

Wali W. Rushdan II
Partner | (302) 300-3480

May 29, 2026

VIA HAND DELIVERY

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

RE: **[AMENDED] Application for Rezoning of Tax Parcels 26-019.20-144 & 26-019.20-148**

Dear Ms. Grenardo:

Our firm is pleased to submit this *Amended* Application seeking to rezone 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, “**2140**”), and 1010 North Bancroft Street (Tax Parcel No. 26-019.20-144, “**1010**”) (1010 and 2140 collectively referred to herein as 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 Amended Application should be directed to the attorney for the Petitioners, Wali W. Rushdan II, Esquire, Barnes & Thornburg LLP, 222 Delaware Avenue, Suite 1200, Wilmington, DE 19801, whose telephone number is (302) 300-3480.
3. 1010 Bancroft Parkway, LLC is the legal owner of 1010 and 903 DuPont Highway, LLC is the legal owner of the 2140 (1010 Bancroft Parkway, LLC and 903 DuPont Highway, LLC collectively referred to herein as , the “**Petitioners**”).
4. The Properties are currently zoned C-1. This Amended Application is requesting a change in the zoning classification for 2140 to **R5-B** and for 1010 for split-zoning designation with a portion **R5-B** and a portion **C-2**, as depicted on the attached **Exhibit “B.”** The split zoning line reflected in Exhibit B is located to match the existing commercial/residential boundary line along Bancroft Parkway.

5. Enclosed as **Exhibit “C”** with this Application is a copy of the City of Wilmington Zoning Map showing the Properties outlined in blue. Also enclosed as **Exhibit “D”** is a copy of the Tax Parcel Map showing the Rezoning Parcel outlined in green.
6. The Properties are currently improved with two office buildings & related surface parking.
7. The proposed use of the Properties is a 200-unit apartment building with a ground floor neighborhood coffee shop and on-site parking garage containing 290 spaces. The building will be a “stepped concept”, featuring 4 stories at 2140, 8 stories primarily situated on 1010 with a portion beginning on 2140, and 12 stories primarily situated on 1100 Grant Avenue (Tax Parcel No. 26-019.20-173 which is a part of the proposed redevelopment), with a portion on 1010. 1100 Grant Avenue is currently zoned C-2 and is owned by 1100 Grant Avenue, LLC. The Petitioners and 1100 Grant Avenue, LLC share common ownership/principals.
8. The overall gross floor area (GFA) is approximately 320,100 square feet (exclusive of the proposed parking). The proposed plan is a byproduct of (i) 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 and (ii) broader community feedback received from the time of the submission of the Original Application seeking to lower the profile of the proposed building fronting on Bancroft Parkway.
9. 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.

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, Land Use & Zoning Manager (w/enclosures via electronic mail)
Mr. Landon Jones (w/enclosures via electronic mail)
Ms. Gwinn Kaminsky, Planning Manager (w/enclosures via electronic mail)
Doug Eitelman, P.E. (w/enclosures via electronic mail)

Encls: Exhibits A-D

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.

