

AGENDA

BOARD OF ADJUSTMENT

Thursday, March 17, 2022

6:00 p.m.

***NOTE: In accordance with 29 Del. C. Section 10006A, Board of Adjustment Hearings will be held as a virtual meeting utilizing Zoom Webinar. The Multi-Purpose Room of the James H. Gilliam, Jr. Building, 67 Reads Way, New Castle, DE 19720 will 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: March 17, 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/84144592596?pwd=d3dtUFF1ZWNCMFA4bGtidDJGaIE2OT09>
Passcode: 788700

Or One tap mobile:

US: +13017158592,,84144592596# or +13126266799,,84144592596#

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: 841 4459 2596

AGENDA

1. 200A Virginia Avenue, Wilmington, DE 19805. Area variances: **1.** To maintain a dwelling 21 feet from the Virginia Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 5 feet from northerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **3.** To construct an addition 15 feet from the Virginia Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Yuritalia Rodriguez-Orozco. NC5 Zoning. CD 9. (App 2022-0060-A) TP 07-037.20-182.

2. 10 Camp David Road, Wilmington, DE 19810. Area variance: To construct an addition 20 feet from the Camp David Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Mooney & Zeager Construction. NC10 Zoning. CD 2. (App 2022-0061-A) TP 06-030.00-201.

3. 266 Carlow Drive, Wilmington, DE 19808. Area variances: **1.** To construct a first floor addition 21 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To construct a second story addition 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. George & Joanne Glanden. S Zoning. CD 9. (App 2022-

4. 2605 Whitman Drive, Wilmington, DE 19808. Area variance: To maintain an 8-foot tall fence along the southerly side lot line (6-foot maximum fence height) see UDC Section 40.03.410.D. Richard Potter. NC6.5 Zoning. CD 9. (App 2022-0063-A) TP 08-049.20-039.

5. 1700 through 1717, 1719, 1721, 1723, 1725 thru 1729, 1731, 1733, 1735 thru 1744, 1746, 1750, 1751, 1753, 1755, 1757, 1759 and 1761 thru 1768 Lord Tennyson Place; 1601 thru 1608 Crane Lane; 2001, 2003 thru 2011, 2013, 2015, 2019 thru 2023, 2025 thru 2027, 2029, 2033, 2035, 2037, 2039, 2041, 2043 and 2046 thru 2049 Chekhov Crossing; 1900 and 1902 thru 1910 Twain Lane; 1800, 1802 thru 1814, 1816, 1818 thru 1821, 3225, 3231 thru 3235, 3237 and 3229 S. Central Park Drive, 3602 thru 3616, 3618 thru 3620, 3622, 3623, 3626 thru 3628, 3630 thru 3640 Michener Drive, Middletown, DE 19709. Area variance: To permit a maximum building height of 42 feet for estate lots (36-foot maximum building height) see UDC Table 40.04.110.B. VBS, Inc. S Zoning. CD 6. (App 2022-0033-A) TPs 13-013.31-023 thru -026, 13-013.31-038 thru 044, 13-013.33-001 thru 040, 13-013.33-042 thru 050, 052 thru 076, 078 thru 091, 093 thru 101, 13-013.34-001 thru 016, 022 thru 026, 036, 037, 042 thru 047, 132, 133, 169 thru 176, 13-018.11-001 thru 003, 13-018.12-001 thru 006, 008 thru 015.

6. 220, 222, 224, 226, 230, 232, 234, 236, 240, 242, 244, 246, 262, 263, 266, 269 thru 271, 274 thru 283 and 285 Grove View Drive, Hockessin, DE 19707. Area variances: **1.** To permit a maximum building height of 41 feet for twin Lots 20 thru 25 and 29 thru 36 (36-foot maximum building height) see UDC Table 40.04.110.B. **2.** To permit a maximum building height of 41 feet for single family village Lots 26, 27 & 28 (36-foot maximum building height) see UDC Table 40.04.110.B. **3.** To permit a maximum building height of 45 feet for townhouse Lots 8 thru 19 (40-foot maximum building height) see UDC Table 40.04.110.B. Valley Grove Inc. Zoning ST. CD 3. (App 2022-0059-A) TPs 08-012.10-202 thru 230.

7. 3600 Kirkwood Highway, Wilmington, DE 19808. Area variances: **1.** To permit a shopping center identification sign (Sign A) 27 feet from the Kirkwood Highway right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. **2.** To permit a shopping center identification sign (Sign A) 2 feet from an existing ground sign (100-feet required between ground signs) see UDC Table 40.06.060. **3.** To maintain an additional ground sign (Sign B) 18 feet from the Kirkwood Highway right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. Tupp Signs, Inc. CR Zoning. CD 1. (App 2022-0119-A) TP 08-039.30-155.

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.