

AGENDA

THIS HEARING HAS BEEN CANCELLED (3/2/26)

BOARD OF ADJUSTMENT

~~Thursday, March 5, 2026~~

~~6:00 p.m.~~

~~In accordance with 29 Del. C. Section 10006A, Board of Adjustment Hearings will be held as a virtual meeting utilizing Zoom Webinar.~~

~~*NOTE: The Multi-Purpose Room, James H. Gilliam, Jr., Building at 67 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: March 5, 2026 6:00 PM EST
Topic: Board of Adjustment Hearing~~

~~Join from PC, Mac, iPad, or Android:~~

~~[https://us02web.zoom.us/j/85917643232?
pwd=l83dZgkAkLmY4VGv1Cms1B0pNO1f9Q.qRN5s0c2dujHLDRl](https://us02web.zoom.us/j/85917643232?pwd=l83dZgkAkLmY4VGv1Cms1B0pNO1f9Q.qRN5s0c2dujHLDRl)~~

~~Passcode: 276389~~

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~~Phone one-tap:~~

~~+16469313860,,85917643232#,,,,*276389#~~

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~~Join via audio:~~

~~+1 646 931 3860~~

~~+1 929 205 6099~~

~~Webinar ID: 859 1764 3232~~

~~Passcode: 276389~~

AGENDA

NEW BUSINESS:

825 Governor Lea Road & 0 River Road, New Castle, DE 19720. Special Use Permit to permit a major utility on a S zoned parcel and area variances to facilitate the recordation of a Land Development Plan: Special Use Permit to permit a major utility of an electric switch station on a S (Suburban) zoned parcel (Special Use Permit required for a major utility located within the S Zoning District) see UDC Table 40.03.110 and UDC Sections 40.03.312 & 40.31.430. **Area variances:** **1.** To permit 0 street trees along the Hamburg Road right-of-way on Tax Parcel 10-049.00-073 (56 street trees required) see UDC Table 40.04.111.C. **2.** To permit 0 street trees along the River Road right-of-way on Tax Parcel 10-049.00-073 (98 street trees required) see UDC Table 40.04.111.C. **3.** To provide a 0.0 bufferyard opacity along the River Road right of way within the Delmarva easement area on Tax Parcel 10-049.00-073 (minimum 0.3 bufferyard opacity required) see UDC Table 40.04.111.A. **4.** To provide a 0.0 bufferyard opacity along the southerly property line on Tax Parcel 10-049.00-073 (minimum 0.5 bufferyard opacity required) see UDC Table 40.04.111.B. **5.** To provide a 0.0 bufferyard opacity along the westerly property line on Tax Parcel 10-049.00-073 (minimum 0.6 bufferyard opacity required) see UDC Table 40.04.111.B. **6.** To permit 0 street trees along the Route 1 right-of-way on Tax Parcel 12-002.00-025 (31 street trees required) see UDC Table 40.04.111.C. **7.** To provide a 0.0 bufferyard opacity along the Route 1 right-of-way on Tax Parcel 12-002.00-025 (minimum 0.4 bufferyard opacity required) see UDC Table 40.04.111.A. **8.** To provide a 0.0 bufferyard opacity along the northerly property line on Tax Parcel 12-002.00-025 (minimum 0.6 and 0.8 bufferyard opacity required) see UDC Table 40.04.111.B. **New Castle Campus Development LLC, III, CR & S Zoning, CD, 12 (App 2026-0022-A) TPs 10-049.00-073 & 12-002.00-025.** ***At the request of the Applicant, this application has been continued to a future Board of Adjustment hearing date yet to be determined.**

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.