

# City of Wilmington



MICHAEL S. PURZYCKI  
Mayor

## CITY OF WILMINGTON BOARD OF ADJUSTMENT ZONING APPEAL

### Minutes of May 24, 2021 Meeting

The City of Wilmington Board of Adjustment held a meeting on May 24, 2021 at 5:00 PM via Zoom.

**Attending:** R. Goff, Chairman; T. Ford, Vice-Chairman; B. Mitchell, Secretary

**Old Business:** 1) Minutes for the Board's Meeting held on April 26, 2021 – Approved.

#### **New Business:**

Case #6.4.21                      Application of Apex Engineering, Inc., 27 W. Market Street, Newport, DE  
Zoned C-2                              19804 on behalf of the Latin American Community Center, requesting  
Posted: 3/13/21                      permission to vary the off-street parking requirement to allow construction  
of a childhood early learning center at 1017-1023 west 4<sup>th</sup> Street and 402  
North VanBuren Street. Required 46 parking spaces. Requesting 0  
spaces.

48-70                      Variances  
Vote:                      3-0 Granted

Case #5.4.21                      Application of Frederick & Cora Reed, 505 Isadore Drive, New Castle,  
Zoned R3                              DE 19702, requesting permission to convert the building located at  
Posted 3/13/21                      1000 West 7<sup>th</sup> Street to two apartments.

48-70                      Variances  
Vote:                      3-0 Granted.

Case #1.5.21                      Application of Penn Partners LLC, 1606 Pennsylvania Avenue,  
Zoned R-3                              Wilmington, DE 19806, requesting permission to change a nonconforming  
Posted 4/20/21                      use at 1017 North Lincoln Street from a beauty salon to an automobile  
dealer/service office with onsite vehicle storage.

48-38                      Nonconforming Uses  
Vote:                      3-0 Granted

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Case #2.5.21  
Zoned M-1  
Posted 5/11/21

Application of Wilmington Sports Field, LLC, 1000 N. West Street, Wilmington, DE 19801, requesting permission to construct and operate athletic fields on the property located at 615 South Church Street. Also requesting to vary the setback requirement for associated light standards to be installed.

48-70                      Variances  
Vote:                      Use Variance Granted 3-0  
                                    Dimension Variance Granted 3-0

There being no further business, the meeting was adjourned.