



BOARD OF ADJUSTMENT

MINUTES

April 9, 2026

The Board of Adjustment of New Castle County held a public hearing on April 9, 2026 utilizing ZOOM Webinar and located at the Government Center at 87 Reads Way, New Castle, Delaware, beginning at 6:00 p.m. Acting Chair Cora Castle presiding:

CALL TO ORDER – 6:00 p.m.

Cora Castle, Acting Chair
Chase Barnes, Acting Vice Chair
Nakishia Bailey (Absent)
Mohammed Cisse
Keith Rolph
Edward Thomas
Vacant

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

OLD BUSINESS

NEW BUSINESS

1. App 2026-0197-A – Bernard St. Amand

Ms. Castle moved to **Grant Variance 1**; Mr. Barnes seconded the motion.

VOTE: 5 - 0

ACTION: Grant - Area variance: 1. To permit a 22 foot tall detached accessory structure (20-foot maximum height) see UDC Section 40.03.410.A. SR Zoning. CD. 6 (App 2026-0197-A) TP 15-020.00-065.

Ms. Castle moved to **Grant Variance 2**; Mr. Cisse seconded the motion.

VOTE: 4 - 1 (Mr. Cisse Oppose)

ACTION: Grant - Area variance: 2. To permit a 22 foot tall detached accessory structure 15 feet from the northerly side lot line (40-foot side yard setback) see UDC Section 40.03.410.A & Table 40.04.110.B. Bernard St. Amand. SR Zoning. CD. 6 (App 2026-0197-A) TP 15-020.00-065.

2. App. 2026-0118-A – Compass Sign Company

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

VOTE: 5 - 0

ACTION: Grant with Condition - Area variances: Area variance: To permit 3 additional identification signs for Building 735 (1 identification sign per building, wall or ground) see UDC Table 40.06.060. OR Zoning. CD. 2 (App 2026-0118-A) TP 07-032.40-001.

CONDITION: The proposed identification signage shall be in general accordance with the renderings submitted into evidence.

3. App 2026-0078 - A Peter Miller.

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

VOTE: 5 - 0

ACTION: Grant - Area variances to facilitate the recordation of a Land Development Plan: 1. To permit a lot width of 46 feet for Lots 84, 91, 96 & 97 (48-foot minimum lot width) see UDC Table 40.04.112. **2.** To provide 4.31-percent lot line units (5-percent minimum dwelling units permitted in an Open Space Planned Development over 701 lots) see UDC Section 40.04.130. ST Zoning. CD. 1 (App 2026-0078-A) TPs: 09-024.20-001 thru -149, 09-024.40-001 thru 039, 09-025.10-155 thru 313, and 09-025.30-001 thru 111.

OTHER BUSINESS

Acting Chair Ms. Castle appointed Chase Barnes as Acting Vice Chair

Department of Land Use

4/23/2026