

## AGENDA

### BOARD OF ADJUSTMENT

Thursday, October 14, 2021

6:00 p.m.

In accordance with 29 Del. C. Section 10006A, New Castle County Board of Adjustment public hearings will be held as virtual meetings utilizing Zoom Webinar. The Multipurpose Room of the James H. Gilliam, Jr. Building, located at 67 Reads Way in New Castle, will be accessible during the scheduled hearing times for members of the public to attend the virtual meetings 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: October 14, 2021 6:00 PM Eastern Time (US and Canada)

Topic: Board of Adjustment Hearing

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/82278441289?pwd=SWk4TnFGcllQR1dqZ3B6Zi9MZ0pydz09>

Passcode: 230125

**Or One tap mobile:**

US: +19292056099,,82278441289# or +13017158592,,82278441289#

**Or Telephone:**

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782

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Webinar ID: 822 7844 1289

## AGENDA

1. 107 S. Dupont Highway, New Castle, DE 19720. Area variance: To permit a shopping center identification ground sign 7 feet from the Christiana Road right-of-way (40-foot ground sign setback) see UDC Table 40.06.060. HES Sign Services Inc. CR Zoning. CD 7. (App 2021-0479-A) TP 10-024.00-032.

2. 2421 Bear Corbitt Road, New Castle, DE 19720. Area variances: 1. To permit 3 additional wall signs (1 wall sign per principal use) see UDC Table 40.06.060. 2. To permit a ground sign 4 feet from the Bear Corbitt Road right-of-way (40-foot setback required) see UDC Table 40.06.060. 3. To permit an additional ground sign (1 ground sign per street frontage) see UDC Table 40.06.060. 4. To permit 2 address signs (1 address sign per building) see UDC Section 40.06.040.A. 5. To permit 2, 1,332 square inch address signs (160 square inch maximum sign area) see UDC Section 40.06.040.A. HES Sign Services, Inc. HI Zoning. CD 12. (App 2021-0507-A) TP 12-007.00-025.

3. 200 Hygeia Drive, Newark, DE 19713. Area variances: 1. To permit 1 additional wall sign (1 wall

sign per building) see UDC Table 40.06.060. 2. To permit a 125 square foot wall sign (75-square foot maximum sign area) see UDC Table 40.06.060. 3. To permit a 430 square foot wall sign (75-square foot maximum sign area) see UDC Table 40.06.060. Christiana Care Health Services, Inc. OR Zoning. CD 9 (App 2021-0516-A) TP 09-017.00-029.

4. 4755 Ogletown-Stanton Road, Newark, DE 19713. Area variances: 1. To permit 1 additional wall identification signs (1-wall or ground identification sign permitted) see UDC Table 40.06.060. 2. To permit a 101 square foot wall identification sign (75-square foot maximum sign area) see UDC Table 40.06.060. 3. To permit a 15 square foot instructional wall sign (4-square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. 4. To permit a 11 square foot instructional wall sign (4-square foot maximum sign area for instructional signs) see UDC Section 40.06.040.A.2. Christiana Care Health Services, Inc. NCPUD Zoning. CD 1 (App 2021-0517-A) TP 09-017.00-030.

5. 2200 & 2202 Shipley Road, Wilmington, DE 19803. Area variances to facilitate the recordation of a Land Development Plan: 1. To permit a 0.50 acre lot size for Lot 1 (1.00 acre minimum lot size) see UDC Table 40.04.110.B. 2. To permit a 0.38 acre lot size for Lot 2 (1.00 acre minimum lot size) see UDC Table 40.04.110.B. 3. To permit a 0.85 acre lot size for Lot 3 (1.00 acre minimum lot size) see UDC Table 40.04.110.B. 4. To permit a 0.73 acre lot size for Lot 4 (1.00 acre minimum lot size required) see UDC Table 40.04.110.B. 5. To permit a 0.88 acre lot size for Lot 5 (1.00 acre minimum lot size exclusive of protected resources) see UDC Table 40.04.110.B. 6. To permit a lot width of 98 feet for Lot 1 (150-foot minimum lot width) see UDC Table 40.04.110.B. 7. To permit a lot width of 113.38 feet for Lot 2 (150-foot minimum lot width) see UDC Table 40.04.110.B. 8. To permit a lot width of 30.55 feet for Lot 3 (150-foot minimum lot width) see UDC Table 40.04.110.B. 9. To permit a lot width of 0 feet for Lot 4 (150-foot minimum lot width) see UDC Table 40.04.110.B. 10. To permit a lot width of 0 feet for Lot 5 (150-foot minimum lot width) see UDC Table 40.04.110.B. 11. To maintain a dwelling 37 feet from the Shipley Road right-of-way on Lot 2 (40-foot street yard setback) see UDC Table 40.04.110.B. 12. To maintain a dwelling 12 feet from the Shipley Road right-of-way on Lot 1 (40-foot street yard setback) see UDC Table 40.04.110.B. 13. To permit a detached accessory structure 0 feet from the southerly side lot line on Lot 2 (3-foot setback for detached accessory structures) see UDC Section 40.03.410.A. Astoria Builders, LLC. S Zoning. CD 2. (App 2020-0347-A) TPs 06-065.00-334 & 06-065.00-284.

**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.**