

# City of Wilmington



**MICHAEL S. PURZYCKI**  
Mayor

## **MINUTES of January 14, 2019 Meeting**

### CITY OF WILMINGTON BOARD OF ADJUSTMENT ZONING APPEAL

The City of Wilmington Board of Adjustment held a public hearing on January 14, 2019 at 6:30 PM in City Council Chambers, 1<sup>st</sup> Floor at 800 N. French St.

Attending: William B. Larson, Jr. (Chairman); Thomas Ford (Vice-Chairman); Brian Mitchell (Secretary)

Minutes            The Board approved the minutes from the December 10, 2018 meeting.

Vote: 3-0

Case # 1.12.18    Application of TSG Cool Springs, LLC, 1201 N. Market Street, Ste. 700, Wilmington, DE 19801 requesting permission to reestablish a six unit apartment house at 1015 Park Place (use lost due to vacancy).

Vote: 3-0

Actions: The Board previously consolidated cases 1.12.18, 2.12.18, 3.12.18, and 4.12.18. Overruled the decision of the Zoning Manager and found that the requested use is a use permitted as a matter of right.

Case # 2.12.18    Application of TSG Cool Springs, LLC, 1201 N. Market Street, Ste. 700, Wilmington, DE 19801 requesting permission to reestablish a six unit apartment house at 1017 Park Place (use lost due to vacancy).

Vote: 3-0

Actions: The Board previously consolidated cases 1.12.18, 2.12.18, 3.12.18, and 4.12.18. Overruled the decision of the Zoning Manager and found that the requested use is a use permitted as a matter of right.

Case # 3.12.18    Application of TSG Cool Springs, LLC, 1201 N. Market Street, Ste. 700, Wilmington, DE 19801 requesting permission to reestablish a six unit apartment house at 1019 Park Place (use lost due to vacancy).

Vote: 3-0

Actions: The Board previously consolidated cases 1.12.18, 2.12.18, 3.12.18, and 4.12.18. Overruled the decision of the Zoning Manager and found that the requested use is a use permitted as a matter of right.

Case # 4.12.18 Application of TSG Cool Springs, LLC, 1201 N. Market Street, Ste. 700, Wilmington, DE 19801 requesting permission to reestablish a four unit apartment house at 1021 Park Place (use lost due to vacancy).

Vote: 3-0

Actions: The Board previously consolidated cases 1.12.18, 2.12.18, 3.12.18, and 4.12.18. Overruled the decision of the Zoning Manager and found that the requested use is a use permitted as a matter of right.

Case # 1.1.19 Application of Chisel Creek Development, 5700A Kennett Pike, Wilmington, DE 19807 on behalf of Kevin Jacobs requesting permission to vary the rear yard requirement to allow construction of a first floor rear addition at 1321 West Street. Required rear yard is 15 feet. Requesting 13 feet.

Vote: 3-0

Actions: Granted requested variance to vary the rear setback from 15 feet to 13 feet to permit a rear addition to the property at 1321 West Street.

Case # 2.1.19 Application of ASMA Enterprises LLC, 518 New Castle Avenue, Wilmington DE 19801 requesting permission to expand a nonconforming restaurant use at 518 New Castle Avenue to allow for the sale of groceries and other commodities.

Actions: Matter was removed from the agenda prior to the hearing.