



**BOARD OF ADJUSTMENT**

**MINUTES**

**February 26, 2026**

The Board of Adjustment of New Castle County held a public hearing on February 26, 2026 utilizing ZOOM Webinar and located at the Government Center at 87 Reads Way, New Castle, Delaware, beginning at 6:00 p.m. Chair Terry Parker presiding:

CALL TO ORDER – 6:00 p.m.

**Terry Parker, Chair**

**Cora Castle, Vice Chair**

**Nakishia Bailey (Absent)**

**Mohammed Cisse (Absent for Items 2 through 5 and Business Meeting)**

**Keith Rolph**

**Edward Thomas**

**Chase Barnes (Absent)**

Comprising a quorum of the Board; also:  
*Helene Episcopo, Office of Law*  
*Melissa Hughes, Department of Land Use*  
*Klesa Achaibar, Department of Land Use*

PUBLIC HEARING

MINUTES

OLD BUSINESS

NEW BUSINESS

**1. App 2026-0034-A – Maria Alcaraz**

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

**VOTE: 3 - 1 ( Ms. Castle Oppose)**

**ACTION: Grant - Area variance:** To construct an 1,800 square foot detached accessory structure on a 0.80-acre property with a 962-square foot footprint of the principal dwelling (the gross floor area of a detached accessory structure shall not exceed the square footage footprint of the principal dwelling on lots less than 1.00 acre) see UDC Section 40.03.410.A. NC21 Zoning. CD. 12 (App 2026-0034-A) TP 12-006.00-021.

**2. App. 2026-0037-A – Chesapeake Home Improvement Group**

Ms. Castle moved to **Grant**; Mr. Rolph seconded the motion

**VOTE: 4 - 0**

**ACTION: Grant - Area variance:** To construct an addition 22 feet from the rear property line (25-

foot rear yard setback) see UDC Table 40.04.110.B. NC21 CL Zoning. CD. 5 (App 2026-0037-A) TP 11-012.40-018.

**3. App 2026-0020-A – D. Marty Mellinger**

Ms. Castle moved to **Grant**; Mr. Parker seconded the motion.

**VOTE: 4 - 0**

**ACTION: Grant - Area variances:** **1.** To permit a lot width of 40 feet for Lot 31-32 (50-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot width of 40 feet for Lot 33-34 (50-foot minimum lot width) see UDC Table 40.04.110.B. **3.** To permit a lot size of 4,000 square feet for Lot 31-32 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. **4.** To permit a lot size of 4,000 square feet for Lot 33-34 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. NC5 Zoning. CD. 10 (App 2026-0020-A) TP 10-010.30-063.

**4. App 2026-0021-A – D. Marty Mellinger**

Ms. Castle moved to **Grant**; Mr. Parker seconded the motion.

**VOTE: 4 - 0**

**ACTION: Grant - Area variances:** **1.** To permit a lot width of 40 feet for Lot 22-23 (50-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot size of 4,000 square feet for Lot 22-23 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. NC5 Zoning. CD. 10 (App 2026-0021-A) TP 10-010.10-090.

**5. App 2025-0575-A – Vicmead Hunt Club**

Mr. Parker moved to **Grant with Condition**; Ms. Castle seconded the motion

**VOTE: 4 - 0**

**ACTION: Grant with Condition - Area variances to facilitate the approval of a Site Plan:** To permit a pickleball court 73 feet from the Owls Nest Road right-of-way (100-foot street yard setback) see UDC Section 40.03.430.B and Table 40.04.110.B. SE Zoning. CD. 2 (App 2025-0575-A) TP 07-017.00-030.

**CONDITION: The Applicant shall provide landscaping in general accordance with the renderings submitted into evidence.**

**6. App 2026-0018-A – James Curran**

Mr. Parker moved to Grant; Mr. Rolph seconded the motion.

**VOTE: 4 - 0**

**ACTION: Grant - Area variances to facilitate the recordation of a Land Development Plan:** **1.** To construct an addition to the existing maintenance building 70 feet from the Collins Beach Road right-of-way (100-foot street yard setback) see UDC Table 40.04.110.B. **2.** To maintain a storage building 30 feet from the Collins Beach Road right-of-way (100-foot street yard setback) see UDC Table 40.04.110.B. **3.** To permit paving 0 feet from the Collins Beach Road right-of-way (75-foot street yard paving setback) see UDC Table 40.04.110.B. SR Zoning. CD. 6 (App 2026-0018-A) TP 15-009.00-003.

**OTHER BUSINESS**