



**BOARD OF ADJUSTMENT**

**MINUTES**

**April 13, 2023**

The Board of Adjustment of New Castle County held a public hearing on April 13, 2023 utilizing ZOOM Webinar and located at the Government Center at 87 Reads Way, New Castle, Delaware, beginning at 6:00 p.m.  
Chairman David H. Burt,  
presiding:

CALL TO ORDER – 6:00 p.m.

**David Burt**  
**Terry Parker**  
**Nina David**  
**Richard Farmer**  
**Keith Rolph**  
**Edward Thomas**

Comprising a quorum of the Board; also:  
*Mary Jacobson, Office of Law*  
*Richard Hall, Department of Land Use*  
*Antoni Sekowski, Department of Land Use*  
*Janet Vince, Department of Land Use*  
*Melissa Hughes, Department of Land Use*  
*Klesa Achaibar, Department of Land Use*  
*Alec Davis, Department of Land Use*

MINUTES

PUBLIC HEARING

NEW BUSINESS

**1. App. #2023-0106-A – Michael Sturgill, Jr.**

Mr. Burt moved to **Grant**; Mr. Parker seconded the motion.

**VOTE: 6 -0**

**ACTION: Grant - Area variance:** To construct a detached accessory structure 10 feet from the easterly side lot line (40-foot side yard setback) see UDC Section 40.03.410.A. & Table 40.04.110.B. SR Zoning. CD 12. (App 2023-0106-A) TP 14-013.00-021.

**2. App 2022-0388-A – Incyte Corporation.**

Mr. Burt moved to **Amend**; Mr. Farmer seconded the motion.

**VOTE: 6 -0**

**ACTION: Amend - Area variances to facilitate the recordation of a Land Development Plan: 1.** To permit a maximum gross floor area ratio of 0.53 (0.50 maximum gross floor area required) see UDC Table 40.04.110.A. **2.** To permit **1,947 [1,952]** parking spaces (3,295 parking spaces required) see UDC Table 40.03.522. Incyte Corporation. S & OR. CD 2. (App 2022-0388-A) TPs 06-136.00-028 & 06-136.00-030.

**App 2022-0388-A – Incyte Corporation.**

Mr. Burt **Adjourned** the Business Meeting portion to the next available Hearing date

**ACTION: Business Meeting portion Adjourned to May 18, 2023 - Area variances to facilitate the recordation of a Land Development Plan: 1.** To permit a maximum gross floor area ratio of 0.53 (0.50 maximum gross floor area required) see UDC Table 40.04.110.A. **2.** To permit **1,947 [1,952]** parking spaces (3,295 parking spaces required) see UDC Table 40.03.522. Incyte Corporation. S & OR. CD 2. (App 2022-0388-A) TPs 06-136.00-028 & 06-136.00-030.

*Melissa A. Hughes*

Melissa Hughes  
Department of Land Use  
6/5/2023