

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, June 10, 2021

6:00 p.m.

In accordance with Governor Carney's Proclamation and the Declaration of a State of Emergency, New Castle County is holding all public meetings as telephone and video conferences, utilizing Zoom Webinar until further notice.

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: June 10, 2021 06:00 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/84778329546?pwd=Nnh3ZUFFZTFmYmISb1NkbFk4UktZdz09>

Passcode: 505918

**Or iPhone one-tap:**

US: +13017158592,,84778329546# or +13126266799,,84778329546#

**Or Telephone:**

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799  
or +1 669 900 6833

Webinar ID: 847 7832 9546

## AGENDA

**1. 611 Red Maple Road, Middletown, DE 19709. Area variance:** To construct an addition 27 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. Norman Schwartz. S Zoning. CD 12. (App 2021-0261-A) TP 13-014.30-207.

**2. 106 S. Congress Street, Port Penn, DE 19731. Area variances:** **1.** To maintain a dwelling 8 feet from the S. Congress Street right-of-way (25-foot street yard setback) see UDC Table 4004.110.B. **2.** To construct an addition 0 feet from the S. Congress Street right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. John Stachowski. NC5 Zoning. CD 12. (App 2021-0262-A) TP 13-010.14-019.

**3. 192 Bear Christiana Road, Bear, DE 19701. Area variances:** **1.** To permit a 150 square foot ground sign including a 50 square feet of EVMS (Electronic Variable Message Sign) portion (100-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit a 150 square foot ground sign including a 50 square feet of EVMS (Electronic Variable Message Sign) portion 2 feet from the Bear Christiana Road right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. Hes Sign Services Inc. I Zoning. CD 1. (App 2021-0015-A) TP 10-028.00-015.

**4. 1805 Foulk Road Unit A & B, Wilmington, DE 19810. Area variance:** To permit an additional identification wall sign (1 wall or ground identification sign per building section) see UDC Table 40.06.060. KC Sign Co. ON Zoning. CD 2. (App 2021-0213-A) TP 06-054.00-043.

**5. 851 & 1025 Boxwood Road, Wilmington, DE 19804. Area variances:** **1.** To permit 2 address signs (Signs Q & R) on the larger building (1 address sign per building) see UDC Table 40.06.040.A. **2.** To permit 2, 2016 square inch address signs (Signs R & T) (160 square inch maximum sign area) see UDC Table 40.06.040.A. **3.** To permit 1, 4320 square inch address sign (Sign Q) (160 square inch maximum sign area) see UDC Table 40.06.040.A. DPIF2 DE 1 New Castle, LLC. HI Zoning. CD 1. (App 2021-0283-A) TPs 07-042.10-052 & 143.

**6. 4417 Lancaster Pike, Greenville, DE 19807. Area variances:** **1.** To permit 5 additional ground identification signs (1 wall or ground identification sign per building/use permitted) see UDC Table 40.06.060. **2.** To permit a 130 square foot ground identification sign (75-square foot maximum sign area) see UDC Table 40.06.060. **3.** To permit a 130 square foot ground identification sign 12 feet from the Centre Road right-of-way (25-foot setback) see UDC Table 40.06.060. **4.** To permit a ground identification sign 5 feet from the Centre Road right-of-way (25-foot setback) see UDC Table 40.06.060. **5.** To permit 18 nameplates on Building A (1 nameplate per use) see UDC Table 40.06.060. **6.** To permit 16, 40 square foot nameplates on Building A (2-square foot maximum) see UDC Table 40.06.060. **7.** To permit 2, 30 square foot nameplates on Building A (2-square foot maximum) see UDC Table 40.06.060. **8.** To permit 16 nameplates on Building B (1 nameplate per use) see UDC Table 40.06.060. **9.** To permit 4, 40 square foot nameplates on Building B (2-square foot maximum) see UDC Table 40.06.060. **10.** To permit 12, 30 square foot nameplates on Building B (2-square foot maximum) see UDC Table 40.06.060. **11.** To permit 8 nameplates on Building C (1 nameplate per use) see UDC Table 40.06.060. **12.** To permit 8, 30 square foot nameplates on Building C (2-square foot maximum) see UDC Table 40.06.060. **13.** To permit 12 nameplates on Building D (1 nameplate per use) see UDC Table 40.06.060. **14.** To permit 2, 40 square foot nameplates on Building D (2-square foot maximum) see UDC Table 40.06.060. **15.** To permit 10, 30 square foot nameplates on Building D (2-square foot maximum) see UDC Table 40.06.060. Barley Mill Plaza, LLC. OR Zoning. CD 2. (App 2021-0016-A) TP 07-032.30-003, -066 & -067.

Reads Way, Corporate Commons, New Castle, DE from 8:00 a.m. to 4:00 p.m., or call 395-5400.