

# City of Wilmington



**MICHAEL S. PURZYCKI**  
Mayor

CITY OF WILMINGTON  
BOARD OF ADJUSTMENT  
ZONING APPEAL

Hearing Location: Council Chambers, 800 N. French Street, Wilmington, DE 19801

Hearing Date: September 11, 2023

Hearing Time: 5:30 PM

Old Business: Approval of the minutes for the Board's meeting held on August 28, 2023.

New Business:

Case # 1.9.23      Application of Disabatino Landscaping, 471 B & O Lane, Wilmington, DE 19804 on behalf of  
Zoned R-1            Mikaelyn Austin requesting permission to vary the corner entrance setback requirement, from  
Posted 7/26/23      25 feet to 10 feet, for a proposed driveway at 1103 North Franklin Street.  
The applicant is also requesting to construct a 3 foot high retaining wall within the required  
front setback. The maximum permitted is 1 foot.

48-70    Variances

Case # 2.9.23      Application of the Wilmington Housing Authority, 400 N. Walnut Street, Wilmington, DE 19801  
Zoned R5A            requesting permission to vary the street setback requirement for proposed garden apartments to  
Posted 6/18/23      be constructed in the block bounded by East 25<sup>th</sup> & 26<sup>th</sup> Streets, Claymont and Bowers Streets.  
The required setback is 30 feet in the front and 15 feet on the corner sides. Requesting 13 feet for  
Buildings and 7 feet for porches/steps.

48-70    Variances

Case # 3.9.23      Application of Jesus Morales, 1505 Philadelphia Pike, Wilmington, DE 19809 requesting permission  
Zoned R-3            to reestablish a two family dwelling at 108 West 26<sup>th</sup> Street (use lost due to vacancy).

Posted 7/10/23

48-70    Variances

Case # 4.9.23      Application of 801 Orange LLC, 1000 N. West Street, Wilmington, DE 19801 requesting permission  
Zoned C-3            to vary the ground level transparency requirement for a proposed apartment house to be  
Posted 8/17/23      constructed at 801 North Orange Street.

The public hearing associated with the attached agenda will be conducted both in person and via a Zoom webinar. Applicants should attend in person, except for good cause.

All are invited to participate.

When: September 11, 2023, 2023  
5:30 PM Eastern Time (US and Canada)  
Link: <https://zoom.us/j/89170218694>

Meeting ID: 891 7021 8694  
One tap mobile  
+16465588656,,89170218694# US (New York)  
+13126266799,,89170218694# US (Chicago)

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+ 1 669 900 9128 US (San Jose)  
+ 1 253 215 8782 US

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

Written comments may be submitted to [jdipinto@wilmingtonde.gov](mailto:jdipinto@wilmingtonde.gov) in advance of the hearing.