. NC6.5 Zoning. CD 1. (App 2021-0286-A) TP 07-043.10-639.

CONDITION: The porch shall remain open and not further enclosed.

3. App. #2021-0316-A – Jackie Stonebraker.

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

VOTE: 4-0

ACTION: Grant- Area variances: To construct an addition 17 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B.. NC6.5 Zoning CD 9. (App 2021-0316-A) TP 08-043.40-089.

4. App. #2020-0250-A – Anthony Cisneros.

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

VOTE: 4-0

ACTION: Grant- Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a lot width of 155.05 feet for Lot 1 (300-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot width of 155.05 feet for Lot 2 (300-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To permit a lot width of 149.37 feet for Lot 3 (300-foot minimum lot width) see UDC Table 40.04.110.B. **4.** To permit a 1.12 acre lot size for Lot 1, exclusive of protected resources (5.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 1 will be 6.27 acres. **5.** To permit a 1.11 acre lot size for Lot 2, exclusive of protected resources (5.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 2 will be 5.74 acres. **6.** To permit a 1.57 acre lot size for Lot 3, exclusive of protected resources (5.00-acre minimum lot size exclusive of protected resources) see UDC Table 40-04-110.B. The gross lot area for Lot 2 will be 7.68 acres. SR Zoning. CD 6. (App 2021-0250-A) TP 14-012.00-154.

5. App. #2021-0239-A – Christiana Care Health Services Inc.

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

VOTE: 4-0

ACTION: Grant- Beneficial Use Appeal to permit the construction of loading docks, paving and site improvements on a portion of the parcel located within the 100-year floodplain and area variances: To disturb 0.74 acres (6.1%) of the 100-year floodplain (100% protection level) see UDC Table 40.10.010. BP Zoning. CD 11. (App 2021-0239-A) TP 11-021.00-050.

Melissa A. Hughes

Melissa Hughes
Department of Land Use
8/10/2021