

# City of Wilmington



**MICHAEL S. PURZYCKI**  
Mayor

CITY OF WILMINGTON  
BOARD OF ADJUSTMENT  
ZONING APPEAL

Hearing Location: Office of the Board of Adjustment  
Virtual Meeting via Zoom (see below for meeting instructions)

Hearing Date: December 14, 2020  
Hearing Time: 6:30 PM

Old Business: Approval of the Minutes for the Board's Meeting Held on November 9, 2020.

New Business:

Case # 2.9.20 Application of Hanzah Ali Ali, 128 N. Franklin Street, Wilmington, DE 19805 requesting  
Zoned R-3 permission to expand a nonconforming grocery store at 128 North Franklin Street to allow for  
Posted: 8/26/20 the preparation and sale of cooked food.

48-38 Nonconforming Uses

Case # 1.12.20 Application of Veronica Jester, 2510 West 5th Street, Wilmington, DE 19805 requesting  
Zoned M-1 permission to vary the street setback requirement to allow construction of a pergola at the  
Posted 10/8/20 property located at 2510 West 5th Street. The required setback is 15 feet. Requesting 0 feet.

48-70 Variances

Case # 2.12.20 Application of Davida Jones, 33 West Saxony Drive, New Castle, DE 19720 requesting permission  
Zoned R-3 to reestablish a two-family dwelling at 1206 West 3<sup>rd</sup> Street (use lost due to vacancy).  
Posted 9/10/20

48-70 Variances

Case # 3.12.20 Application of VanDemark & Lynch, Inc., 4305 Miller Road, Wilmington, DE 19802 on behalf of  
Zoned R-3 The Ministry of Caring requesting permission to vary the rear yard and side yard requirements  
Posted 11/11/20 to allow construction of a three-story rear addition to the building located at 403 Washington  
Street. The required rear yard is 20 feet. Requesting 15 feet. The required side yard is 5 feet.  
Requesting 0 feet on southerly side.

48-70 Variances

Case # 4.12.20  
Zoned C-2  
Posted 9/28/20

Application of Daniel B. Doherty, P.O. Box 9120, Newark, DE 19714 requesting permission to perform structural alterations to, and replacement of, a nonconforming billboard located at 414 Maryland Avenue.

#### 48-38 Nonconforming Uses

Due to complications created by the Coronavirus outbreak, the public hearing associated with the attached agenda will be conducted via a Zoom webinar.

All are invited to participate.

December 14, 2020  
6:30 PM Eastern Time (US and Canada)  
Link: <https://zoom.us/j/81557265191>

Meeting ID: 815 5726 5191

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