

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

CITY OF WILMINGTON BOARD OF ADJUSTMENT ZONING APPEAL

Minutes of July 10, 2023 Meeting, as amended on August 14, 2023

The City of Wilmington Board of Adjustment held a meeting on July 10, 2023 at 5:30 PM via Zoom with anchor location: City Council Chambers, 800 N. French Street, Wilmington, DE 19801

Attending: R. Goff, Chairman; T. Ford, Vice-Chairman; Derek Akbar, Public Works

Old Business: 1) Minutes for the Board's Meeting held on June 26, 2023 – Approved.

New Business:

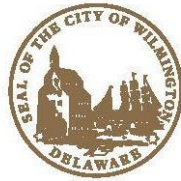
Case # 1.7.23 Application of Larry Lee, 108 E. Sutton Place, Wilmington, DE 19810,
Zoned R-3 requesting permission to vary the side yard requirements to allow the
Posted 5/24/23 subdivision of the property located at 1403 Brown Street and the subsequent
 construction of 5 single family row homes.
 The required side yard is 5 feet. Requesting 3 feet.

48-70 Variances
Vote: 3-0 Granted

Case # 2.7.23 Application of 317 Market LLC, 1000 N. West Street, Wilmington, DE
Zoned C-3 19801, requesting dimensional variances from the loading berth and
Posted 6/26/23 ground level transparency requirements to allow construction of a 61-unit
 apartment house at 317 North Market Street.

48-70 Variances
Vote: 3-0 Granted

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Case # 3.7.23
Zoned R-3
Posted 6/13/23

Application of Jose J. Zavala Tenorio, 1301 West 4th Street, Wilmington, DE 19805, requesting permission to operate an ice cream/water ice shop at 1301 West 4th Street.

48-70 Variances

Vote: 3-0 Granted

Hours of operation: Monday – Wednesday 10:00 am – 8:00 pm;
Thursday, Friday & Saturday 10:00 am – 8:30 pm;
Sunday 11:00 am – 6:00 pm

Case # 4.7.23
Zoned R-3
Posted 5/5/23

Application of Erica Bradshaw, 130 W. Gray Avenue, Wilmington, DE 19805, requesting permission to maintain a three-family dwelling at 2717 West 3rd Street.

48-70 Variances

Vote: Rescheduled to 8/28/2023

Case # 5.7.23
Zoned R-3
Posted 5/12/23

Application of Thomas T. Trinter, 1617 N. Lincoln Street, Wilmington, DE 19806, requesting permission to establish a two-family dwelling at 1522 North Van Buren Street.

48-70 Variances

Vote: Motions to Table Granted: 3-0

There being no further business, the meeting was adjourned.