

March 10, 2026

VIA HAND DELIVERY

The Honorable Akira Grenardo
City Clerk, City of Wilmington
Louis L. Redding City/County Building, 9th Floor
800 N. French Street
Wilmington, DE 19801

RE: **Application for Rezoning of Tax Parcels 26-019.20-144 and 26-019.20-148**

Dear Ms. Grenardo:

Our firm is pleased to submit this rezoning Application concerning two parcels situated in the City of Wilmington in accordance with the rules and regulations of the City Planning Commission and 1 WILM. C. § 48-51 for amendment of the Building Zone Map of the City of Wilmington.

1. The properties in question are located at (i) 2140 West Eleventh Street (Tax Parcel No. 26-019.20-148), and 1010 North Bancroft Street (Tax Parcel No. 26-019.20-144), (the **“Properties”**). The Properties are bounded by North Grant Avenue, West Eleventh Street, North Bancroft Parkway, the subdivision of Bancroft Village, and the CSX Railroad. A description of the two parcels comprising the Properties is enclosed as **Exhibit “A.”**
2. Questions concerning this Application should be directed to the attorney for the Petitioners, Wali W. Rushdan II, Esquire, Barnes & Thornburg LLP, 222 Delaware Avenue, Suite 1200, Wilmington, Delaware 19801, whose telephone number is (302) 300-3480.
3. Petitioners 1010 Bancroft Parkway, LLC and 903 DuPont Highway, LLC are the legal owners of the Properties (collectively, the **“Petitioners”**).
4. The Properties are currently zoned C-1. This Application is requesting a change in the zoning classification for the Properties to C-2.
5. Enclosed as **Exhibit “B”** with this Application is a copy of the City of Wilmington Zoning Map showing the Properties outlined in blue. Also enclosed as **Exhibit “C”** is a copy of the Tax Parcel Map showing the Rezoning Parcel outlined in green.
6. The Properties are currently improved with two (2) office buildings and associated surface parking.

7. The proposed use of the Properties¹ is a nine (9)-story, 198-unit apartment building with a ground floor neighborhood coffee shop and on-site parking garage containing 325 spaces. The overall gross floor area (GFA) is approximately 315,000 square feet (exclusive of the proposed parking). The proposed plan is a byproduct of three formal working group meetings with the local community during which proposed land development plans and a variety of proposed architectural renderings were proposed, discussed, and reworked based on the working group's feedback.
8. The proposed rezoning is consistent with the zoning in the area of the Property and aligns with the goals and objectives of the City's Comprehensive Plan.

We believe that the thoughtful redevelopment of outdated office space as proposed will be an asset to the immediate neighborhood as well as to the broader City of Wilmington.

Thank you for your assistance. Should you require any additional information, please do not hesitate to contact me. A check in the amount of \$250.00 is enclosed as the fee for this Application.

Very truly yours,



Wali W. Rushdan II

cc: Hon. Christofer Johnson (w/enclosures via electronic mail)
Director Elliott Larkin (w/enclosures via electronic mail)
Mr. Jim DiPinto, (w/enclosures via electronic mail)
Mr. John Kurth (w/enclosures via electronic mail)
Ms. Gwinn Kaminsky (w/enclosures via electronic mail)
Doug Eitelman, P.E. (w/enclosures via electronic mail)

Encls: Rezoning application fee check
Exhibits A-C to Rezoning application

¹ 1100 Grant Avenue (Tax Parcel No. 26-019.20-173) is a part of the proposed redevelopment. That parcel is currently zoned C-2 and is owned by 1100 Grant Avenue, LLC. The Petitioners and 110 Grant Avenue, LLC share common ownership/principals.

EXHIBIT A

1010 North Bancroft Street (Tax Parcel No. 26-019.20-144)

ALL THAT CERTAIN lot, piece or parcel of land, with herein improvements thereon erected, located in the City of Wilmington, New Castle County and State of Delaware, being known as 1010 N. Bancroft Parkway (New Castle County tax parcel number 26-019.20-144) and being more particularly bounded and described according to an ALTA NSPS Land Title Survey, prepared by Vandemark & Lynch, Inc., dated Marcy 28, 2022, as follows to wit:

BEGINNING at a point, the Easterly corner for Lot 2, Bancroft Village (lands now or formerly of Woodlawn Trustees, Inc.) on the Southwesterly side of West 11th Street (at 49 feet wide), said point being located South 62 degrees 07 minutes 10 seconds East, 100.00 feet from the intersection formed by said Southwesterly side of West 11th Street with the Southeasterly side of North Bancroft Parkway (at 160 feet wide); thence, from said point of Beginning, along the said Southwesterly side of West 11th Street, South 62 degrees 07 minutes 10 seconds East, 341.11 feet to an iron pin set in line of the CSX Railroad right of way; thence, thereby, South 57 degrees 21 minutes 40 seconds West, 160.83 feet to a drill hole set, the Easterly corner for the Private Open Area of the community known as Bancroft Village; thence, along the common boundary line with said Private Open Area, North 62 degrees 07 minutes 10 seconds West, 261.58 feet to an iron pin set at the Southerly corner for said Lot 2, Bancroft Village; thence, thereby, North 27 degrees 43 minutes 23 seconds East, 140.00 feet to the point and place of Beginning. Be the contents thereof what they may.

TOGETHER with the rights, privileges, and easements, including the right to access North Bancroft Parkway through the said Lot 2, Bancroft Village, as set forth in the Declaration of Easement by Anthony C. Vari and Joan M. Vari, his wife, dated November 30, 1978, and recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record X Volume 103 page 245.

