

**AGENDA**  
**\*Revised 5/11/21**

**BOARD OF ADJUSTMENT**

**Thursday, May 20, 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: May 20, 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/86163040807?pwd=OXVncjZMQzNYTVk4V0lkSTN3VXJBZz09>

Passcode: 945568

**Or One tap mobile:**

US: +19292056099,,86163040807# or +13017158592,,86163040807#

**Or Telephone:**

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

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

Webinar ID: 861 6304 0807

**AGENDA**

**1. 6 Prospect Drive, Wilmington, DE 19803. Area variances: 1.** To maintain a dwelling 22 feet from the Prospect Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 9 feet from the rear property line (15-foot rear yard setback) see UDC Table 40.04.110.B. **3.** To maintain a patio 0 feet from the rear property line (2-foot paving setback) see UDC Section 40.04.110.E. **4.** To construct an inground pool 7 feet from an unnamed alley (25-foot street yard setback) UDC Section 40.03.410.G. **5.** To construct an inground pool 3 feet from the rear property line (6-foot setback) UDC Section 40.03.410.G. **6.** To permit pool equipment 5 feet from the unnamed alley (25-foot street yard setback) see UDC Section 40.03.410.G. Maria Blasucci. NC6.5 Zoning. CD 2. (App 2021-0215-A) TP 06-077.00-419.

**2. 431 Glenturret Way, Townsend, DE 19734. Area variance:** To construct an addition 17 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Benjamin Lynster. S Zoning. CD 12. (App 2021-0225-A) TP 14-013.310127.

**3. 711 Rockland Road, Rockland, DE 19732. **\*THIS APPLICATION HAS BEEN CONTINUED TO A FUTURE HEARING DATE TBD.****

**Area variance:** To construct a detached accessory structure in front of the primary dwelling on a 1.10 acre lot (2-acre minimum lot size) see UDC Section 40.03.410.A. Christopher Patterson. NC40 Zoning. CD 2. (App 2021-0245-A) TP 06-087.00-012.

**4. 1001 Lambson Lane, New Castle, DE 19720. Beneficial Use Appeal to permit the construction of 9,700 square feet of paving on a portion of the parcel located within the 100-year floodplain and area variances:** **1.** To disturb 0.06 acres of the 100-year floodplain (100% protection level) see UDC Table 40.10.010. **2.** To disturb 0.16 acres of the Riparian Buffer Area (RBA) (100% protection level) see UDC Table 40.10.010. **3.** To provide 22 parking spaces (95 parking spaces required) see UDC Table 40.03.522. **E.** Thomas Harvey. HI Zoning. CD 10. (App 2021-0134-A) TP 10-011.00-011.

#### **Executive Session:**

Executive session regarding Application 2020-0730-A, 200 Happy Lane, Newark, DE 19711.

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.