

## AGENDA

**\*Revised 7/13/2023**

### BOARD OF ADJUSTMENT

Thursday, July 27, 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: July 27, 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/82712647653?pwd=WjZMNGszRUNBSE9aT1o1cVdLTE1Ldz09>

Passcode: 538922

Or One tap mobile:

+13126266799,,82712647653#,,,,\*538922# US

+16469313860,,82712647653#,,,,\*538922# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 827 1264 7653

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## AGENDA

**1. [45 Versialles Court, Newark, DE 19702](#). Area variances: 1. To maintain paving 0 feet from the westerly side lot line (2-foot paving setback) see UDC Section 40.04.110.E. 2. To maintain paving 0 feet from the easterly side lot line (2-foot paving setback) see UDC Section 40.04.110.E.**

3. To maintain paving 0 feet from the rear property line (2-foot paving setback) see UDC Section 40.04.110.E. **Elisabeth Pruetter & John Morgan.** NCTH Zoning. CD 5. (App 2023-0276-A) TP 11-025.10-003.

2. **360 N. Barrington Court, Newark, DE 19702.** **Area variance:** To maintain paving 1 foot from the westerly side lot line (2-foot paving setback) see UDC Section 40.04.110.E. **Allan Brown Jr.** NC21 CL Zoning. CD 5. (App 2023-0319-A) TP 11-020.30-080.

3. **900 Wildel Avenue, New Castle, DE 19720.** **Area variances:** 1. To permit a 4,000 square foot lot size for Tax Parcel 10-005.30-017 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. 2. To permit a 4,000 square foot lot size for Tax Parcel 10-005.30-018 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. 3. To permit a 40 foot lot width for Tax Parcel 10-005.30-017 (50-foot minimum lot width) see UDC Table 40.04.110.B. 4. To permit a 40 foot lot width for Tax Parcel 10-005.30-018 (50-foot minimum lot width) see UDC Table 40.04.110.B. 5. To construct a dwelling 20 feet from the rear property line on Tax Parcel 10-005.30-017 (25-foot rear yard setback) see UDC Table 40.04.110.B. 6. To construct a dwelling 20 feet from the rear property line on Tax Parcel 10-005.30-018 (25-foot rear yard setback) see UDC Table 40.04.110.B. **Habitat for Humanity of New Castle County, Inc.** NC5 Zoning. CD 10. (App 2023-0353-A) TPs 10-005.30-017 & 10-005.30-018.

4. **807 E. Newport Pike, Wilmington DE 19804.** **Area variances:** To permit a 48-square foot projecting sign 10 feet from the E. Newport Pike right-of-way (25-foot setback required for projecting wall sign) see UDC Section 40.06.060.B.3 and Table 40.06.060. **Tupp Signs Inc.** CN Zoning. CD 1. (App 2023-0320-A) TP 07-042.40-454.

5. **1600 Rockland Road, Wilmington, E 19803:** **\*This application has been continued to a later hearing date to be determined.**

**Area variances:** 1. To permit 53 additional identification signs (Signs A, B & E) on Tax Parcel 06-118.00-002 (1 identification sign per building) see UDC Table 40.06.060. 2. To permit an 8 square foot instructional sign (Sign H1) (4-square foot maximum sign area for instructional sign) see UDC Section 40.06.040.A. 3. To permit a 24 square foot instructional sign (Sign I) (4-square foot maximum sign area for instructional sign) see UDC Section 40.06.040.A. 4. To permit an 85 square foot identification ground sign (Sign K) on Tax Parcel 06-118.00-004 (75-square foot maximum sign area) see UDC Table 40.06.060. 5. To permit an 85 square foot identification ground sign (Sign K) Tax Parcel 06-118.00-004, 8 feet from the Alapocas Drive right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. **Upper Darby Sign Co d/b/a Pro Signs.** OR & S Zoning. CD 2. (App 2023-0275-A) TPs 06-118.00-002 & 06-118.00-004.

6. **2904 Shipley Road, Wilmington, DE 19810.** **Area variances to facilitate the recordation of a Land Development Plan:** To permit a 25 foot lot width for Lot 1 (80-foot minimum lot width) see UDC Table 40.04.110.B. **VanDemark & Lynch, Inc.** NC10 Zoning. CD 2. (App 2023-0293-A) TP 06-030.00-099.

7. **229 Smalleys Dam Road, Newark, DE 19702.** **Area variances to facilitate the recordation of a Land Development Plan:** 1. To permit a 0 foot lot width for Lot 2 (80-foot minimum lot width required) see UDC Table 40.04.110.B. 2. To permit a 0 foot lot width for Lot 3 (80-foot minimum lot width required) see UDC Table 40.04.110.B. 3. To permit a 0 foot lot width for Lot 4 (80-foot minimum lot width required) see UDC Table 40.04.110.B. 4. To permit a 0 foot lot width for Lot 5

(80-foot minimum lot width required) see UDC Table 40.04.110.B. **J G Holding Company of Delaware LLC.** NC10 Zoning. CD 7 (App 2023-0221-A) TP 10-033.00-020.

**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.**