

AGENDA

BOARD OF ADJUSTMENT

Thursday, April 23, 2026

6:00 p.m.

NOTE: In accordance with 29 Del. C. Section 10006A, Board of Adjustment Hearings will be held as a virtual meeting utilizing Zoom Webinar. The New Castle Room, Government Center, 87 Reads Way, New Castle, DE 19720 will be accessible during the scheduled hearing time for members of the public to attend the meeting 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: April 23, 2026 6:00 PM EST
Topic: Board of Adjustment Hearing

Join from PC, Mac, iPad, or Android:

[https://us02web.zoom.us/j/88268496359?
pwd= 1poR0eGaU5hKC8GTW7o2mRS3T_LeA.4wfcSvlvdeFUxD92](https://us02web.zoom.us/j/88268496359?pwd=1poR0eGaU5hKC8GTW7o2mRS3T_LeA.4wfcSvlvdeFUxD92)

Passcode:567987

Phone one-tap:

+13052241968,,88268496359#,,, *567987#

+13092053325,,88268496359#,,, *567987#

Join via audio:

+1 646 931 3860

+1 929 205 6099

Webinar ID: 882 6849 6359

Passcode: 567987

AGENDA

NEW BUSINESS:

1. [235 Carlow Drive, Wilmington, DE 19808](#). Area variance: To construct an addition 14 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **James**

Druding. S Zoning. CD. 9 (App 2026-0232-A) TP 08-049.10-107.

2. [420 Caledonia Way, Townsend, DE 19734](#). **Area variance:** To construct an addition 13 feet from the rear property line (25-foot rear yard setback) see UDC Table 40.04.110.B. **Eleanor J. Habib.** S Zoning. CD. 12 (App 2026-0233-A) TP 14-013.33-020.

3. [210 S. Maryland Avenue, Wilmington, DE 19804](#). **Area variance:** To permit a 99-square foot ground sign with a 14 square foot Electronic Variable Message Sign (EVMS) 2 feet from the Maryland Avenue right-of-way (40-foot setback for ground sign over 50-square feet) see UDC Table 40.06.060. **Raman Investment, LLC.** CN Zoning. CD.1 (App 2026-0178-A) TP 07-043.10-447.

4. [8 Newark Union Public Road, Wilmington, DE 19803](#). **Area variance:** To construct an accessory storage shed 22 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **Clarice Anne Daly.** NC10 Historic (H) Overlay Zoning. CD. 8 (App 2026-0156-A) TP 06-103.00-101.

5. [1220 River Road, New Castle, DE 19720](#). **Area variances:** **1.** To permit eight 70-foot tall parking lot cutoff light fixture poles (20-foot maximum height permitted) see UDC Table 40.04.111.C. **2.** To permit 10 footcandles illumination for cutoff parking lot light fixtures (0.4 maximum footcandles for cutoff fixtures) see UDC Table 40.04.111.C. **BPG Kirkwood LLC.** S Zoning. CD. 12 (App 2026-0245-A) TP 10-046.00-001.

OLD BUSINESS:

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.