

**AN ORDINANCE TO REZONE 2303 PYLE STREET FROM C-5 (HEAVY COMMERCIAL) TO R-3 (ONE-FAMILY ROW HOUSES)**

#4270

Sponsor:

Council  
Member  
Williams

WHEREAS, City Council for the City of Wilmington deems it necessary and appropriate to rezone the parcel of land depicted on the map attached hereto and made a part hereof as Exhibit "A" known as 2303 Pyle Street, Wilmington, Delaware, being Tax Parcel No. 26-026.10-103 from C-5 (Heavy Commercial) to R-3 (One-Family Row Houses); and

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF WILMINGTON HEREBY ORDAINS:**

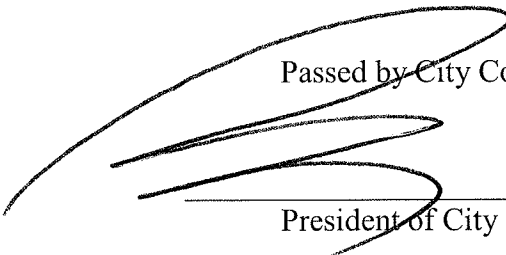
**SECTION 1.** Section 48-97 of the Wilmington City Code and the "Building Zone Map, City of Wilmington, Delaware," dated January 2006, are hereby amended by changing the zoning classification of 2303 Pyle Street from C-5 (Heavy Commercial) to R-3 (One-family Row Houses), as illustrated on the Map attached hereto and made a part hereof as Exhibit "A" and as more particularly described by the metes and bounds description attached hereto as Exhibit "B".

**SECTION 2.** The rezoning of the parcel described herein and as identified in "Exhibit A" attached herein and made a part hereof is in accordance with the recommendations found in the Neighborhood Comprehensive Development Plan for the Southwest Analysis Area.

**SECTION 3.** This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

First Reading .....October 6, 2016  
Second Reading.....October 6, 2016  
Third Reading .....November 17, 2016

