

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

CITY OF WILMINGTON BOARD OF ADJUSTMENT ZONING APPEAL

Minutes of September 23, 2024 Meeting

The City of Wilmington Board of Adjustment held a meeting on September 23, 2024 at 5:30 PM via Zoom with anchor location: City Council Chambers, 800 N. French Street, Wilmington, DE 19801

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

Old Business: 1) Minutes for the Board's Meeting held on September 9, 2024 - Approved

New Business: Introduction of proposed changes to the Board's Rules of Procedure – announced publicly

Case # 2.8.24 Application of 1711 W 3rd LLC, 1713 W. 3rd Street, Wilmington, DE 19805;
Zoned R-4/C-2 requesting permission to convert the building located at 1713 West 3rd Street to a
Posted 5/29/24 two-family dwelling.

48-70 Variances
Vote: Granted: 3-0

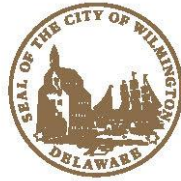
Case # 7.8.24 Application of Josiah Wolcott, Esq., 267 E. Main Street, Newark, DE 19711 on
Zoned R-3 behalf of Hanae Properties LLC requesting permission to convert the building
Posted 7/24/24 located at 318 North Broom Street to a 7-unit apartment house.

48-70 Variances
Vote: Granted: 3-0

Case # 2.9.24 Application of Brian Scott, 1907 Dorcas Lane, Wilmington, DE 19806 on behalf of
Zoned R-2 James Spadola, requesting permission to vary the side and rear yard requirements to
Posted 8/26/24 allow construction of a second-floor rear addition at 2019 North Harrison Street.
The required side yard is 8 feet. Requesting 4.5 feet on the westerly side.
The required rear yard is 15 feet. Requesting 14.3 feet.

48-70 Variances
Vote: Granted: 3-0

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Case # 5.9.24 Application of Marvin Newton, 109 West 36th Street, Wilmington, DE 19802;
Zoned R-3 requesting permission to vary the lot area requirement, from 1600 sq. ft. to 1580 sq.
Posted 8/9/24 ft., for one unit of a proposed five-unit rowhouse development to be located at 625-
627 South Claymont Street.

48-70 Variances
Vote: Granted: 3-0

Case # 6.9.24 Application of Alexander Grant, 11 Butterfly Lane, Bear, DE 19701; requesting
Zoned R-3 permission to convert the building located at 135 North Clayton Street to a two-family
Posted 8/6/24 dwelling addition.

48-70 Variances
Vote: Granted: 3-0

There being no further business, the meeting was adjourned.