

AGENDA

***REVISED 2/2/2026**

BOARD OF ADJUSTMENT

Thursday, February 12, 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: February 12, 2026 6:00 PM EST
Topic: Board of Adjustment Hearing

Join from PC, Mac, iPad, or Android:

https://us02web.zoom.us/j/86858580057?pwd=mU-SqUMCXQRFwbb_cMLIoOaPUG8R2A.EjPpcEUKcm50DhID

Passcode:325946

Phone one-tap:

+13126266799,,86858580057#,,,,*325946#

+16469313860,,86858580057#,,,,*325946#

Join via audio:

+1 646 931 3860

+1 929 205 6099

Webinar ID: 868 5858 0057

Passcode: 325946

AGENDA

NEW BUSINESS:

1. [406 Fifth Street, New Castle, DE 19720](#). Area variances: 1. To permit a lot width of 40 feet

for Lot 1 (50-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot width of 40 feet for Lot 2 (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 1 (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 2 (5,000-square foot minimum lot size) see UDC Table 40.04.110.B. **Feathers Group LLC.** NC5 Zoning. CD. 10 (App 2025-0720-A) TP 10-011.30-016.

2. 31 Kiamensi Road, Wilmington, DE 19804. Area variances to facilitate the recordation of a Land Development Plan. **1.** To permit a lot width of 46 feet for Lot 4 (50-foot minimum lot width) see UDC Table 40.04.110.B. **2.** To permit a lot width of 46 feet for Lot 5 (50-foot minimum lot width) see UDC Table 40.04.110.B. **DRPD LLC.** NC5 Zoning. CD. 1 (App 2025-0750-A) TP 07-042.30-037.

3. 10 E. Commons Boulevard, New Castle, DE 19720. Area variance: To permit 2 additional wall identification signs (1 wall identification sign per principal use) see UDC Table 40.06.060. **Johnstone Supply.** I Zoning. CD. 10 (App 2026-0003-A) TP 10-013.00-009.

4. 71 Industrial Boulevard, New Castle, DE 19720. Special Use Permit: Special Use Permit to permit an additional 1,750-square feet of high intensity recreational use to provide an outdoor recreational area to a previously granted Special Use Permit (App 2025-0063-A) for an entirely indoor high intensity recreational use within the I Zoning District see UDC Sections 40.03.210 & 40.31.430. **Area variances:** **1.** To maintain 0.0 bufferyard opacity along all property lines (additional 0.2 bufferyard opacity required along all property lines) see UDC Table 40.03.210.A. **2.** To provide 68 parking spaces (178 parking spaces required) see UDC Table 40.03.522. **Training Center Gym.** I Zoning. CD. 7 (App 2025-0753-A) TP 10-041.00-073. ***This application has been continued to a later Hearing date at the request of the Applicant.**

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.