SUBJECT to two (2) twelve feet (12") wide utility easements, as set forth in that certain Deed from Anthony C. Vari and Joan M. Vari to Bancroft Professional Building Associates, dated and recorded June 29, 1979 in the Office aforesaid in Deed Record F Volume 106 Page 319.

2140 West Eleventh Street (Tax Parcel No. 26-019.20-148)

ALL that certain lot, piece, or parcel of land, with the buildings thereon erected, situate in the City of Wilmington, New Castle County, and State of Delaware, being Parcel No. 2 as shown on the Plan of Bancroft Village, also known as 2140 West 11th Street, and being more particularly bounded and described in accordance with a survey prepared by Zebley & Associates, Inc., dated May 8, 2002, as follows, to wit:

BEGINNING at the point of intersection of the southeasterly side of North Bancroft Parkway with the southwesterly side of West 11th Street (at 49 feet wide); thence from said point of Beginning and along the said southwesterly side of West 11th Street South 62 degrees 47 minutes 27 seconds East, 100.00 feet to a point, a corner for Parcel No. 3; thence along the northwesterly line of said Parcel No. 3 South 27 degrees 03 minutes 06 seconds West, 140 feet to a point in the northeasterly line of Parcel No. 1; thence thereby and along the line parallel with the said southwesterly side of West 11th Street and distant southwesterly 140.00 feet therefrom measured at right angles thereto, North 62 degrees 47 minutes 27 seconds West 100 feet to a point on the said southeasterly side of North Bancroft Parkway; thence thereby North 27 degrees 03 minutes 06 seconds East, 140 feet to the point of intersection thereof with the said southwesterly side of West 11th Street and the point and place of Beginning.

EXHIBIT B

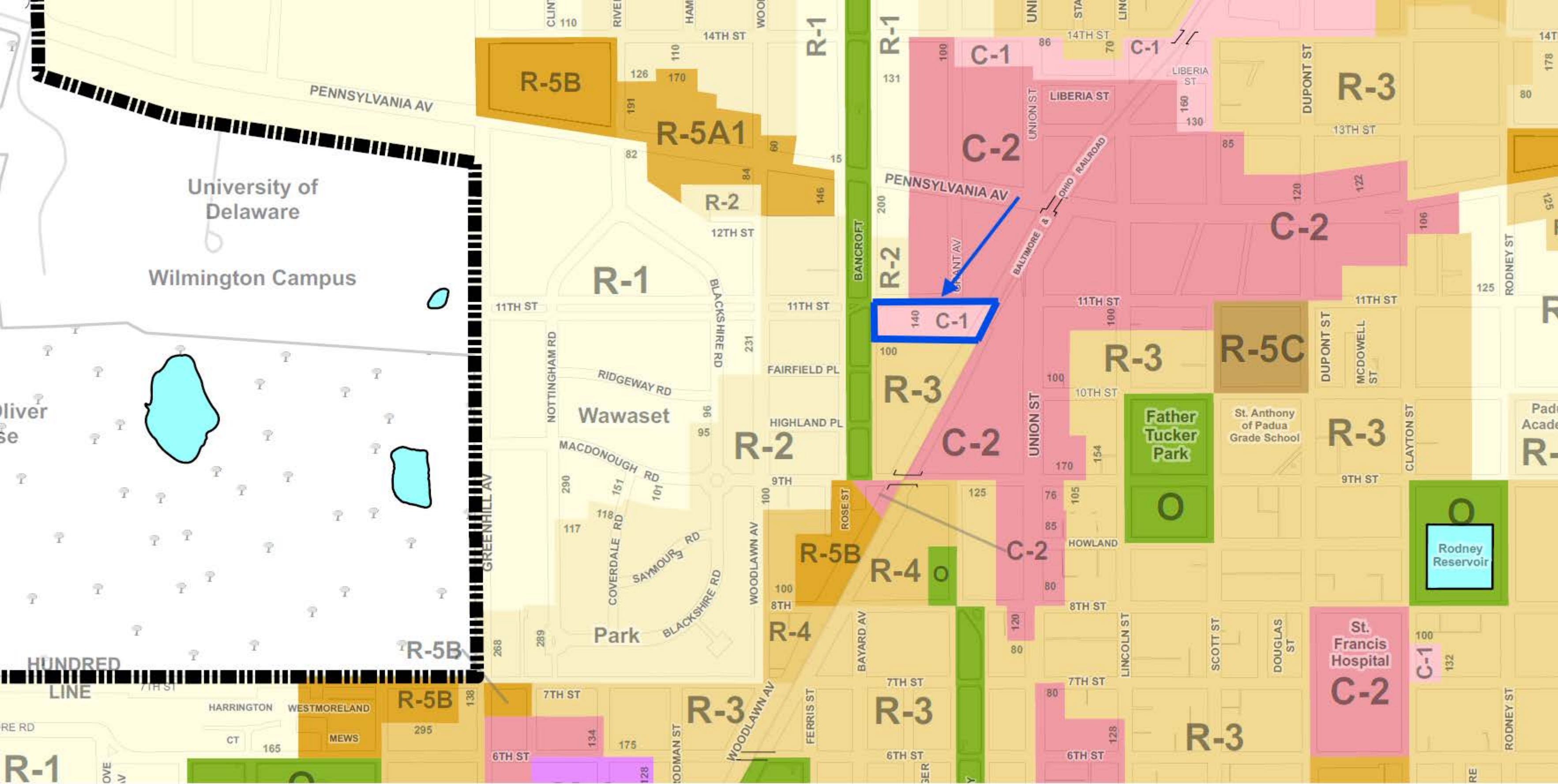


EXHIBIT C

