

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

MINUTES of July 9, 2018 Meeting

CITY OF WILMINGTON
BOARD OF ADJUSTMENT
ZONING APPEAL

The City of Wilmington Board of Adjustment held a public hearing on July 9, 2018 at 6:30 PM in City Council Chambers, 1st 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 June 25, 2018 meeting.

Vote: 3-0

Case # 1.7.18 Application of Larry Lee, 1704 N. Park Drive, Wilmington, DE 19806 requesting permission to convert the former church rectory located at 501 West 28th Street (aka 2810 North Monroe Street) to a ten unit apartment house.

Vote: 3-0

Action: Grant use variance to permit a 10 unit apartment house with one condition. Owner must have at least 14 off street parking spaces dedicated to the approved apartment house.

Case # 3.7.18 Application of Daniel B. Doherty, P.O. Box 9120, Newark, DE 19714 requesting permission to vary the street setback, rear yard and off street parking requirements to allow construction of a 4,265 sq. ft. building for retail use at 701-703 S. Union Street.

Vote: 3-0

Action: Grant area variances as follows: street setback reduced from 10 ft. to 5ft. along both street frontages; permit parking in the street setback area; rear yard setback reduced from 20 ft. to 5 ft.; and reduce the off street parking requirement from 21 spaces to 18 spaces. The Board also added a condition that Owner must provide at least four trash cans in front of the stores that are emptied regularly.

Additional Business: The Board elected William B. Larson, Jr. as Chairman

Vote: 3-0

The Board elected Thomas Ford as Vice-Chairman

Vote: 3-0

Case # 2.7.18

Application of Habitat for Humanity of NCC, 1920 Hutton Street, Wilmington, DE 19802 requesting permission to vary the lot area, front setback, side yard and rear yard requirements to allow for the construction of five single family row homes at 817-831 Bennett Street.

Vote: 2-0

*Vice-Chairman Ford did not participate in this case and resolution.

Action: Grant area variances as follows: (1) minimum lot area- row home reduced from 1,600 sq. ft. to 1,124 sq. ft. for lots 1 and 2; (2) minimum building setback reduced from 15 ft. to 6ft. for lots 1 and 2; (3) steps may project beyond building setback line increased from 8 ft. to 15.5 ft. for lots 1 and 2; (4) minimum rear yard depth reduced from 18.8 ft. to 9 ft. for lots 1 and 2; (5) minimum building set back reduced from 10 ft. to 6 ft. for lots 3, 4, and 5; (6) minimum rear yard depth reduced from 20 ft. to 9 ft. for lots 3, 4, and 5; and (7) steps may project beyond buildings setback line increased from 8ft. to 10.5 ft. for lots 3 and 5.