



**BOARD OF ADJUSTMENT**

**MINUTES**

**March 26, 2026**

The Board of Adjustment of New Castle County held a public hearing on March 12, 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:  
*Helene Episcopo, Office of Law*  
*Melissa Hughes, Department of Land Use*  
*Klesa Achaibar, Department of Land Use*

PUBLIC HEARING

MINUTES

The minutes of February 26, 2026 were presented for approval and Mr. Parker motioned to Grant February 26, 2026 minutes and Ms. Castle seconded the motion, and the minutes were approved.

OLD BUSINESS

NEW BUSINESS

**1. App 2026-0031-A – Christian Alvarez**

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 22 feet from the rear property line (30-foot rear yard setback) see NC15 UDC Table 40.04.110.B. S Zoning. CD. 6 (App 2026-0031-A) TP 13-013.34-086.

**CONDITION: The porch addition shall remain screened and not further enclosed.**

**2. App. 2026-0116-A – William B. Kelly III**

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

**VOTE: 5 - 0**

**ACTION: Grant - Area variances:** To construct an addition 25 feet from the rear property line (40-foot rear yard setback) see UDC Table 40.04.110.B. NC15 Zoning. CD. 2 (App 2026-0116-A) TP 07-027.30-028.

**3. App 2026-0129-A Superior Exteriors LLC.**

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

**VOTE: 5 - 0**

**ACTION: Grant with Condition - Area variance:** To construct an addition 15 feet from the Rosewood Drive right-of-way (25-foot street yard setback) see UDC Table 40.04.110.B. C6.5 Zoning. CD. 1 (App 2026-0129-A) TP 09-023.30-049.

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

**4. App 2026-0035-A – C&Z Real Estate II, LLC**

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

**VOTE: 5 - 0**

**ACTION: Grant with Condition - Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit 36 parking spaces (39 parking spaces required) see UDC Table 40.03.522. **2.** To permit paving 0 feet from the southerly side lot line for Tax Parcel 06-064.00-074 (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 2 feet from the northerly side lot line for Tax Parcel 06-064.00-074 (10-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit a landscape surface ratio (LSR) of 0.27 (minimum 0.50 LSR required) see UDC Table 40.04.110.A. CN Zoning. CD. 2 (App 2026-0035-A) TP 06-064.00-074.

**CONDITION: The Applicant shall construct the greenhouse in general accordance with the renderings submitted into evidence.**

**5. App 2026-0117-A – Fred Wittig**

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

**VOTE: 5 - 0**

**ACTION: Grant with Condition - Area variances to facilitate the recordation of a Land Development Plan:** **1.** To permit paving 0 feet from the Main Street right-of-way (40-foot street yard paving setback) see UDC Table 40.04.110.B. **2.** To permit paving 3 feet from the rear property line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **3.** To permit paving 3 feet from the easterly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **4.** To permit paving 5 feet from the westerly side lot line (10-foot other yard paving setback) see UDC Table 40.04.110.B. **5.** To permit a 0.0 opacity bufferyard along the Main Street right-of-way (0.3 opacity required) see UDC Table 40.04.111.A. **6.** To permit 2 street trees along the Main Street right-of-way (9 street trees required) see UDC Table 40.04.111.C. **7.** To permit a ground sign 2 feet from the Main Street right-of-way (40-foot setback for ground sign) see UDC Table 40.06.060. CN Zoning. CD. 1 (App 2026-0117-A) TP 08-050.40-020.

**CONDITIONS: 1. The Applicant shall provide landscaping in general accordance with the renderings submitted into evidence.**  
**2. The Applicant shall provide building elevations in general accordance with the renderings submitted into evidence.**

OTHER BUSINESS

Department of Land Use  
4/23/2026