

AGENDA

(*Revised 3/26/26; **Revised 4/9/26)

BOARD OF ADJUSTMENT

Thursday, April 9, 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 9, 2026 6:00 PM EST
Topic: Board of Adjustment Hearing

Join from PC, Mac, iPad, or Android:

[https://us02web.zoom.us/j/88246871381?
pwd=4bug4rXFc5iJdeG6FMoeld68CWBGrg.NC0gU7FmKOWM3shR](https://us02web.zoom.us/j/88246871381?pwd=4bug4rXFc5iJdeG6FMoeld68CWBGrg.NC0gU7FmKOWM3shR)

Passcode:676212

Phone one-tap:

+13052241968,,88246871381#,,,,*676212#

+13092053325,,88246871381#,,,,*676212#

Join via audio:

+1 646 931 3860

+1 929 205 6099

Webinar ID: 882 4687 1381

Passcode: 676212

AGENDA

NEW BUSINESS:

~~1. [0 Old Coach Road, Newark, DE 19711](#). Area variances: 1. To construct a dwelling 10 feet~~

from the Henderson Hill Road right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **2.** To construct a dwelling 6 feet from an unnamed right-of-way (40-foot street yard setback) see UDC Table 40.04.110.B. **The ReDevelopment Company.** NC21 Zoning. CD. 9 (App 2026-0155-A) TP 08-048.00-067. (**Application continued to the May 14 Hearing due to the insufficient advertising of variance requests required for this application)

2. 116 Black Stallion Road, Townsend, DE 19734. Area variances: **1.** To permit a 22 foot tall detached accessory structure (20-foot maximum height) see UDC Section 40.03.410.A. **2.** To permit a 22 foot tall detached accessory structure 15 feet from the northerly side lot line (40-foot side yard setback) see UDC Section 40.03.410.A & Table 40.04.110.B. **Bernard St. Amand.** SR Zoning. CD. 6 (App 2026-0197-A) TP 15-020.00-065.

3. 974 Centre Road, Wilmington, DE 19805. Area variance: To permit 2-3 additional identification signs for Building 735 (1 identification sign per building, wall or ground) see UDC Table 40.06.060. **Compass Sign Company.** OR Zoning. CD. 2 (App 2026-0118-A) TP 07-032.40-001. (*Revised to correct property address from 947 to 974 Centre Road; revised variance to permit 3 additional identification signs)

~~**4. 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. (*Application continued to the April 23 Hearing at the request of the Applicant.)~~

5. 3001 thru 3035 Armour Lane; 2900 thru 2932 Ballesteros Lane; 2800 thru 2809 Boros Court; 1704 thru 1723 Casper Drive; 0 & 135 thru 233 Cavaliers Boulevard; 3703 thru 3722 Els Court; 3103 thru 3119 Faldo Lane, 624 thru 640 & 1250 Hogan Boulevard; 2001 thru 2037 Irwin Lane; 2711 & 2713 Janzen Drive; 2600 thru 2660 Jones Way, 401 thru 405 Kite Drive; 1602 thru 1622 Mickelson Drive; 3503 thru 3509 Miller Way; 2302 thru 2328 Nelson Drive; 3201 thru 3353 Nicklaus Way; 300 thru 323 Norman Lane; 500 & 512 thru 523 Palmer Boulevard; 3601 thru 3644 Player Court; 1800 thru 1874 Rodriguez Drive; 1900 thru 1918 Sarazen Way; 2201 thru 2227 Snead Lane; 2501 thru 2536 Stabler Drive; 2401 thru 2452 Steward Drive; 2101 thru 2126 Trevino Drive; 3801 thru 3419 Watson Way, Newark, DE 19702. Area variances to facilitate the recordation of a Land Development Plan: **1.** To permit a lot width of 46 feet for Lots 84, 91, 96 & 97 (48-foot minimum lot width) see UDC Table 40.04.112. **2.** To provide 4.31-percent lot line units (5-percent minimum dwelling units permitted in an Open Space Planned Development of 301 to 600 lots) see UDC Section 40.04.130. **Peter Miller.** ST Zoning. CD. 1 (App 2026-0078-A) TPs: 09-024.20-001 thru -149, 09-024.40-001 thru 039, 09-025.10-155 thru 313, and 09-025.30-001 thru 111.

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.