

AGENDA

BOARD OF ADJUSTMENT

Thursday, May 25, 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 New Castle Room, Government Center, 87 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: May 25, 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/82028168755?pwd=QVZyRnUxT0VJN0dzSk1ZUVdzRU9yZz09>

Passcode: 701006

Or One tap mobile:

US: +19292056099,,82028168755#,,,,*701006# or +13017158592,,82028168755#,,,,*701006#

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US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 564 217 2000 or +1 669 444 9171 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

Webinar ID: 820 2816 8755

Passcode: 701006

AGENDA

NEW BUSINESS:

1. [75 Weilers Bend, Wilmington, DE 19810](#). Area variance: To construct an addition 9 feet

from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **Chris Smith**. NC6.5 Zoning. CD 8. (App 2023-0146-A) TP 06-056.00-018.

2. [851 Boxwood Road, Wilmington, DE 19804](#). 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. **Missy Monier**. I Zoning. CD. 1. (App-2022-0799-A) TP 07-038.40-052.

3. [510 Duncan Road, Wilmington, DE 19809](#). Area variances: **1.** To permit 3 additional identifications signs (1 identification sign permitted) see UDC Table 40.06.060. **2.** To permit a 42 square foot ground sign with 24 square foot Electronic Variable Message Sign (EVMS) portion (20-square foot maximum sign area) see UDC Table 40.06.060. **3.** To permit a 42 square foot ground sign with 24 square foot EVMS portion 10 feet from the Duncan Road right-of-way (20-foot ground sign setback) see UDC Table 40.06.060. **4.** To permit an EVMS ground sign 60 feet from a residential use (75-foot minimum separation from a residential use) see UDC Section 40.06.030.B.6. **5.** To maintain a 2,820-square foot identification sign mural (20-square foot maximum sign area) see UDC Table 40.06.060. **6.** To maintain a 264 square foot identification wall sign (20-square foot maximum sign area) see UDC Table 40.06.060. **Edgemoor Community Center d/b/a Bellevue Community Center**. S Zoning. CD 8. (App 2023-0097-A) TP 06-132.00-229.

4. [4110 Wrangle Hill Road, Bear, DE 19701](#). Area variances: **1.** To permit a 102 square foot Electronic Variable Message Sign (EVMS) (50-square foot maximum sign area for EVMS) see UDC Section 40.06.030.B.6. **2.** To permit a 153 square foot ground sign with a 102 square foot EVMS portion (150-square foot maximum sign area) see UDC Table 40.06.060. **JD Sign Company, LLC**. CR Zoning. CD 12. (App 2023-0134-A) TP 12-013.00-081.

5. [317 S. DuPont Highway, New Castle, DE 19720](#). Area variances to facilitate the recordation of a Land Development Plan: To permit 79 parking spaces (88 parking spaces required) see UDC Table 40.03.522. **Landmark Science & Engineering**. CR Zoning. CD 7. (App 2022-0751-A) TP 10-034.00-062.

6. [268 Sawmill Road, Townsend, DE 19734](#). Area variances to facilitate the recordation of a Land Development Plan: To provide 12 street trees along the Sawmill Road right-of-way (33 street trees required) see UDC Table 40.04.111.C. **Forrust Miller**. SR Zoning. CD 6. (App 2023-0080-A) TP 14-021.00-021.

7. [6411 Kennett Pike, Centerville, DE 19807](#). Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a 0.36 lot size for Lot 1 (2.00-acre minimum lot area) see UDC Table 40.04.110.B. **2.** To permit a 133 foot lot width for Lot 1 (200-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To permit a 0.34 lot size for Lot 2 (2.00-acre minimum lot area) see UDC Table 40.04.110.B. **4.** To permit a 0 foot lot width for Lot 2 (200-foot minimum lot width)

see UDC Table 40.04.110.B. **5.** To permit a 0.27 lot size for Lot 3 exclusive of protected resources (2.00-acre minimum lot area) see UDC Table 40.04.110.B. The gross area for Lot 3 will be 0.47 acres **6.** To permit a 0 foot lot width for Lot 3 (200-foot minimum lot width) see UDC Table 40.04.110.B. **7.** To maintain a dwelling 0 feet from the Kennett Pike right-of-way on Lot 1 (50-foot street yard setback) see UDC Table 40.04.110.B. **8.** To provide a 0 foot Scenic Corridor Buffer Width along the Kennett Pike right-of-way (100-foot minimum Scenic Corridor Buffer Width required) see UDC Table 40.04.240. **9.** To provide 0 plant units within the Scenic Corridor (6-plant unit per 100 linear feet of street frontage required for 100-foot Scenic Corridor Buffer Width) see UDC Section 40.04.240. **H & S Construction and Supply, LLC.** NC2A Zoning. CD 2. (App 2023-0151-A) TP 07-001.00-007.

8. [984 Centre Road, Wilmington, DE 19805](#). Special Use Permit to permit a 3-level and a 5-level parking structures: Special Use Permit to permit a 3-level, 468-space and a 5-level, 761-space parking structures pursuant to UDC Sections 40.04.320 (Parking Bufferyard Standards), 40.03.528 (Parking Structures) and 40.31.430 (Standards for Special Use Permit). **CRISP Partners LLC.** OR Zoning. CD 2. (App 2023-0243-A) TPs 07-032.30-031 & 032, 07-032.40-126 & 127, 07-035.10-198 through 200, and 07-035.20-209 through 216.

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.