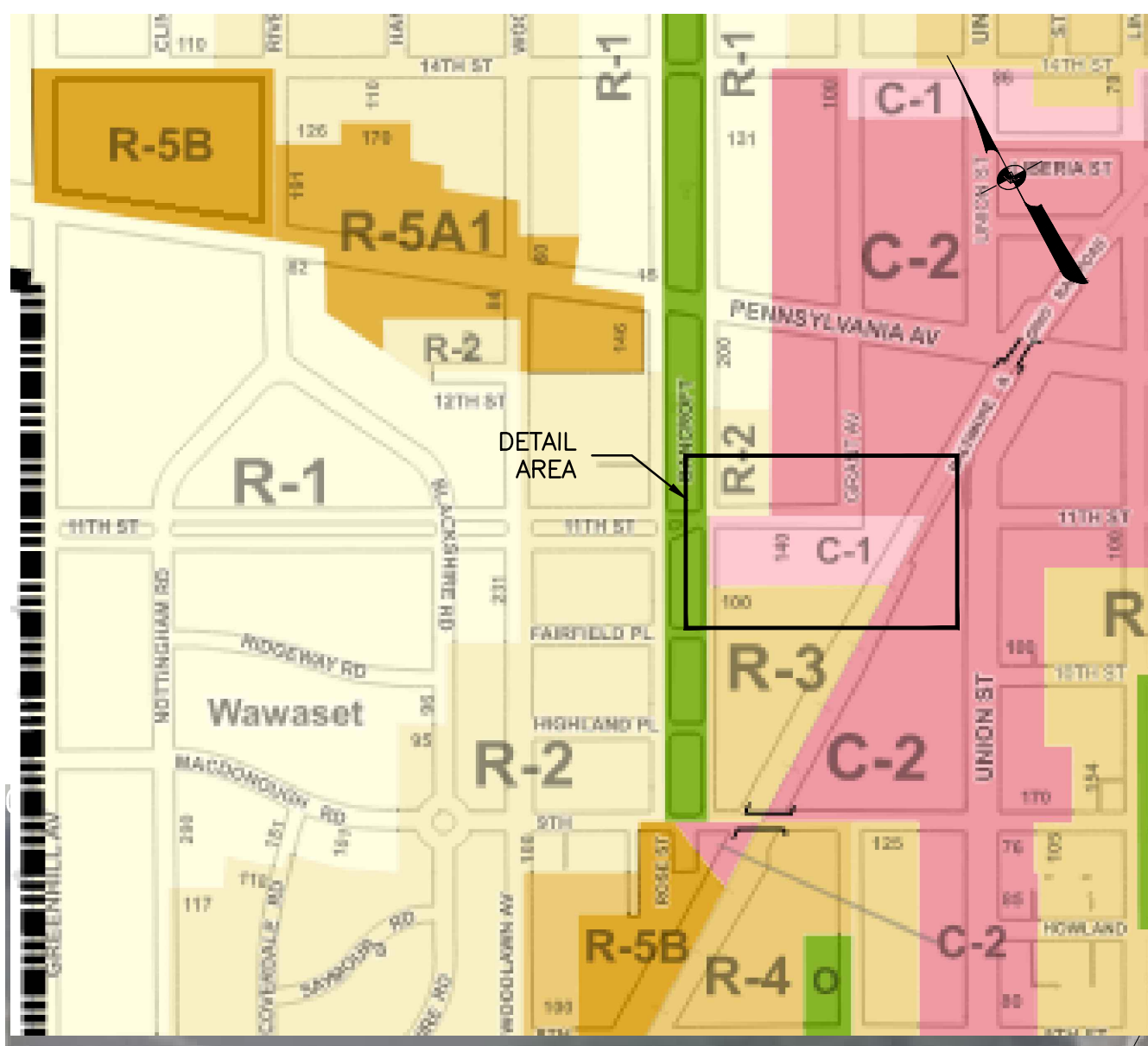
EXHIBIT B

RE-ZONING EXHIBIT

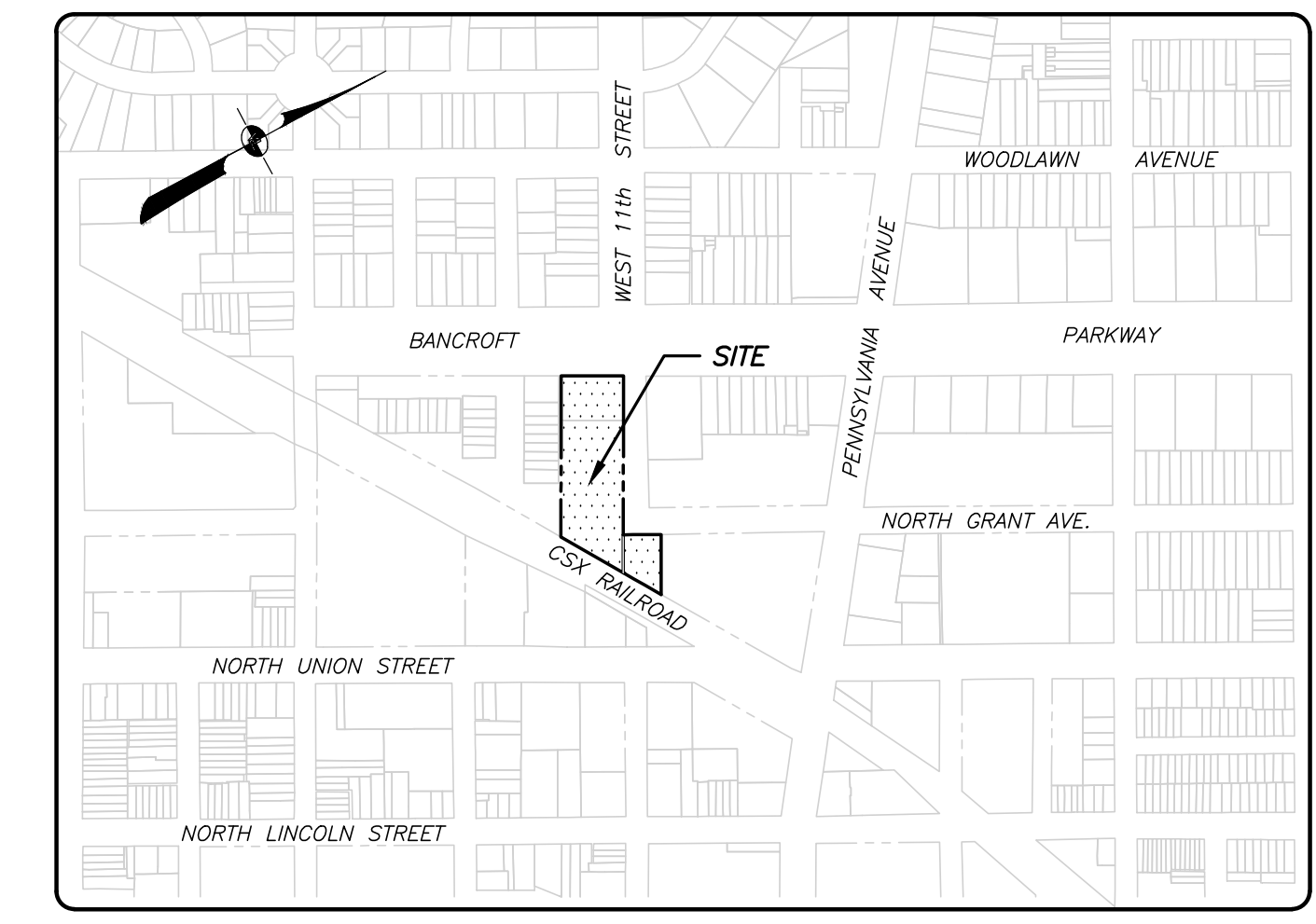
THE BANCROFT REDEVELOPMENT

CITY OF WILMINGTON, NEW CASTLE COUNTY

TAX PARCELS 26-019.20-144 AND 26-019.20-148



ZONING MAP DETAIL
SCALE: NTS



C.O.W. BLOCK MAP A-4 AND A-11 LOCATION PLAN SCALE: 1" = 400'



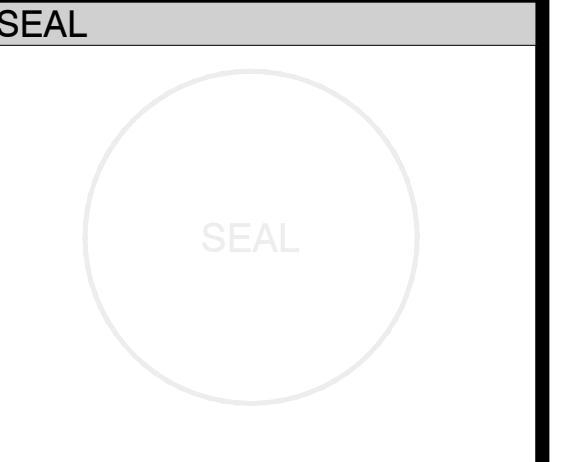
- NOTES:**
- OWNER: SEE PROPERTY CHART
 - PROPERTY ADDRESS: SEE PROPERTY CHART
 - TAX PARCEL NO.: SEE PROPERTY CHART
 - SOURCE OF TITLE: SEE PROPERTY CHART
 - AREA: SEE PROPERTY CHART
 - SOURCE OF TOPOGRAPHY: FIELD SURVEY PERFORMED BY VANDEMARK & LYNCH, INC. APRIL 2021, AUGUST 2022, FEBRUARY 2025, AND JANUARY 2026.
 - MODIFIED GRID: 100/360
 - CITY COUNCIL DISTRICT: 4
 - CURRENT ZONING: SEE PROPERTY CHART
 - PROPOSED ZONING: SEE PROPERTY CHART

