

AGENDA

***Revised 2/28/2023**

****Revised 3/1/2023**

BOARD OF ADJUSTMENT

Thursday, March 9, 2023

6:00 p.m.

NOTE: In accordance with 29 Del. C. Section 10006A, Board of Adjustment Hearings will be held as a virtual meeting utilizing Zoom Webinar. The Multi-Purpose Room of the James H. Gilliam, Jr. Building, 67 Reads Way, New Castle, DE 19720 will be accessible during the scheduled hearing time for members of the public to attend the virtual meeting in-person.

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: March 9, 2023 6:00 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/83463785837?pwd=V3lidEtmRW1JVVQvZnJyVUJkT3dPQT09>

Passcode: 706596

Or One tap mobile:

US: +13052241968,,83463785837#,,,,*706596# or +13092053325,,83463785837#,,,,*706596#

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Webinar ID: 834 6378 5837

Passcode: 706596

AGENDA

1. 402 Mosie Way, Wilmington, DE 19807. Area variance: To construct an addition 21 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **A. H. Davenport, LLC.** S Zoning. CD 2. (App 2023-0042-A) TP 07-027.30-097.

2. 157 Airport Road, New Castle, DE 19720. Area variances: **1.** To permit a 131 square foot ground sign with a 45 square foot Electronic Variable Message Sign (EVMS) portion (100-square foot maximum sign area) see UDC Table 04.06.060. **2.** To permit a 131 square foot ground sign with a 45 square foot EVMS portion 4 feet from the Airport Road right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **3.** To permit an 8 square foot instructional ground sign (4-square foot maximum sign area) see UDC Section 40.06.040.A. **Colonial School District.** I Zoning. CD 7. (App 2022-0843-A) TP 10-017.00-005.

3. 2600 Glasgow Avenue, Newark, DE 19702. *This application has been continued to a future hearing date to be determined.

Area variance: To permit a 120 square foot ground sign (75-square foot maximum sign area) see UDC Table 40.06.060. **Clayton Hill, CCIM, CPM.** ON Zoning. CD 11. (App 2023-0035-A) TP 11-026.00-115.

4. 851 Boxwood Road, Wilmington, DE 19804. **This application has been continued to a future hearing date to be determined.

Area variances: **1.** To permit 47, 6 square foot instructional signs (Signs AS-95 & AS-39) (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **2.** To permit 2, 20 square foot instructional signs (Sign AS-16) (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **3.** To permit 1, 9 square foot instructional sign (Sign AS-26) (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **4.** To permit 4, 5 square foot instructional signs (Signs AS-9, AS-15(L), AS-14 & AS-6) (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **5.** To permit 1, 16 square foot instructional sign (Sign AS-5) (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **6.** To permit 4, 27 square foot instructional signs (Sign PS-1, PS-2, PS-3 & PS-4) (4 square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. **Missy Monier.** I Zoning. CD. 1. (App-2022-0799-A) TP 07-038.40-052.

5. 2575 Glasgow Avenue, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit 514 parking spaces (1,571 parking spaces required) see UDC Table 40.03.522. **2.** To permit a 60 square foot ground sign with a 40 square foot Electronic Variable Message Sign (EVMS) portion (Sign 1) (20-square foot maximum sign area permitted in the S Zoning District) see UDC Table 40.06.060. **3.** To permit 2 additional wall signs (Sign 7 & 8) for a total of 3 (Signs 7, 8, 9) (1 identification sign (wall or ground) permitted in the S Zoning District) see UDC Table 40.06.060. **4.** To permit a 250 square foot wall sign (Sign 7) (20-square foot maximum sign area permitted in the S Zoning District) see UDC Table 40.06.060. **5.** To permit a 144 square foot wall sign (Sign 8) (20-square foot maximum sign area permitted in the S Zoning District) see UDC Table 40.06.060. **6.** To permit a 250 square foot wall sign (Sign 9) (20-square foot maximum sign area permitted in the S Zoning District) see UDC Table 40.06.060. **7.** To permit 4 additional wall signs (Sign 3,4,5 & 6) for a total of 5 (Signs 2,3,4,5 & 6) (1 wall sign per principal use permitted in the BP Zoning District) see UDC Table 40.06.060. **8.** To permit a 625 square foot wall sign (Sign 3) (300-square foot maximum sign area permitted in the BP Zoning

District) see UDC Table 40.06.060. **Landmark Science and Engineering.** S and BP Zoning. CD 11. (App 2022-0827-A) TP 11-027.00-003.

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.