



BOARD OF ADJUSTMENT

MINUTES

January 8, 2026

The Board of Adjustment of New Castle County held a public hearing on January 8, 2026 utilizing ZOOM Webinar and located at the Government Center at 87 Reads Way, New Castle, Delaware, beginning at 6:00 p.m. Chair Terry Parker presiding:

CALL TO ORDER – 6:00 p.m.

Terry Parker, Chair
Cora Castle, Vice Chair
Nakishia Bailey
Mohammed Cisse (Absent)
Keith Rolph
Edward Thomas
Chase Barnes (Absent)

Comprising a quorum of the Board; also:
Mary Jacobson, Office of Law
Melissa Hughes, Department of Land Use
Klesa Achaibar, Department of Land Use

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

1. App 2025-0699-A – Breckstone Architecture

Ms. Castle moved to **Grant**; Mr. Thomas seconded the motion.

VOTE: 5 - 0

ACTION: Grant - Area variance: To construct an addition connecting the existing dwelling and detached garage that places the dwelling 9 feet from the rear property line (15-foot rear yard setback) see UDC Table 40.04.110.B. NC6.5 Zoning. CD. 2 (App 2025-0699-A) TP 06-080.00-192.

2. App. 2025-0710-A – Anthony Raucci

Ms. Castle moved to **Grant**; Mr. Parker seconded the motion

VOTE: 5 - 0

ACTION: Grant - Area variance: To construct a detached accessory structure 10 feet from the Mill Creek Road right-of-way (40-foot street yard setback) see UDC Section 40.03.410.A. NC21 Zoning. CD. 3 (App 2025-0710-A) TP 08-012.40-009.

3. App 2025-0724-A – Nicholas Ash

Ms. Castle moved to **Grant with Condition**; Mr. Thomas seconded the motion.

VOTE: 4 - 1 (Ms. Castle Oppose)

ACTION: Grant with Condition - Area variance: To construct an addition 16 feet from the Armour Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. NC6.5 Zoning. CD. 1 (App 2025-0724-A) TP 08-044.30-416.

CONDITION: The proposed porch addition shall remain open and not further enclosed.

4. App 2025-0770-A – HES Sign Services Inc.

Ms. Castle moved to **Grant with Condition**; Mr. Rolph seconded the motion.

VOTE: 5 - 0

ACTION: Grant with Condition - Area variance: To permit a ground identification sign 21 feet from the Naamans Road right-of-way (40-foot ground sign setback) see UDC Table 40.06.60. CR Zoning. CD. 2 (App 2025-0770-A) TP 06-023.00-118.

CONDITION: The EVMS ground sign shall be installed in general accordance with the renderings submitted into evidence.

5. App 2025-0689-A – Luke Jones, V.M.D.

Ms. Castle moved to **Grant**; Mr. Parker seconded the motion.

VOTE: 5 - 0

ACTION: Grant - Area variances to facilitate the recordation of a Land Development Plan. 1. To permit a veterinary building 16 feet from the southeasterly side lot line on Lot 2 (40-foot side yard setback) see UDC Table 40.04.110.B. **2.** To permit paving 12 feet from the easterly side lot line on Lot 2 (30-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit 0.00 bufferyard opacity along the easterly side lot line on Lot 2 (0.40 bufferyard opacity required) see UDC Table 40.04.111.B and Section 40.04.320.A. S Zoning. CD. 12 (App 2025-0689-A) TP 10-049.00-041.

6. App 2025-0751-A – Colonial School District.

Mr. Parker moved to **Grant**; Mr. Rolph seconded the motion.

VOTE: 5 - 0

ACTION: Grant - Special Use Permit: Special Use Permit to permit playing field lighting structures located within 500 feet from residential zoned properties along the easterly and southerly 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. S Zoning. CD. 7 (App 2025-0751-A) TP 10-025.00-002.

CONDITION: The Applicant shall provide landscaping along the E. Basin Road right-of-way in accordance with the renderings submitted into evidence.

MINUTES

OTHER BUSINESS

Melissa A. Hughes

Melissa Hughes
Department of Land Use
02/12/2026