



BOARD OF ADJUSTMENT

MINUTES

October 15, 2020

The Board of Adjustment of New Castle County held a public hearing on October 15, 2020 utilizing ZOOM Webinar, beginning at 6:00 p.m.

Chairman David H. Burt,
presiding:

CALL TO ORDER – 6:00 p.m.

David H. Burt
Terry Parker
William Brooks
Edward Thomas
Izuru Osegbu-Rivers
Richard Farmer

Comprising a quorum of the Board; also:
Aysha Gregory, Esq., Office of Law
Melissa Hughes, Department of Land Use
Conor Gibbons, Department of Land Use
Janet Vinc, Department of Land Use

MINUTES

The minutes of August 20, 2020 were presented for approval and Mr. Thomas motioned to Grant the August 20, 2020 minutes and Mr. Burt seconded the motion, and the minutes were approved.

PUBLIC HEARING

NEW BUSINESS

The Board heard and received testimony on the following application(s) and took action on the applications as follows:

1. App. #2020-0503-A – Alfred Ndi.

Mr. Burt moved to Grant the application; Ms. Osegbu-Rivers seconded the motion.

VOTE: 6-0

ACTION: Grant– Area variance: To maintain a deck 6 feet from the rear property line (11.25-foot setback for decks) see UDC Section 40.04.110.E. S Zoning. CD 12. (App 2020-0503-A) TP 13-019.31-231.

2. App. #2020-0504-A – Mark Cather.

Mr. Brooks moved to **Grant** the application; Mr. Thomas seconded the motion.

VOTE: 6-0

ACTION: Grant– Area variance: To construct an addition 12 feet from the Orchard Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. NC5 Zoning. CD 2. (App 2020-0504-A) TP 06-064.00-183.

3. App. #2020-0505-A – Matt Pannell.

Mr. Burt moved to **Grant with Condition** the application; Mr. Parker seconded the motion.

VOTE: 6-0

ACTION: Grant with Condition– Area variance: To construct an addition 22 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. S Zoning. CD. 2 (App 2020-0505-A) TP 08-026.40-175.

CONDITION: The porch shall remain open on three sides.

4. App. #2020-0534-A – Neil Kilian.

Mr. Brooks moved to **Grant** the application; Ms. Osegbu-Rivers seconded the motion.

VOTE: 6-0

ACTION: Grant– Area variance: To maintain a dwelling 25 feet from the Brook Valley Road right-of-way to allow construction of an addition to attach the existing house and detached garage (40-foot street yard setback) see UDC Table 40.04.110.B. Michael Neil Kilian. NC15 Zoning. CD 2. (App 2020-0534-A) TP 07-026.00-087.

5. App. #2020-0520-A – Robert Burton.

Mr. Burt moved to **Grant with Condition** the application; Mr. Farmer seconded the motion.

VOTE: 6-0

ACTION: Grant with Condition– 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. Robert Burton. S Zoning. CD 9. (App 2020-0520-A) TP 08-049.10-100..

CONDITION: The porch shall remain open on three sides.

6. App. #2020-0538-A – Albert Zecca.

Mr. Brooks moved to **Grant** the application; Mr. Thomas seconded the motion.

VOTE: 6-0

ACTION: Grant– Area variance: To construct an addition 15 feet from the Exmore Avenue right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Albert Zecca. NC5 Zoning. CD 1. (App 2020-0538-A) TP 07-038.10-279.

Melissa A. Hughes

Melissa Hughes
Department of Land Use
2/4/2021