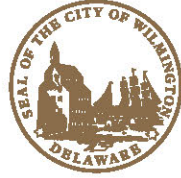


# City of Wilmington



**MICHAEL S. PURZYCKI**  
Mayor

CITY OF WILMINGTON  
BOARD OF ADJUSTMENT  
ZONING APPEAL

Hearing Location: Office of the Board of Adjustment  
Virtual Meeting (see below for Zoom Webinar link)

Hearing Date: August 8, 2022                      Hearing Time: 5:30 PM

Old Business:

New Business:

Case # 2.7.22                      Application of Robert Snowberger, 1007 N. Orange Street, Wilmington, DE 19801 requesting  
Zoned C-4                              permission to vary the rear yard requirement to allow construction of a three story mixed use  
Posted 7/11/22                      building at 836-844 North Tatnall Street.  
The required rear yard is 10 feet. Requesting 0 feet.

48-70    Variances

Case # 4.7.22                      Application of Diamond Port Property LLC, 761 Grantham Lane, New Castle, DE 19720 requesting  
Zoned W-4                              permission to construct 359,608 square feet of warehouse space at 1, 25 & 51 South Heald Street  
Posted 5/26/22                      and 0 Lobdell Street to be used for wholesale storage, processing and distribution purposes.  
The applicant is also requesting to vary the tree caliper requirement, from 3" to 1.5", for  
required landscaping.

48-71    Special Exceptions

48-70    Variances

Case # 1.8.22                      Application of James Bradford, 2206 Washington, DE 19802 requesting permission to operate a  
Zoned R-3                              café at 211 West 22<sup>nd</sup> Street.

Posted 7/5/22

48-70    Variances

Case # 2.8.22                      Application of Dylan Stracke, Esq., 1210 Delaware Avenue, Wilmington, DE 19806 on behalf of  
Zoned R-3                              Donald Scalessa requesting permission to expand the nonconforming restaurant located at  
Posted 6/14/22                      1836 North Lincoln Street to allow for the sale of beer and wine.

The applicant is also requesting to use the property at 1835 North Lincoln Street for off street  
Parking for restaurant patrons.

48-38 Nonconforming Uses

48-70 Variances

Case # 3.8.22  
Zoned C-1/R5A  
Poste 7/1/22

Application of Shane Hillam, 1306 N. Broom Street, Wilmington, DE 19806 requesting permission vary the height, floor area ratio, units per floor allowance, rear yard, parking and loading dock requirements to allow construction of a five story, 48-unit apartment house at 201-219 North Tatnall Street and 305 West 2<sup>nd</sup> Street.

48-70 Variances

Due to complications created by the Coronavirus outbreak, the public hearing associated with the attached agenda will be conducted via a Zoom webinar only.

All are invited to participate.

When: August 8, 2022

5:30 PM Eastern Time (US and Canada)

Link: <https://zoom.us/j/84407219578>

Meeting ID: 84407219578

One tap mobile

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+ 1 301 715 8592 US

+ 1 346 248 7799 US (Houston)

+ 1 669 900 9128 US (San Jose)

+ 1 253 215 8782 US

Meeting ID: 844 0721 9578

Find your local number: <https://zoom.us/u/abFfJCITkh>