

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

MINUTES of August 13, 2018 Meeting

CITY OF WILMINGTON
BOARD OF ADJUSTMENT
ZONING APPEAL

The City of Wilmington Board of Adjustment held a public hearing on August 13, 2018 at 6:30 PM in City Council Chambers, 1st Floor at 800 N. French St.

Attending: William B. Larson, Jr. (Chairman); Brian Mitchell (Secretary); Robert Weir (Member);

Minutes The Board approved the minutes from the July 9, 2018 meeting.

Vote: 3-0

Case # 5.9.17 Application of Masodis Homes LLC, 450 E. Ayre Street, Wilmington, DE 19804 requesting permission to vary the front setback requirement to maintain a second story front porch at 108 North Broom Street. The required front setback is 15 feet. Requesting 11 feet.

Vote: 3-0

Action: Grant area variance to allow second floor front porch and reduce front setback from 15 feet to 11 feet.

Case # 1.8.18 Application of the Riverfront Development Corporation of DE, 815 Justison Street, Wilmington, DE 19801 requesting permission to operate business and professional medical offices within the previously approved sports complex/arena to be located at 401 Garasches Lane (Tax Parcel 26-057.00-011).

Vote: 3-0

Action: Consolidate this case with case 4.6.18 and combine the records of both cases.

Vote: 3-0

Action: Modify the Board's decision dated June 25, 2018 to clarify that sports training is permitted under the commercial sports park or arena use designation and medical office space is a permitted use within the proposed arena.

Case # 2.8.18 Application of Larry Lee, 1704 N. Park Drive, Wilmington, DE 19806 requesting permission to change a nonconforming office use at 818 South Broom Street to two apartments (restoring the building to 14 apartments in total).

Vote: 3-0

Action: Grant change in nonconforming use to permit two ground floor apartments, which is another nonconforming use that is less detrimental to the neighborhood than the existing commercial use.

Case # 3.8.18 Application of Donna V. Nichols, 501 E. 9th Street, Wilmington, DE 19801 requesting permission to reactivate a corner commercial use at 501 East 9th Street to allow the operation of a day care center.

Vote: 3-0

Action: Grant special exception to reactivate a corner commercial use of day care center.