- LEGEND:**
- EXISTING C-2/R-2 SPLIT ZONING LINE: [Yellow dashed line]
 - PROPOSED R5-B ZONING: [Orange dashed line]
 - PROPOSED C-2 ZONING: [Red dashed line]

VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD WILMINGTON, DE 19802 (302) 764-7635 WWW.VDLINC.COM

PROJECT NAME
THE BANCROFT REDEVELOPMENT

City of Wilmington, New Castle County, DE



PLAN TYPE
RE-ZONING EXHIBIT

SCALE: 1" = 20'
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

PROJECT NUMBER: 25644.01
SURVEYED BY: J. CHAMBERS
DRAWN BY: D. SHEEKY
PROJECT MANAGER: D. EITELMAN
MOD. GRID: 100/360
DATE: 6.16.2026
FILE: 25644.01-ZBA-03
APPLICATION #: N/A

EXISTING PROPERTY CHART						
PARCEL	TAX PARCEL NO.	SITE ADDRESS	OWNER	SOURCE OF TITLE	ZONING	EXISTING AREA
A	26-019.20-148	2140 W. ELEVENTH ST. WILMINGTON, DE 19805	903 DUPONT HIGHWAY LLC 2000 PENNSYLVANIA AVE, SUITE 108 WILMINGTON, DE 19806	DEED RECORD 202260310-0017672	C-1	14,000± SQUARE FEET (0.321± OF AN ACRE)
B	26-019.20-144	1010 NORTH BANCROFT ST., WILMINGTON, DE 19805	1010 BANCROFT PARKWAY LLC 2000 PENNSYLVANIA AVE, SUITE 108 WILMINGTON, DE 19806	DEED RECORD 20220705-0067864	C-1	42,189± SQUARE FEET (0.968± OF AN ACRE)
C	26-019.20-173	1100 NORTH GRANT STREET, WILMINGTON, DE 19805	1100 GRANT AVENUE LLC, 2000 PENNSYLVANIA AVE, SUITE 108 WILMINGTON, DE 19806	DEED RECORD 20220705-0067868	C-2	9,867± SQUARE FEET (0.227± OF AN ACRE)
TOTAL AREA						66,056± SQUARE FEET (1.516± ACRES)

PROPOSED PROPERTY CHART						
PARCEL	TAX PARCEL NO.	SITE ADDRESS	OWNER	SOURCE OF TITLE	ZONING	EXISTING AREA
A	26-019.20-148	2140 W. ELEVENTH ST. WILMINGTON, DE 19805	903 DUPONT HIGHWAY LLC 2000 PENNSYLVANIA AVE, SUITE 108 WILMINGTON, DE 19806	DEED RECORD 202260310-0017672	R5-B	14,000± SQUARE FEET (0.321± OF AN ACRE)
B	26-019.20-144	1010 NORTH BANCROFT ST., WILMINGTON, DE 19805	1010 BANCROFT PARKWAY LLC, 2000 PENNSYLVANIA AVE, SUITE 108 WILMINGTON, DE 19806	DEED RECORD 20220705-0067864	C-2	37,906± SQUARE FEET (0.870± OF AN ACRE)
					R5-B	4,283± SQUARE FEET (0.098± OF AN ACRE)
C	26-019.20-173	1100 NORTH GRANT STREET, WILMINGTON, DE 19805	1100 GRANT AVENUE LLC, 2000 PENNSYLVANIA AVE, SUITE 108 WILMINGTON, DE 19806	DEED RECORD 20220705-0067868	C-2	9,867± SQUARE FEET (0.227± OF AN ACRE)
TOTAL AREA						66,056± SQUARE FEET (1.516± ACRES)

SCALE: 1" = 20'
GRAPHIC SCALE (FEET)

REVISIONS

NO. DATE REVISION

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS PLAN AND/OR CAD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

PROJECT NUMBER: 25644.01
SURVEYED BY: J. CHAMBERS
DRAWN BY: D. SHEEKY
PROJECT MANAGER: D. EITELMAN
MOD. GRID: 100/360
DATE: 6.16.2026
FILE: 25644.01-ZBA-03
APPLICATION #: N/A

