



BOARD OF ADJUSTMENT

MINUTES

June 10, 2021

The Board of Adjustment of New Castle County held a public hearing on June 10, 2021 utilizing ZOOM Webinar, beginning at 6:00 p.m.

Chairman David H. Burt,
presiding:

CALL TO ORDER – 6:00 p.m.

David H. Burt
Terry Parker
William Brooks
Edward Thomas
Richard Farmer

Comprising a quorum of the Board; also:
Mengting Chen Esq., Office of Law
Melissa Hughes, Department of Land Use
Klesa Achaibar, Department of Land Use
Janet Vinc, Department of Land Use

MINUTES

The minutes of April 29, 2021 were presented for approval and Mr. Parker motioned to Grant the April 22, 2021 minutes and Mr. Farmer seconded the motion, and the minutes were approved.

PUBLIC HEARING

NEW BUSINESS

The Board heard and received testimony on the following application(s) and took action on the applications as follows:

1. App. #2021-0261-A - Norman Schwartz.

Mr. Farmer moved to Grant the application; Mr. Parker seconded the motion.

VOTE: 5-0

ACTION: Grant– Area variance: To construct an addition 27 feet from the rear property line (30-foot rear yard setback) see UDC Table 40.04.110.B. S Zoning. CD 12. (App 2021-0261-A) TP 13-014.30-207.

2. App. #2021-0262-A – James Colombo.

Mr. Burt moved to **Grant** the application; Mr. Thomas seconded the motion.

VOTE: 5-0

ACTION: Grant– Area variances: **1.** To maintain a dwelling 8 feet from the S. Congress Street right-of-way (25-foot street yard setback) see UDC Table 4004.110.B. **2.** To construct an addition 0 feet from the S. Congress Street right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. NC5 Zoning. CD 12. (App 2021-0262-A) TP 13-010.14-019.

3. App. #2021-0015-A – Hes Sign Services Inc.

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

VOTE: 5-0

ACTION: Grant- Area variances: **1.** To permit a **150 [100]** square foot ground sign including a 50 square feet of EVMS (Electronic Variable Message Sign) portion (100-square foot maximum sign area) see UDC Table 40.06.060. **2.** To permit a 150 square foot ground sign including a 50 square feet of EVMS (Electronic Variable Message Sign) portion 2 feet from the Bear Christiana Road right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. I Zoning. CD 1. (App 2021-0015-A) TP 10-028.00-015.

4. App. #2020-0213-A – KC Sign Co.

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

VOTE: 5-0

ACTION: Grant- Area variance: To permit an additional identification wall sign (1 wall or ground identification sign per building section) see UDC Table 40.06.060. KC Sign Co. ON Zoning. CD 2. (App 2021-0213-A) TP 06-054.00-043.

5. App. #2021-283-A – DPIF2 DE 1 New Castle, LLC.

Mr. Burt moved to **Grant**; Mr. Brooks seconded the motion.

VOTE: 5-0

ACTION: Grant- Area variances: **1.** To permit 2 address signs (Signs Q & R) on the larger building (1 address sign per building) see UDC Table 40.06.040.A. **2.** To permit 2, 2016 square inch address signs (Signs R & T) (160 square inch maximum sign area) see UDC Table 40.06.040.A. **3.** To permit 1, 4320 square inch address sign (Sign Q) (160 square inch maximum sign area) see UDC Table 40.06.040.A. HI Zoning. CD 1. (App 2021-0283-A) TPs 07-042.10-052 & 143.

6. App. #2021-283-A – Barley Mill Plaza, LLC.

Mr. Burt moved to **Grant with Conditions**; Mr. Brooks seconded the motion.

VOTE: 5-0

ACTION: Grant with Conditions- Area variances: **1.** To permit 5 additional ground identification signs (1 wall or ground identification sign per building/use permitted) see UDC Table 40.060.60. **2.** To permit a 130 square foot ground identification sign (75-square foot maximum sign area) see UDC Table 40.06.060. **3.** To permit a 130 square foot ground identification sign 12 feet from the Centre Road right-of-way (25-foot setback) see UDC Table 40.06.060. **4.** To permit a ground identification sign 5 feet from the Centre Road right-of-way (25-foot setback) see UDC Table 40.06.060. **5.** To permit 18 nameplates on Building A (1 nameplate per use) see UDC Table 40.06.060. **6.** To permit 16, 40 square foot nameplates on Building A (2-square foot maximum) see UDC Table 40.06.060. **7.** To permit 2, 30 square foot nameplates on Building A (2-square foot maximum) see UDC Table 40.06.060. **8.** To permit 16 nameplates on Building B (1 nameplate per use) see UDC Table 40.06.060. **9.** To permit 4, 40 square foot nameplates on Building B (2-square foot maximum) see UDC Table 40.06.060. **10.** To permit 12, 30 square foot nameplates on Building B (2-square foot maximum) see UDC Table 40.06.060. **11.** To

permit 8 nameplates on Building C (1 nameplate per use) see UDC Table 40.06.060. **12.** To permit 8, 30 square foot nameplates on Building C (2-square foot maximum) see UDC Table 40.06.060. **13.** To permit 12 nameplates on Building D (1 nameplate per use) see UDC Table 40.06.060. **14.** To permit 2, 40 square foot nameplates on Building D (2-square foot maximum) see UDC Table 40.06.060. **15.** To permit 10, 30 square foot nameplates on Building D (2-square foot maximum) see UDC Table 40.06.060. OR Zoning. CD 2. (App 2021-0016-A) TP 07-032.20-003, -066 & -067.

- CONDITIONS:**
- 1. The ground identification signs shall be consistent with the renderings submitted into evidence.**
 - 2. The nameplate wall signage shall be channel style letters and consistent with the renderings submitted into evidence.**

Melissa A. Hughes
Melissa Hughes
Department of Land Use
7/19/2021