

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

JUNE 20, 2013 – 7:00 P.M.

1. The approval of the minutes from the May 16, 2013.
2. The appeal of CDA Engineering, Inc., on behalf of Cornell Homes, 1101 Barksdale Road for the following variances:
 - a) Sec. 32-13(a)(1)c – lot coverage (RR districts). Maximum lot coverage shall be 20% of the total area developed for group dwellings and 40% of the individual lot area where the building is constructed. Your plan shows 22.5% of the total area will be covered, and 10 of the 16 proposed lots have greater than 40% coverage.
 - b) Sec. 32-13 (a)(1)f – open space. At least 40% of the total area to be developed for group dwelling shall be devoted to open area. Plan shows the open area as 11%.
 - c) Sec. 32-13(c)(1) – minimum lot area – the minimum lot area for any dwelling unit or permitted non-residential use, together with accessory buildings, shall be one acre, with 2,725 square feet with two party walls in a row or group, unless certain density bonuses are granted. Plan shows 10 of the 16 lots are less than 2,725 square feet (1,680 square feet is the smallest lot size).

ZONING CLASSIFICATION: RR

3. The appeal of William Robeson and Debra Wetherby, 18 Shenandoah Drive, for the following variance:
 - a) Sec. 32-48(b) – on a corner lot, accessory building shall not be nearer to the side of the street lines than the main building. Plan shows the proposed shed to be approximately 21 feet closer to Glen View Place than the main building.

ZONING CLASSIFICATION: RS

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

Clayton S. Foster
Chairman