

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

MAY 21, 2015 – 7:00 P.M.

- 1. The approval of the minutes from the March 19, 2015 Board of Adjustment meeting.**
- 2. The appeal of Howard P. Krinsky for the property at 3 Prospect Avenue for the following variances:**
 - a) Sec. 32-10(c)(1) – *minimum lot area*:** The minimum lot area for any dwelling or permitted non-residential use, together with accessory buildings, shall be 6,250 sq. ft. for a detached or semi-detached single family use. Plan shows Lot 1 with 4,583 sq. ft. requiring a variance of 1,667 sq. ft. Lot 2 shows 4,250 sq. ft. requiring a variance of 2000 sq. ft.
 - b) Sec. 32-10(c)(2) – *maximum lot coverage*:** The total maximum lot coverage including any building, accessory buildings, and manmade improvements on the ground surface which are more impervious than the natural surface and which are used for parking and driveways, not including swimming pools, patios, terraces, outdoor grills, and similar facilities not intended for parking, shall be 50%. Plan shows Lot 1 with a lot coverage of 2,562 sq. ft requiring a variance of 6%, Lot 2 with a lot coverage of 2,294 sq. ft. requiring a variance of 4%.
 - c) Sec. 32-10(a)(6.1) – *taking of non-transient boarders in a one-family dwelling by a non-owner occupant*:** A one-family dwelling occupied by a non-owner occupant may not take more than two boarders (maximum 3 unrelated persons). 3 Prospect Avenue has a current occupancy of 4 persons unrelated (pre-existing) to be applied to Lot 1. Applicant is requesting to have a 4 person unrelated occupancy to be applied to Lot 2. A one-person variance is requested for Lot 2.

ZONING CLASSIFICATION: RD

The application and related materials may be examined at the City Secretary's Office, 366-7000, prior to the meeting.

Jeffrey Bergstrom
Chairman