

AGENDA

BOARD OF ADJUSTMENT

Thursday, June 17, 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: June 17, 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/89130577126?pwd=VONGQ1JjQ2tFUGhweEFoMnRERzFjZz09>

Passcode: 340553

Or One tap mobile :

US: +19292056099,,89130577126# or +13017158592,,89130577126#

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: 891 3057 7126

International numbers available: <https://us02web.zoom.us/j/89130577126?pwd=VONGQ1JjQ2tFUGhweEFoMnRERzFjZz09>

AGENDA

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.

THE BOARD OF ADJUSTMENT OF NEW CASTLE COUNTY will hold a public hearing utilizing ZOOM Webinar on Thursday, June 17, 2021 at 6:00 p.m. The appropriate weblink, call-in number(s) and meeting ID number can be found approximately two (2) business days prior to the scheduled hearing date at www.newcastlede.gov/389/Board-of-Adjustment

1. 101 Cypress Drive, Newark, DE 19713 . Area variance: To construct a detached accessory structure 10 feet from the Arrowwood Drive right-of-way (25-foot street yard setback) see UDC Section 40.03.410.A. Darin & Elizabeth Lorenzen. NC6.5 Zoning. CD 5. (App 2021-0281-A) TP 09-028.40-097.

2. 345 Acasta Drive, Middletown, DE 19709 . Area variances: 1. To maintain an uncovered patio 0 feet from the rear property line (2-foot paving setback) see UDC Section 40.04.110.E. 2. To construct an inground pool 1 foot from the rear property line (6-foot setback for pools) see UDC Section 40.03.410.H. Daryl Stanford. S Zoning. CD 12. (App 2021-0282-A) TP 12-041.20-131.

3. 1100 Pulaski Highway, Bear, DE 19701. Area variances: 1. To permit a ground sign 5 feet from the Pulaski Highway right-of-way (25-foot setback for ground sign) see UDC Table 40.06.060. 2. To permit a ground sign 10 feet from the Bear Corbit Road right-of-way (25-foot setback for ground sign) see UDC Table 40.06.060. Wawa, Inc. CR Zoning. CD 12. (App 2021-280-A) TP 10-039.00-003.

4. 1811 Middle Neck Road, Middletown, DE 19709 . Special Use Permit to permit a 148 foot tall cell tower disguised as a windmill: Special Use Permit to permit a 148 foot tall cell tower **disguised as a windmill** on a residentially zoned property see UDC Sections 40.03.326 & 40.31.430. Cellco Partnership. SR Zoning. CD 6 (App 2021-0247-A) TP 13-021.00-010.

5. 4137 Concord Pike, Wilmington, DE 19803. **Area variances to facilitate the recordation of a Land Development Plan:** 1. To permit a building 5 feet from the northerly side of a proposed unnamed street (40-foot street yard setback) see UDC Table 40.04.110.B. 2. To permit a building 5 feet from the southerly side of a proposed unnamed street (40-foot street yard setback) see UDC Table 40.04.110.B. 3. To permit paving 4 feet from the northerly side of a proposed unnamed street (25-foot paving setback) see UDC Table 40.04.110.B. 4. To permit paving 4 feet from southerly side of a proposed unnamed street (25-foot paving setback) see UDC Table 40.04.110.B. 5. To permit a 0.0 bufferyard opacity along the northerly side of a proposed unnamed street (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. 6. To permit a 0.0 bufferyard opacity along the southerly side of a proposed unnamed street (0.3 bufferyard opacity required) see UDC Table 40.04.111.A. 7. To permit 25 street trees along the proposed unnamed street right-of-way (35 street trees required) see UDC Table 40.04.111.A. Becker Morgan Group, Inc. CR Zoning. CD 2 (App 2021-0157-A) TP 06-040.00-005.

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.