

CITY OF WILMINGTON  
BOARD OF ADJUSTMENT  
ZONING APPEAL

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

Hearing Date: January 22, 2024

Hearing Time: 5:30 PM

Old Business: Approval of the minutes for the Board's meeting held on January 8, 2023.

New Business:

Case # 4.1.24      Application of PS#5 LLC, 1200 N. French Street, Wilmington, DE 19801, requesting  
Zoned R-3/C-2      permission to vary the front setback and side yard requirements to allow construction  
Posted 12/22/23      of a 40,236 sq. ft. community center on the 1200 block of Wilson Street.  
The required front setback is 15 feet. Requesting 3 feet.  
The required corner side yard is 5 feet. Requesting 2 feet.

48-70    Variances

Case # 5.1.24      Application of Affordable Housing Group, 400 N. Walnut Street, Wilmington, DE 19801  
Zoned R-3/C-2      requesting permission to vary the lot area, front setback, side yard and rear yard requirements  
Posted 12/1/23      to allow construction of seven single family rowhomes at 3310 North Market Street and  
136-146 McMullen Circle.

48-70    Variances

Case # 6.1.24      Application of TSRE LLC, 950 W. Valley Road, Wayne, PA 19087 requesting permission to vary the  
Zoned R5C           front setback and corner side yard requirements to allow construction of a 130 unit apartment  
Posted 11/3/23      house at 1021 Gilpin Avenue and 1409 North Jackson Street.  
The required front setback is 15 feet. Requesting 4 feet.  
The required corner side setback is 10 feet. Requesting 0 feet.

48-70    Variances

Case # 7.1.24      Application of Robert L. Sipple, 2500 Wrangle Hill Road, Bear, DE 19701 requesting permission  
Zoned R-3           to vary the lot area requirement to allow for construction of a 38 unit townhouse development  
Posted 11/7/23      at 1400 Anchorage Street, 1315 Brown Street and 10<sup>th</sup> Avenue.  
The required lot area is 1600 sq. ft. per unit. Requesting 1275 sq. ft. for 26 of the 38 units.

48-70    Variances

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: January 22, 2024

5:30 PM Eastern Time (US and Canada)

Link: <https://zoom.us/j/85219281794>

Meeting ID: 851 1928 1794

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Meeting ID: 852 1928 1794

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

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