

# City of Wilmington



MICHAEL S. PURZYCKI  
Mayor

## CITY OF WILMINGTON BOARD OF ADJUSTMENT ZONING APPEAL

**Minutes of July 24, 2023 Meeting, as amended on August 14, 2023**

**The City of Wilmington Board of Adjustment held a meeting on July 24, 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 July 10, 2023 – Approved.**

**Administrative Business:** A request for an extension of time for permit acquisition regarding the property at 1501 West 7<sup>th</sup> Street. Case # 1.1.22.  
Vote: 3-0 Extension granted until July 24, 2024

### **New Business:**

Case # 3.6.23  
Zoned C-2  
Posted 4/25/23

Application of Adams Four Associates, LP, c/o Peskin Realty Co., P. O. Box 176, Wynnewood, PA 19096, requesting permission to vary the off-street parking requirement, from 252 spaces to 200 spaces, to allow construction of a 1336 sq. ft. drive through restaurant at 800 West 4<sup>th</sup> Street.

48-70 Variances

Removed from agenda and rescheduled to August 14, 2023 at Applicant's request for plan revisions.

Case # 6.7.23  
Zoned R-1  
Posted 6/20/23

Application of Thomas Mammarella, Esq., 1925 Lovering Avenue, Wilmington, DE 19806 on behalf of David & Lydia Clements, requesting permission to vary the side yard, rear yard and accessory building size requirements to allow expansion of an existing garage and construction of a second floor above same, at 2207 Delaware Avenue.

48-70 Variances

Removed from agenda at Applicant's request

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Case # 7.7.23  
Zoned R5A  
Posted 7/3/23

Application of Kingswood Community Center, Inc., 2300 Bowers Street, Wilmington, DE 19802, requesting permission to vary the street setback requirement for a proposed community center to be constructed at 2400 Rosemont Avenue and also to allow parking within the required setback.

48-70                  Variances  
Vote:                    3-0 Granted

Case # 8.7.23  
Zoned R5A  
Posted 6/29/23

Application of Wilmington Housing Authority, 400 N. Walnut Street, Wilmington, DE 19801, requesting permission to vary the street setback requirement for proposed garden apartments to be constructed at 1500 and 1501 East 27<sup>th</sup> Street.  
The required street setback is 30 feet and 15 feet on the corner side.  
Requesting 13 feet for buildings and 7 feet for porches/steps.

48-70                  Variances  
Vote:                    3-0 Granted

There being no further business, the meeting was adjourned.