

# AGENDA

## BOARD OF ADJUSTMENT

**Thursday, March 26, 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: March 26, 2026 6:00 PM EST  
Topic: Board of Adjustment Hearing

Join from PC, Mac, iPad, or Android:

[https://us02web.zoom.us/j/88397321656?  
pwd=C7DDrd47KIG10TExFnvPuz4WiSwEEg.2Az5DXTFz-K1u2d](https://us02web.zoom.us/j/88397321656?pwd=C7DDrd47KIG10TExFnvPuz4WiSwEEg.2Az5DXTFz-K1u2d)

Passcode:739789

Phone one-tap:

+13092053325,,88397321656#,,, \*739789#

+13126266799,,88397321656#,,, \*739789#

Join via audio:

+1 646 931 3860

+1 929 205 6099

Webinar ID: 883 9732 1656

Passcode: 739789

# AGENDA

## NEW BUSINESS:

**1. [3310 Huxley Drive, Middletown, DE 19709](#). Area variance:** To construct an addition 22 feet from the rear property line (30-foot rear yard setback) see NC15 UDC Table 40.04.110.B.

**Christian Alvarez.** S Zoning. CD. 6 (App 2026-0031-A) TP 13-013.34-086.

**2. 8 Quail Run, Wilmington, DE 19807. Area variance:** To construct an addition 25 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. **William B. Kelly III.** NC15 Zoning. CD. 2 (App 2026-0116-A) TP 07-027.30-028.

**3. 113 Rosewood Drive, Newark, DE 19713. Area variance:** To construct an addition 15 feet from the Rosewood Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **Superior Exteriors LLC.** NC6.5 Zoning. CD. 1 (App 2026-0129-A) TP 09-023.30-049.

**4. 3302 Concord Pike, Wilmington, DE 19803. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit 36 parking spaces (39 parking spaces required) see UDC Table 40.03.522. **2.** To permit paving 0 feet from the southerly side lot line for Tax Parcel 06-064.00-074 (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 2 feet from the northerly side lot line for Tax Parcel 06-064.00-074 (10-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit a landscape surface ratio (LSR) of 0.27 (minimum 0.50 LSR required) see UDC Table 40.04.110.A. **C&Z Real Estate II, LLC.** CN Zoning. CD. 2 (App 2026-0035-A) TP 06-064.00-074.

**5. 536 Main Street, Wilmington, DE 19804. Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 0 feet from the Main Street right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 3 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 3 feet from the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 5 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit a 0.0 opacity bufferyard along the Main Street right-of-way (0.3 opacity required) see UDC Table 40.04.111.A. **6.** To permit 2 street trees along the Main Street right-of-way (9 street trees required) see UDC Table 40.04.111.C. **7.** To permit a ground sign 2 feet from the Main Street right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. **Fred Wittig.** CN Zoning. CD. 1 (App 2026-0117-A) TP 08-050.40-020.

#### **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.