

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, February 10, 2022

6:00 p.m.

**\*NOTE: 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: February 10, 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/82922857302?pwd=cWVhQTEvc2o0aGtleitXMDFBSUZZUT09>  
Passcode: 484428

**Or One tap mobile:**

US: +13017158592,,82922857302# or +13126266799,,82922857302#

**Or Telephone:**

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

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

Webinar ID: 829 2285 7302

## AGENDA

**1. 2603 White Avenue, Claymont, DE 19703. Area variances:** **1.** To maintain pool decking 0 feet from the northerly side lot line (6-foot setback required) see UDC Section 40.03.410.H. **2.** To maintain pool decking 0 feet from the Oak Street right-of-way (25-foot street yard setback) see UDC Section 40.03.410.H. **3.** To maintain a dwelling 3 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. **4.** To maintain a dwelling 4 feet from the southerly side lot line (10-foot side yard setback) see UDC Table 40.04.110.B. **5.** To maintain 2 detached accessory 0 feet from the Oak Street right-of-way (25-foot street yard setback) see UDC Section 40.03.410.A. Frank Bedo. NC21 Zoning. CD 8. (App 2021-0803-A) TP 06-037.00-007.

**2. 28 W. Delaware Avenue, Wilmington, DE 19809. Area variances:** **1.** To maintain a dwelling 9 feet from the Lincoln Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.100.B. **2.** To maintain a dwelling 21 feet from the W. Delaware Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.100.B. **3.** To maintain 54% coverage of the rear yard (30% maximum rear yard coverage) see UDC Section 40.03.410.A. **4.** To construct an addition 9 feet from the Lincoln Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Kim Nedelka. NC6.5 Zoning. CD 8. (App 2021-0825-A) TP 06-106.00-245.

**3. 422 Maplewood Drive, Middletown, DE 19709. Area variance:** To construct an addition 33 feet from the Maplewood Drive right-of-way (40-foot street yard setback) see UDC Table 40.04.11.B. MP Diversified Services. NC21 Zoning. CD 6. (App 2021-0831-A) TP 11-055.00-103.

**4. 327 Mockingbird Hill Road, Hockessin, DE 19707. Area variance:** To maintain a detached accessory structure 23 feet in height (20-foot maximum height) see UDC Section 40.03.410.A. Gabrielle Crosley. NC21 Zoning. CD 3. (App 2022-0026-A) TP 08-025.20-035.

**5. 343 Pigeon Point Road, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 0 feet from the Pigeon Point Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 0 feet from the southeasterly lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit 0.1 bufferyard opacity along the Pigeon Point Road right-of-way (0.6 bufferyard opacity required) see UDC Table 40.04.111.A. **4.** To permit 11 street trees along Pigeon Point Road right-of-way (27 street trees required) see UDC Table 40.04.111.C. **5.** To permit 0 on-lot plant units (6 plant units per acre, total plant units required) see UDC Table 40.04.111.B. **6.** To permit 0 parking space plant units (1.5 total plant units required) see UDC Table 40.04.111.B. **7.** To provide 0 landscape parking islands for more than 12 consecutive parking spaces in a row (1-landscape island per 12 consecutive spaces required when more than 40 parking spaces provided) see UDC Section 40.04.220.C. VanDemark & Lynch, Inc. HI Zoning. CD 10. (App 2021-0764-A) TP 10-006.00-024.

**6. 1313 Little Baltimore Road, Hockessin, DE 19707. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To maintain paving 3 feet from the Valley Road right-of-way (20-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To permit a 0.0 bufferyard opacity along the Valley Road right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **3.** To permit a 0.0 bufferyard opacity along the Little Baltimore Road right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **4.** To maintain garage building 17 feet from the Valley Road right-of-way (40-foot building setback) see UDC Table 40.04.110B. **5.** To permit 80 parking spaces (86 parking spaces required) see UDC Table 40.03.522. Chinese American Community Association. S Zoning. CD 3. (App 2021-0769-A) TP 08-017.00-019.

**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.**