

# AGENDA

**\*Revised 12/15/25**

## BOARD OF ADJUSTMENT

**Thursday, January 8, 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 8, 2026 6:00 PM EST  
Topic: Board of Adjustment Hearing

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87995409858?pwd=4JCS0Jcx3gBT6U1ij4lotyn0pH-Gyw.8oPkOlqvZ3HgayHi>

Passcode:528442

Phone one-tap:

+13017158592,,87995409858#,,,,\*528442#

+13052241968,,87995409858#,,,,\*528442#

Join via audio:

+1 646 931 3860

+1 929 205 6099

Webinar ID: 879 9540 9858

Passcode: 528442

## AGENDA

### NEW BUSINESS:

1. [1817 Graywell Road, Wilmington, DE 19803](#). **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. **Breckstone Architecture**. NC6.5 Zoning. CD. 2 (App 2025-0699-A) TP 06-080.00-192.

**2. 421 Stella Drive, Hockessin, DE 19707. 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. **Anthony Raucci**. NC21 Zoning. CD. 3 (App 2025-0710-A) TP 08-012.40-009.

**3. 2139 Armour Drive, Wilmington, DE 19808. 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. **Nicholas Ash**. NC6.5 Zoning. CD. 1 (App 2025-0724-A) TP 08-044.30-416.

**4. 2020 Naamans Road, Wilmington, DE 19810. 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. **HES Sign Services Inc.** CR Zoning. CD. 2 (App 2025-0770-A) TP 06-023.00-118.

**5. 1047 Red Lion Road, Bear, DE 19701. 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. **Luke Jones, V.M.D.** S Zoning. CD. 12 (App 2025-0689-A) TP 10-049.00-041.

**6. 713 E. Basin Road, New Castle, DE 19720. Special Use Permit:** Special Use Permit to permit playing field lighting structures located within 500 feet from residential zoned properties along the ~~westerly~~ **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. **Colonial School District**. S Zoning. CD. 7 (App 2025-0751-A) TP 10-025.00-002. (\***Revised to correct the property lines the proposed playing field lighting is located within 500-feet**).

#### 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.