DRAWING NUMBER

SK.01

SHEET SIZE: 30x42
SHEET 1 OF 1 REV

EXHIBIT C

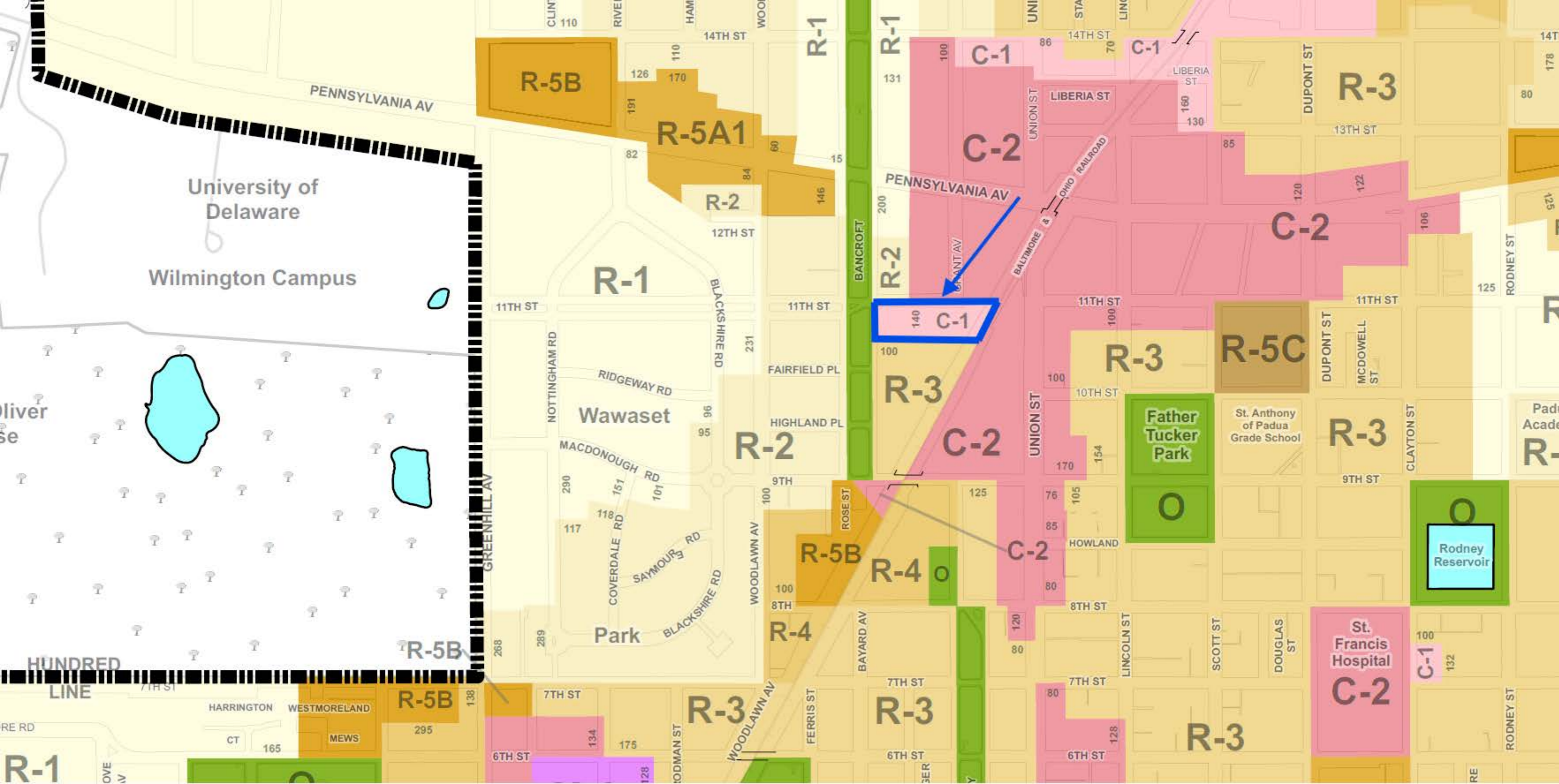


EXHIBIT D

