

AGENDA

BOARD OF ADJUSTMENT

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

Join from PC, Mac, iPad, or Android:

https://us02web.zoom.us/j/86840004624?pwd=jWEbhQ-yD3A1hzUIJj_2LXZtfD4-Pw.Xc2tMvcSYIEEGKDo

Passcode:305178

Phone one-tap:

+13017158592,,86840004624#,,, *305178#

+13052241968,,86840004624#,,, *305178#

Join via audio:

+1 646 931 3860

+1 929 205 6099

Webinar ID: 868 4000 4624

Passcode: 305178

AGENDA

NEW BUSINESS:

1. [1562 Red Lion Road, Bear, DE 19701](#). 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. **Maria Alcaraz**. NC21 Zoning. CD. 12 (App 2026-0034-A) TP 12-006.00-021.

2. 6 Finn Court, Newark, DE 19702. 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. **Chesapeake Home Improvement Group**. NC21 CL Zoning. CD. 5 (App 2026-0037-A) TP 11-012.40-018.

3. 2 Camden Street, New Castle, DE 19720. 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. **D. Marty Mellinger**. NC5 Zoning. CD. 10 (App 2026-0020-A) TP 10-010.30-063.

4. 202 Minquadale Boulevard, New Castle, DE 19720. 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. **D. Marty Mellinger**. NC5 Zoning. CD. 10 (App 2026-0021-A) TP 10-010.10-090.

5. 903 Owls Nest Road, Wilmington, DE 19807. 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. **Vicmead Hunt Club**. SE Zoning. CD. 2 (App 2025-0575-A) TP 07-017.00-030.

6. 103 Collins Beach Road, Townsend, DE 19734. 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. **James Curran**. SR Zoning. CD. 6 (App 2026-0018-A) TP 15-009.00-003.

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.