

**AGENDA**  
**\*REVISED 2/18/21**

**BOARD OF ADJUSTMENT**

**Thursday, February 18, 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 will be posted below when available, but not less than two business days prior to the meeting date:**

**When: February 18, 2021 6:00 PM Eastern Time (US and Canada)**

**Topic: Board of Adjustment Virtual Public Hearing**

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/87152311622?pwd=TG1sc1hVMW1VWFFjZXgzN1FJd1JXdz09>

**Passcode: 278620**

**Or Telephone:**

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

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

**Webinar ID: 871 5231 1622**

**Or iPhone one-tap:**

US: +13126266799,,87152311622# or +19292056099,,87152311622#

**AGENDA**

**1. 8 Gale Lane, Wilmington, DE 19807. Area variance:** To maintain an addition 2 feet from the rear property line (10-foot rear yard setback) see UDC Table 40.04.110.B. Lyons Design and Construction. NCPUD Zoning. CD 2. (App 2021-0025-A) TP 07-029.20-138.

**2. 707 Woodsedge Road, Wilmington, DE 19804. Area variance:** To maintain a carport 1 foot from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. Lani Y. Morales Cuevas. NC5 Zoning. CD 1. App 2021-0030-A) TP 07-042.30-233.

**3. 607 Aldon Road, Claymont, DE 19703. Area variances:** **1.** To maintain a dwelling 20 feet from the Aldon Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 4.5 feet from the Madison Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **3.** To construct a second story addition 9 feet from the Madison Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Michael Lancianese. NC6.5 Zoning. CD 8. (App 2021-0018-A) TP 06-083.00-217.

**4. 515 Hambleton Lane, Newark, DE 19702. Area variance:** To construct an addition 23 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Melchor Correa. S Zoning. CD 11. (App 2021-0031-A) TP 10-043.20-173.

**5. 3401 Concord Pike, Wilmington, DE 19803. Area variances:** **1.** To permit a 50 square foot EVMS (Electronic Variable Message Sign) ground sign 11 feet from the Concord Pike right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. **2.** To permit a 50 square foot EVMS (Electronic Variable Message Sign) ground sign 11 feet from the Lyndhurst Avenue right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. HES Sign Services Inc. CN Zoning. CD 2. (App 2021-0010-A) TP 06-064.00-193.

**6. 192 Bear Christiana Road, Bear, DE 19701. **\*THIS APPLICATION HAS BEEN CONTINUED TO A FUTURE HEARING DATE TBD.****

**Area variances:** **1.** To permit a 150 square foot ground sign including a 50 square feet of EVMS (Electronic Variable Message Sign) portion (100-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit a 150 square foot ground sign including a 50 square feet of EVMS (Electronic Variable Message Sign) portion 2 feet from the Bear Christiana Road right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. **3.** To permit 1 additional wall identification sign (1 wall or ground identification sign per principal use) see UDC Table 40.06.060. Hes Sign Services Inc. I Zoning. CD 1. (App 2021-0015-A) TP 10-028.00-015.

**7. 1702 Faulkland Road, Wilmington, DE 19805: Area variances to facilitate the recordation of a Land Development Plan:** **1.** To maintain a 0.0 bufferyard opacity along the Centre Road right-of-way (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **2.** To maintain paving 2 feet for the Centre Road right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **3.** To provide 2 stacking spaces for ATM drive-in facility (6 stacking spaces required for drive-in facilities) see UDC Table 40.03.525. **4.** To maintain a 0.0 bufferyard opacity along the southerly side lot line (0.6 bufferyard opacity required) see UDC Tables 40.04.111.B & 40.03.210.A. **5.** To permit a restaurant drive-in facility talk box without solid sound barrier adjacent to residential properties (solid sound barrier shall be provided adjacent to residential properties) see UDC Section 40.03.316. **6.** To permit a restaurant drive-in facility without a bypass lane (drive-in facilities must contain a bypass lane) see UDC Section 40.03.316.C. **7.** To maintain paving 0 feet from the southerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. Swami Enterprises, Inc. CN Zoning. CD 9. (App 2020-0648-A) TP 07-035.10-137.

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.