Passed by City Council, Nov. 17, 2016

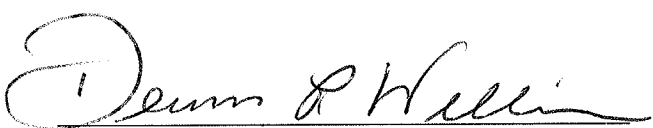
  
\_\_\_\_\_  
President of City Council

ATTEST: Maribel Seijo  
City Clerk

Approved as to form this 5<sup>th</sup>  
day of October, 2016

  
\_\_\_\_\_  
Assistant City Solicitor



Approved this 21 day of Nov, 2016

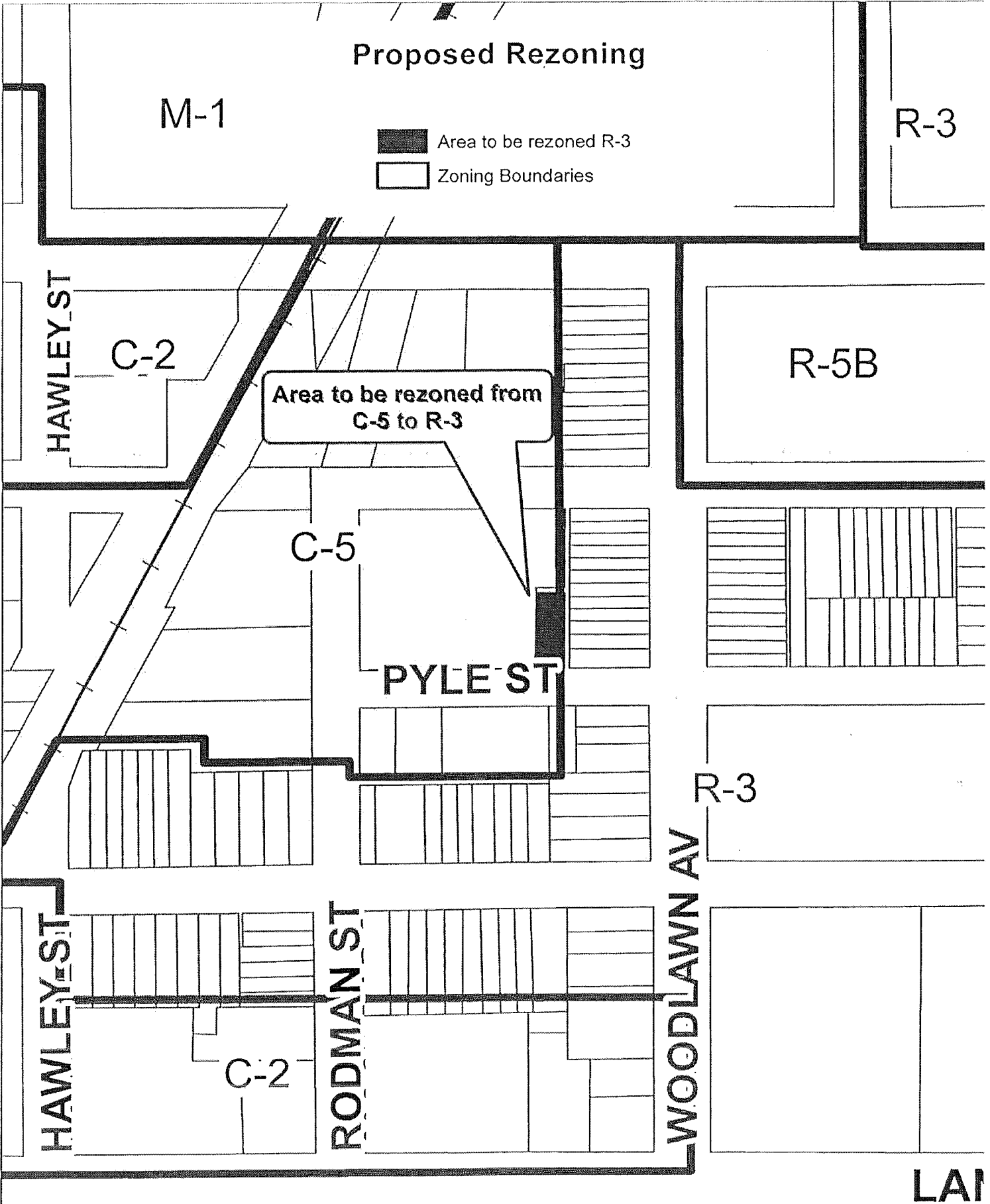
  
\_\_\_\_\_  
Mayor

**SYNOPSIS:** This Ordinance rezones 2303 Pyle Street from C-5 (Heavy Commercial) to R-3 (One-family Row Houses) Zoning Classification.

# **EXHIBIT A**

# Proposed Rezoning

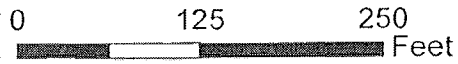
-  Area to be rezoned R-3
-  Zoning Boundaries



Area to be rezoned from C-5 to R-3

PLYLE ST

LAI



AUGUST 2016

# **EXHIBIT B**

ALL those certain lots or parcels of land situate in the City of Wilmington, known as 2303 Pyle Street, and being more specifically bounded and described in accordance with a survey prepared by Site Dimensions, LLC, dated May 6, 2006, as follows, to wit:

NO. 1 - BEGINNING at a point in the northerly side of Pyle Street at the distance of one hundred and four feet, westwardly from the westerly side of Woodlawn Avenue, thence northwardly parallel with Woodlawn Avenue, eighty feet, to a point in the southerly side of a certain four feet wide alley extending parallel with Pyle Street and opening into Rodman Street, thence Westwardly along said side of said alley sixteen feet to a corner; thence southwardly parallel with Woodlawn Avenue, eighty feet, to the aforesaid northerly side of Pyle Street, and thence thereby eastwardly sixteen feet, to the place of BEGINNING. Alley privilege.

No. 2 - BEGINNING at a point in the northerly side of Pyle Street, at the distance of one hundred and ninety-six feet, eastwardly from the easterly side of Rodman Street, a corner for other lands of the said Ernest Samworth; thence northwardly along the said Samworth's line and parallel with Rodman Street, eighty feet to a point, in the southerly side of a certain four feet wide alley extending parallel with Pyle Street and opening into Rodman Street; thence eastwardly along said side of said alley sixteen feet to a point in the westerly side of a four feet wide alley extending parallel with Rodman Street, and opening into Pyle Street; thence Southwardly along said westerly side of the four feet wide alley last aforesaid, eighty feet, to the aforesaid Northerly side of Pyle Street and thence thereby westwardly sixteen feet, to the place of BEGINNING. Alley privilege.

BEING the same lands and premises which Bruce J. Schweiger, John Schweiger, Mark T. Schweiger, Juliana Crowley, and Rebecca Malloy, Heirs of Anna A. Schweiger (DOD 06/22/2003) and Bruce J. Schweiger, Executor of the Estate of Anna A. Schweiger (Will Record #130250), by deed dated November 3, 2003 and recorded in the Office of the Recorder of Deeds, New Castle County, Delaware in Instrument No. 20031218-0165865, did grant and convey to Mark T. Schweiger, in fee.