

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, January 13, 2022

6:00 p.m.

In accordance with 29 Del. C. Section 10006A, New Castle County Board of Adjustment public hearings will be held as virtual meetings utilizing Zoom Webinar. The Multipurpose Room of the James H. Gilliam, Jr. Building, located at 67 Reads Way in New Castle, will be accessible during the scheduled hearing times for members of the public to attend the virtual meetings 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: January 13, 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/85833293519?pwd=N3FDUmtWWVpwS1BiNllqWVNwTEEvdz09>

Passcode: 446274

**Or One tap mobile:**

US: +13126266799,,85833293519# or +19292056099,,85833293519#

**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: 858 3329 3519

## AGENDA

**1. 205 Anita Court, Newark, DE 19702. Area variance:** To construct an addition 20 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Brad Hansen. S Zoning. CD 11. (App 2021-0718-A) TP 10-043.10-859.

**2. 775 Salem Church Road, Newark, DE 19702. Area variances:** **1.** To construct a detached accessory structure in front of the primary dwelling on a 0.75 acre lot (no accessory structure shall be located in front of the dwelling on a lot less than 2-acres) see UDC Section 40.04.410.A. **2.** To construct a detached accessory structure 15 feet from the unnamed right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. Julie & Marc Iocono. NC21 Zoning. CD 11. (App 2021-0765-A) TP 11-019.00-017.

**3. 107 Hammersmith Way, Bear, DE 19701. Area variance:** To construct an addition 15 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. Mohammad Khan. S Zoning. CD 6. (App 2021-0768-A) TP 11-037.30-229.

**4. 658 Smyrna Landing Road, Smyrna, DE 19977. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit a 3.18 acre lot size exclusive of protected resources for Lot 1 (5-acre minimum lot size exclusive of protected resources) see UDC Table 40.04.110.B. The gross area for Lot 1 will be 8.02 acres. **2.** To permit a 1.64 acre lot size exclusive of protected resources for Lot 2 (5-acre minimum lot size exclusive of protected resources) (5-acre minimum lot size) see UDC Table 40.04.110.B. The gross area for Lot 2 will be 2.75 acres. Frank & Bernice Cioci. SR Zoning. CD 6 (App 2021-0719-A) TP 15-022.00-208.

**5. 465-1/2 Anderson Drive, Wilmington, DE 19801. Area variances:** **1.** To permit a 34 square foot ground sign with a 24 square foot EVMS (Electronic Variable Message Sign) portion (20-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit a 34 square foot ground sign with a 24 square foot EVMS portion 10 feet from the Anderson Drive right-of-way (20-foot setback for ground signs) see UDC Table 40.06.060. **3.** To permit an EVMS sign 50 feet from a residential use (75-foot minimum from a residential use) see UDC Section 40.06.030.B.6. Rev. Lawrence Pelham. NC5 Zoning. CD 10. (App 2021-0702-A) TP 10-010.20-170.

**6. 2665 Pulaski Highway, Bear, DE 19701. Area variances:** **1.** To permit 2 shopping center identification ground signs along the Pulaski Highway right-of-way (1 shopping center identification ground sign per street frontage) see UDC Table 40.06.060. **2.** To permit shopping center identification ground Sign A 8 feet from the Pulaski Highway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. **3.** To permit shopping center identification ground Sign B 8 feet from the Pulaski Highway right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. WP Glasgow, LLC. CR Zoning. CD 11. (App 2021-0766-A) TPs 11-026.20-002, 11-026.20-003, 11-026.10-202 & 11-026.10-204 through 206.

**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.**