

AGENDA

***Revised 1/8/26**

BOARD OF ADJUSTMENT

Thursday, January 22, 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: January 22, 2026 6:00 PM EST
Topic: Board of Adjustment Hearing

Join from PC, Mac, iPad, or Android:
[https://us02web.zoom.us/j/81260629037?
pwd=pGTyG9BGwn5Hu1OAJHwTWhepyj5Kkg.tvEiEr6365Zt0yVO](https://us02web.zoom.us/j/81260629037?pwd=pGTyG9BGwn5Hu1OAJHwTWhepyj5Kkg.tvEiEr6365Zt0yVO)
Passcode:540584

Phone one-tap:
+13052241968,,81260629037#,,, *540584#
+13092053325,,81260629037#,,, *540584#

Join via audio:
+1 646 931 3860
+1 929 205 6099
Webinar ID: 812 6062 9037
Passcode: 540584

AGENDA

NEW BUSINESS:

1. [422 Morehouse Drive, New Castle, DE 19720](#). **Area variance:** To construct an addition 15

feet from the Morehouse Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. **Sarah Johnson**. NC5 Zoning. CD 10 (App 2025-0752) TP ~~10-010.40-475~~. **10-010.10-475. (*Revised to correct parcel number)**

2. 114 Delaware Drive, New Castle, DE 19720. Area variance: To permit a 6-foot tall fence within the street yard area along the Delaware Drive right of way, **the street yard area along the Atlas Drive right-of-way** and westerly property line (4-foot maximum fence height within the street yard area) see UDC Section 40.03.410.E. **Jason Patterson & Marysia Stanton**. NC5 Zoning. CD. 10 (App 2025-0754-A) TP 10-015.40-193. **(*Revised to include a request for a 6-foot tall fence within the street yard area along the Atlas Drive right-of-way)**

3. 117 Hunn Road, New Castle, DE 19720. Area variance: To maintain paving 0 feet from the easterly side lot line (2-foot paving setback) see UDC Section 40.04.110.E. **Amral Khan**. NC5 Zoning. CD. 10 (App 2025-0769-A) TP 10-009.30-078.

4. 1396 Dexter Corner Road, Townsend, DE 19734. Area variances: **1.** To permit a 25-foot tall detached accessory structure (maximum 23.8-foot height that is equal to that of the principal building on a lot greater than 1-acre) see UDC Section 40.03.410.A. **2.** To permit a detached accessory structure over 20-feet in height, 15 feet from the southerly side lot line (40-foot side yard setback for detached accessory structure over 20-feet in height) see UDC Table 40.03.410.A. **3.** To permit a detached accessory structure over 20-feet in height, 75 feet from the rear property line (100-foot rear yard setback for detached accessory structure over 20-feet in height) see UDC Table 40.03.410.A. **A.S. Jacono**. SR Zoning. CD. 6 (App 2025-0782-A) TP 14-022.00-091.

5. 2051 Old Coochs Bridge Road, Newark, 19702. Area variances: **1.** To permit 2 additional identification signs (1 identification sign per building, wall or ground) see UDC Table 40.06.060. **2.** To permit a 238 square-foot identification wall sign for Sign A (75-square-foot maximum sign area) see UDC Table 40.06.060. **3.** To permit a 83 square-foot identification wall sign for Sign B (75-square foot maximum sign area) see UDC Table 40.06.060. **Evernorth Health**. OR Zoning. CD. 11 (App 2025-0709-A) TP 11-018.00-059.

6. 1420 Aviator Way, Middletown, DE 19709. Special Use Permit: Special Use Permit to permit playing field lighting structures located within 500 feet from residential zoned properties along the easterly and northerly property lines (Special Use Permit required when playing field light structure is located within 500 feet of a residential property) see UDC Sections 40.22.740 & 40.31.430. **Area variance:** To construct a middle/high school and performing arts building 75 feet in height (45-foot maximum building height) see UDC Table 40.04.110.B. **Dakota Laidman-Murray**. S Zoning. CD 6 (App 2025-0608-A) TP 13-007.00-016.

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.