

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, February 11, 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 is listed below.

**When: February 11, 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/83293571489?pwd=d2tNVjdybWNZN1VBYINOYzY2Z1dQZz09>

**Passcode: 612498**

**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: 832 9357 1489**

**Or iPhone one-tap:**

US: +13126266799,,83293571489# or +19292056099,,83293571489#

## AGENDA

**1. 1429 Spruce Avenue, Wilmington, DE 19805. Area variance:** To maintain an addition 16 feet from the Spruce Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Frank Devonshire. NC6.5 Zoning. CD 1. (App 2021-0013-A) TP 07-035.20-094.

**2. 2814 Bexley Court, Wilmington, DE 19808. Area variances:** **1.** To maintain an addition 27 feet from the rear property (30-foot rear yard setback) see UDC Table 40.04.110.B. **2.** To maintain a dwelling 6 feet from the northerly side lot line (8-foot side yard setback) see UDC Table 40.04.110.B. Reinvex LLC. NC10 Zoning. CD 9. (App 2021-0014-A) TP 08-043.10-066.

**3. 104 Atlantic Avenue, Wilmington, DE 19804. Area variances:** **1.** To construct a dwelling 12 feet from the Atlantic Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct a dwelling 3 feet from

the easterly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **3.** To construct a dwelling 5 feet from the westerly side lot line (6-foot side yard setback) see UDC Table 40.04.110.B. **4.** To construct a dwelling 16 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Howard L. Robertson Inc. NC5 Zoning. CD 1. (App 2021-0008-A) TP 07-039.30-188.

**4. 8 Exmore Avenue, Wilmington, DE 19805. Area variance:** To permit 45% coverage of the rear yard (30% maximum rear yard coverage) see UDC Section 40.03.410.A.4. Marty Mellinger. NC5 Zoning. CD 1. (App 2020-0728-A) TP 07-038.10-291.

**5. 4296 DuPont Parkway, Townsend, DE 19734. Area variance:** To permit a ground sign with a 40 square foot EVMS (Electronic Variable Message Sign) portion 15 feet from the DuPont Parkway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. Lyndsey Milligan. CR Zoning. CD 6. (App 2020-0768-A) TP 14-020.00-063.

**6. 2821 Pulaski Highway, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To maintain a 0.35 acre lot size (1.00-acre minimum lot size) see UDC Table 40.04.110.B. **2.** To maintain a 63.5 feet lot width (100-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To construct a building 4 feet from the westerly side lot line (20-foot building setback) see UDC Table 40.04.110.B. **4.** To permit paving 0 feet from the easterly side lot line (5-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit a 0.1 bufferyard opacity along the Pulaski Highway right-of-way (0.4 bufferyard opacity) see UDC Table 40.04.111. Michael Paraskewich. CR Zoning. CD 11. (App 2020-0397-A) TP 11-026.00-007.

**7. 1 Forge Drive, Newark, DE 19711. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a maximum net floor area ratio of 0.75 of (0.57 maximum net floor area ratio) see UDC Table 40.04.110.A. **2.** To permit paving 1 foot from the Forge Drive right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **3.** To provide 0.0 bufferyard opacity along the Forge Drive right-of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. **4.** To provide 0.0 bufferyard opacity along the Harmony Road right-of-way (0.5 bufferyard opacity required) see UDC Table 40.04.111.A. **5.** To provide 0 street trees along the Marrows Road right-of-way (11 street trees required) see UDC Table 40.04.111.A. FNSS LLC. I Zoning. CD 5. (App 2020-0711-A) TP 09-021.00-014.

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.