

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT
AGENDA**

December 20, 2012 – 7:00 P.M.

1. Approval of the minutes from the October 18, 2012 meeting.
2. Appeal of Nick Baldini for the following variances at the property known as “Kershaw Commons” located on Kershaw Street:
 - a) Sec. 32-11(a)(1)(d) – maximum lot coverage shall be 20%. Plan shows 25%, requiring a 5% variance.
 - b) Sec. 32-11(a)(1)(i) – requires at least 40% of area to be open space. Plan shows 37%, requiring a 3% variance.

ZONING CLASSIFICATION: RM

3. Appeal of Cleveland Avenue, LLC for the following variances at 63 W. Cleveland Avenue:
 - a) Sec. 32-16.1(d)(1) – requires minimum lot area of one-half acre. Plan shows .457 +/- acre, requiring a 0.43 acre variance.
 - b) Sec. 32-16.1(d)(2) – requires a maximum lot coverage of 25%. Plan shows 28%, requiring a 3% variance.
 - c) Sec. 32-16.1(d)(4) – height of building or structure shall not exceed three stories or 35 feet. Plan shows 40 feet, requiring a five foot variance.
 - d) Sec. 32-16.1(d)(8) – requires a 40% minimum lot area devoted to open area. Plan shows 24%, requiring a 16% variance.

ZONING CLASSIFICATION: BLR

The application and related materials may be examined prior to the meeting at the City Secretary's Office, 366-7070.

Clayton S. Foster
Chairman