

AGENDA

- ***REVISED AGENDA (January 7, 2022)**
- ****REVISED AGENDA (January 10, 2022)**

BOARD OF ADJUSTMENT

Thursday, January 13, 2022

6:00 p.m.

***The Board of Adjustment Hearing will be held ENTIRELY as a virtual meeting utilizing Zoom Webinar, due to the January 3, 2022 State of Emergency declaration and in accordance with 29 Del. C. Section 10001 et.al. The Multi-Purpose Room, Gilliam Building, 67 Reads Way will NOT be accessible during the scheduled hearing time for members of the public to attend the virtual meeting 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: January 13, 2022 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/85833293519?pwd=N3FDUmtWVWpwS1BiNllqWVNwTEEvdz09>

Passcode: 446274

Or One tap mobile:

US: +13126266799,,85833293519# or +19292056099,,85833293519#

Or Telephone:

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Webinar ID: 858 3329 3519

AGENDA

1. 205 Anita Court, Newark, DE 19702. Area variance: To construct an addition 20 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Brad Hansen. S Zoning. CD 11. (App 2021-0718-A) TP 10-043.10-859.

2. 775 Salem Church Road, Newark, DE 19702. Area variances: **1.** To construct a detached accessory structure in front of the primary dwelling on a 0.75 acre lot (no accessory structure shall be located in front of the dwelling on a lot less than 2-acres) see UDC Section 40.04.410.A. **2.** To construct a detached accessory structure 15 feet from the unnamed right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Julie & Marc Iocono. NC21 Zoning. CD 11. (App 2021-0765-A) TP 11-019.00-017.

3. 107 Hammersmith Way, Bear, DE 19701. Area variance: To construct an addition 15 feet

from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Mohammad Khan. S Zoning. CD 6. (App 2021-0768-A) TP 11-037.30-229.

4. 658 Smyrna Landing Road, Smyrna, DE 19977. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a 3.18 acre lot size exclusive of protected resources for Lot 1 (5-acre minimum lot size exclusive of protected resources) see UDC Table 40.04.110.B. The gross area for Lot 1 will be 8.02 acres. **2.** To permit a 1.64 acre lot size exclusive of protected resources for Lot 2 (5-acre minimum lot size exclusive of protected resources) (5-acre minimum lot size) see UDC Table 40.04.110.B. The gross area for Lot 2 will be 2.75 acres. Frank & Bernice Cioci. SR Zoning. CD 6 (App 2021-0719-A) TP 15-022.00-208.

****5. 465-1/2 Anderson Drive, Wilmington, DE 19801. **This application has been continued to future hearing date TBD.**

Area variances: **1.** To permit a 34 square foot ground sign with a 24 square foot EVMS (Electronic Variable Message Sign) portion (20-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit a 34 square foot ground sign with a 24 square foot EVMS portion 10 feet from the Anderson Drive right-of-way (20-foot setback for ground signs) see UDC Table 40.06.060. **3.** To permit an EVMS sign 50 feet from a residential use (75-foot minimum from a residential use) see UDC Section 40.06.030.B.6. Rev. Lawrence Pelham. NC5 Zoning. CD 10. (App 2021-0702-A) TP 10-010.20-170.

6. 2665 Pulaski Highway, Bear, DE 19701. Area variances: **1.** To permit 2 shopping center identification ground signs along the Pulaski Highway right-of-way (1 shopping center identification ground sign per street frontage) see UDC Table 40.06.060. **2.** To permit shopping center identification ground Sign A 8 feet from the Pulaski Highway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **3.** To permit shopping center identification ground Sign B 8 feet from the Pulaski Highway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. WP Glasgow, LLC. CR Zoning. CD 11. (App 2021-0766-A) TPs 11-026.20-002, 11-026.20-003, 11-026.10-202 & 11-026.10-204 through 206.

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.