

AGENDA

BOARD OF ADJUSTMENT

Thursday, November 18, 2021

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: November 18, 2021 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/89699691323?pwd=ZGxUdjZoNUhSazFRVWw1eEN5amVtZz09>

Passcode: 480686

Or One tap mobile:

US: +13126266799,,89699691323# or +19292056099,,89699691323#

Or Telephone:

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

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Webinar ID: 896 9969 1323

AGENDA

1. [200 Clyde Street, Wilmington, DE 19804](#). Area variance: To construct a dwelling 16 feet from the Thames Street right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. J & B Contractors, LLC. NC5 Zoning. CD 1. (App 2021-0670-A) TP 07-041.40-168.

2. [2401 St. James Church Road, Wilmington, DE 19808](#). Area variances to facilitate the recordation of a Land Development Plan: 1. To permit a 30 foot lot width for Lot 1 (60-foot minimum lot width) see UDC Table 40.04.110.B. 2. To maintain 2 detached accessory structures in front of the primary dwelling on a 1.43 acre lot (no accessory structures shall be located in front of the dwelling on a less than 2-acres) see UDC Section 40.03.410.A. 3. To maintain a detached accessory structure 3 feet from the southerly side lot line (6-foot side yard setback) see UDC Section 40.03.410.A. The Redevelopment Company. NC6.5 Zoning. CD 9. (App 2021-0643-A) TP 08-043.30-328.

3. [15 Polly Drummond Hill Road, Newark, DE 19711](#). Area variances: 1. To permit a 47 square foot

ground identification sign with a 27.28 square foot EVMS portion (20-square foot maximum sign area) see UDC Table 40.06.060. 2. To permit a 47 square foot ground sign, with a 27.28 square foot EVMS portion, 0 feet from the Polly Drummond Hill Road right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. **HES Sign Services Inc.** S Zoning. CD 9. (App 2021-0615-A) TP 08-054.30-244.

4. 227 Chapman Road, Newark, DE 19702. Area variances: 1. To permit 1 additional identification sign (1 identification sign wall or ground) see UDC Table 40.06.060. 2. To permit 185 square foot wall sign (75-square foot maximum sign area) see UDC Table 40.06.060. 3. To permit a ground identification sign 20 feet from the Chapman Road right-of-way (25-foot ground sign setback) see UDC Table 40.06.060. SAFSTOR Chapman Inc. OR Zoning. CD 11. (App 2021-0656-A) TP 09-029.00-012.

5. 401 Naamans Road, Claymont, DE 19703. Special Use Permit: Special Use Permit to establish a light industrial use in CR Zoning District see UDC Sections 40.03.210, 40.04.333.B & 40.31.430. Tri-State Owner MZL, LLC. CR Zoning, CD 8 (App 2021-0692-A) TP 06-048.00-002.

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.