

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, October 27, 2022

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: October 27, 2022 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/89714904824?pwd=aEtVMzEwTzBMZm44RVhGNFRmK3VxUT09>

Passcode: 471097

**Or One tap mobile:**

US: +13126266799,,89714904824# or +19292056099,,89714904824#

**Or Telephone:**

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

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900

6833 or +1 253 215 8782

Webinar ID: 897 1490 4824

## AGENDA

1. [527 Country Club Drive, Wilmington, DE 19803](#). **Area variance:** To maintain a dwelling 10 feet from the westerly side lot line (12-foot side yard setback) see UDC Table 40.04.110.B. Ward & Taylor, LLC. NC15 Zoning. CD 2. (App 2022-0199-A) TP 06-088.00-055.

2. [431 Masseys Church Road, Smyrna, DE 19977](#). **Area variance:** To maintain a dwelling 32 feet from the Masseys Church Road right-of-way (40-foot street yard setback) see UDC Table

40.04.110.B Clifton L. Bakhsh, Jr. Inc. SR Zoning. CD 6. (App 2022-0620-A) TP 15-015.00-166.

**3. 1715 Delpenn Road, Wilmington, DE 19810. Area variance:** To construct an addition 14 feet from the Delpenn Road right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. Joseph Hall. NC6.5 Zoning. CD 8. (App 2022-0586-A) TP 06-024.00-196.

**4. 116 Pilgrim Road, New Castle, DE 19720. Area variance:** To construct an attached townhome dwelling 19 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. Habitat for Humanity of New Castle County, Inc. NCTH Zoning. CD 10. (App 2022-0544-A) TP 10-010.20-471.

**5. 794 School House Road, New Castle, DE 19720. Area variances:** **1.** To permit 1 additional ground sign along the School House Road right-of-way (1 ground sign per street frontage) see UDC Table 40.06.060. **2.** To permit ground Sign A, 0 feet from the School House Road right-of-way (25-foot ground sign setback) see UDC Table 40.04.110.B. **3.** To permit ground Sign B, 0 feet from the School House Road right-of-way (25-foot ground sign setback) see UDC Table 40.04.110.B. **4.** To permit a 15 square foot instructional ground sign (4-square foot maximum sign area) see UDC Section 40.06.040.A. KC Sign Company. HI Zoning. CD 12. (App 2022-0535-A) TP 12-007.00-027.

**6. 6060 & 6042 Limestone Road, Hockessin, DE 19707. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a maximum gross floor area ratio of 0.33 (0.23 maximum gross floor area required) see UDC Table 40.04.110.A. **2.** To permit a maximum net floor area ratio of 1.02 (0.46 maximum gross floor area required) see UDC Table 40.04.110.A. Commerce Pursuit Capital, L.P. NC21 Zoning. CD 3. (App 2022-0508-A) TPs 08-018.00-019 & 08-018.00-066.

**7. 531 & 551 Vandyke Road and 540, 600 & 614 Pulaski Highway, New Castle, DE 19720. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To construct 119,549 square feet of a heavy retail & service use (warehousing) on Lot 2 (50,000-square foot maximum) see UDC Section 40.033.300. **2.** To provide 0.0 bufferyard opacity along the westerly side lot line on Lot 2 (0.1 bufferyard opacity required) see UDC Table 40.04.111.B. **3.** To provide 0.0 bufferyard opacity along the Pulaski Highway right-of-way on Lot 1 (0.4 bufferyard opacity required) see UDC Table 40.04.111.B. **4.** To permit paving on 15 feet from the Pulaski Highway right-of-way on Lot 1 (25-foot street yard setback) see UDC Table 40.04.110.B. **5.** To construct a ground sign 7 feet from the Pulaski Highway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. Route 40 LLC. CR Zoning. CD 7. (App 2022-0313-A) TPs 10-034.00-025, -026, -032 & -108.

**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.**