

AGENDA

BOARD OF ADJUSTMENT

Thursday, March 25, 2021

6:00 p.m.

In accordance with Governor Carney's Proclamation and the Declaration of a State of Emergency, New Castle County is holding all public meetings as telephone and video conferences, utilizing Zoom Webinar until further notice.

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 25, 2021 06:00 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/81293995298?pwd=TEExVnNIS3lrK1gvOHZGWGE4cE9vZz09>

Passcode: 739432

Or iPhone one-tap:

US: +13126266799,,81293995298# or +19292056099,,81293995298#

Or Telephone:

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

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Webinar ID: 812 9399 5298

AGENDA

- 1. 400 Kiamensi Road, Wilmington, DE 19804. Area variance:** To construct an addition 15 feet from the Maple Avenue (25-street yard setback) see UDC Table 40.04.110.B. Gabriel Jimenez. NC5 Zoning. CD 1. (App 2021-0072-A) TP 07-041.40-253.
- 2. 13 Equestrian Circle, Hockessin, DE 19707. Area variance:** To maintain a deck 21 feet from the rear property line (25-foot setback for decks) see UDC Section 40.04.110.E. Kirson Herbert. NC21 Zoning. CD 3. (App 2021-0101-A) TP 08-013.30-132.
- 3. 209 Alloway Place, Townsend, DE 19734 . Area variance:** To construct an addition 20 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Eric Carter. S Zoning. CD 12. (App 2021-0119-A) TP 14-013.11-053.

4. 50 & 52 Lawson Avenue, Claymont, DE 19703 . Area variances to facilitate the recordation of a Land Development Plan: **1.** To maintain a dwelling 11 feet from the Green Street right-of-way for Lot 1 (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 17 feet from the Lawson Avenue right-of-way for Lot 1 (25-foot street yard setback) see UDC Table 40.04.110.B. **3.** To maintain a dwelling 17 feet from the Lawson Avenue right-of-way for Lot 2 (25-foot street yard setback) see UDC Table 40.04.110.B. **4.** To permit a lot width of 34 feet for Lot 1 (40-foot minimum lot width) see UDC Table 40.04.110.B. **5.** To permit a lot width of 25 feet for Lot 2 (40-foot minimum lot width) see UDC Table 40.04.110.B. **6.** To permit a 3,674 square foot lot size for Lot 2 (4,000-square foot minimum lot size) see UDC Table 40.04.110.B. **7.** To maintain 0 off-street parking spaces for Lot 1 (2.25 parking spaces per dwelling unit) see UCD Table 40.03.110.C. **8.** To maintain 0 off-street parking spaces for Lot 2 (2.25 parking spaces per dwelling unit) see UCD Table 40.03.110.C. Jihan & Family, LLC. NC5 & HT Zoning. CD 8. (App 2021-0040-A) TP 06-071.00-118.

5. 1309 Cedar Lane Road, Middletown, DE 19709. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a 0.0 bufferyard opacity along Route 301 right-of-way (0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **2.** To permit a 0.0 bufferyard opacity along Cedar Lane Road right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **3.** To permit a 0.0 bufferyard opacity along the northerly side lot line (0.3 bufferyard opacity) see UDC Table 40.04.111.B. **4.** To permit a 0.0 bufferyard opacity along the southerly side lot line (0.3 bufferyard opacity required) see UDC Table 40.04.111.B. **5.** To permit a 0.0 on-lot plant units (5 plant units per acre required for a total of 119 plant units) per UDC Table 40.04.110.A. Richard Woodin. S Zoning. CD 12. (App 2021-0116-A) TP 13-013.00-246.

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.