

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, January 28, 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 no less than two (2) business days prior to the meeting date.

**When: January 28, 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:

Passcode:

Or Telephone:

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

Webinar ID:

Or iPhone one-tap:

## AGENDA

**1. 107 Mullin Road, Wilmington, DE 19809. Area variance:** To maintain a detached accessory structure in front of the primary dwelling on a 1.97 acre lot (2-acre minimum lot size) see UDC Section 40.03.410.A. Kuan Sanchez. NC6.5 Zoning. CD 8. (App 2021-0017-A) TP 06-116.00-080.

**2. 55 Guyencourt Road, Wilmington, DE 19807. Area variances:** **1.** To maintain a dwelling 3 feet from the easterly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. **2.** To maintain an existing addition 33 feet from the easterly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. **3.** To construct a second floor addition 33 feet from the easterly side lot line (40-foot side yard setback) see UDC Table 40.04.110.B. Daniel T. Campbell, AIA. SE Zoning. CD 2. (App 2020-0764-A) TP 07-013.00-014.

**3. 117 Green Forest Drive, Middletown, DE 19709. Area variance:** To construct an addition 14 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Scott Gulick. S Zoning. CD 12. (App 2020-0769-A) TP 13-007.10-026.

**4. 19 Lambson Lane, New Castle, DE 19720. Area variances:** **1.** To permit 1 additional identification sign (1 wall or ground identification sign permitted) see UDC Table 40.06.060. **2.** To permit a 32 square foot ground identification sign (20-square foot maximum sign area) see UDC Table 40.06.060. **3.** To permit a 32 square foot ground identification sign 0 feet from the Lambson Lane right-of-way (20-foot ground sign setback) see UDC Table 40.06.060. Shelia Berkel. NC5 Zoning. CD 10. (App 2020-0759-A) TP 10-010.20-518.

**5. 1047 Red Lion Road, New Castle, DE 19720. Area variance:** To construct a ground sign 0 feet from the Red Lion Road right-of-way (20-foot ground sign setback) see UDC Table 40.06.060. Luke Jones. S Zoning. CD 7. (App 2020-0770-A) TP 10-049.00-041.

**6. 485 Christiana Road, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To maintain the historic dwelling 18 feet along a frontage street (25-foot street yard setback required) see UDC Table 40.04.112. **2.** To permit a detached accessory structure in front the existing dwelling on a lot less than 2.00 acres (2-acre minimum lot size) see UDC Section 40.03.410.A.1. Charles D. Cantera & Associates. ST Zoning. CD 1. (App 2020-0727-A) TPs 10-028.00-052 & 10-028.00-030.

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.