

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT
PUBLIC NOTICE**

SEPTEMBER 17, 2015 – 7:00 P.M.

Pursuant to Chapter 32, Article XIX of the Code of the City of Newark, Delaware, notice is hereby given of a public hearing at a regular meeting of the Board of Adjustment on Thursday, September 17, 2015 at 7:00 p.m. in the Council Chamber, Newark Municipal Building, 220 South Main Street, Newark, Delaware, to hear the following appeals:

1. The appeal of James Watts on behalf of 6 Annabelle LLC, 6 Annabelle Street, for the following variances:

- a) Sec. 32-11(b)(1)a. Lot Area** – There shall be a lot area of at least 4,000 square feet (sf) for each family to be accommodated thereon. The required lot area for four (4) apartments is 16,000 square feet. Plan shows a lot area of 13,068 square feet, requiring a variance of 2,932 square feet.
- b) Sect. 32-11(b)(1)b. Gross Floor Area** – There shall be a gross floor area, computed as the sum of those areas enclosed by the outside faces of all exterior walls surrounding each story used for residence exclusive of any area for an attached private garage, of at least 1,000 square feet per family to be accommodated therein. Plan shows four (4) dwelling units. Dwelling units 1 and 2 meet the gross floor area requirement. Dwelling unit 3 is 855 square feet, requiring a variance of 145 square feet. Dwelling unit 4 is 778 square feet, requiring a variance of 212 square feet.

ZONING CLASSIFICATION: RM

2. The appeal of Robyn & Matthew Webb, 3 Vassar Drive for the following variances:

- a) Sec. 32-9(c)(5) Area Regulations & Building Setback Lines** – Each story or part of a building, exclusive of cornices and uncovered steps and uncovered porches, shall be set back from the line of the street on which the building fronts by at least a minimum distance of 25 feet. Plan shows an added roof to a front porch that extends 4'9" from the primary structure located 26.9 feet from the front property line resulting in a 22.15 foot setback. This requires a 2.85 foot variance for building setback.

ZONING CLASSIFICATION: RS

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

Jeffrey Bergstrom
Chairman

Advertised: News Journal – September 7, 2015

Newark Post – September 11, 2015

Direct Notices Mailed: September 7, 2015