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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Dial(for higher quality, dial a number based on your current location):
US: +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205
6099 or +1 301 715 8592 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253
205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1
507 473 4847 or +1 564 217 2000 or +1 669 444 9171
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
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.