

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT
OCTOBER 19, 2017 – 7:00 P.M.**

- 1. The approval of the minutes from the meeting held on September 21, 2017.**
- 2. The appeal of Todd Ladutko, property address 18 North Street, for the following variances:**
 - **Sec. 32-11(c)(5)c – 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 minimum distance of 15 feet, except that for an apartment building, each story or part of a building, exclusive of cornices, balconies, and uncovered steps and uncovered porches, shall be set back at least 25 feet from all exterior lot lines. The plan shows the new structure is set back from the west lot line at 11 feet and from the north lot line at 19 feet. The applicant is requesting variances of 14 feet and 6 feet from the west and north lot lines.
 - **Sec. 32-11(c)(6) – Rear yards** – A rear yard of 15 feet shall be provided on every lot, except that for apartments, the minimum depth of a rear yard shall be 25 feet. The plan shows the new structure is set back from the rear lot line at 19 feet. The applicant is requesting a 6-foot variance. (Variance is for the same setback as the variance for the north lot line above.)
 - **Sec. 32-11(c)(7)b – Side yards** – In an RM district, two side yards shall be provided on every lot...For apartments in an RM district, the minimum side yard shall be 20 feet. The plan shows the new structure has a side yard on the west lot line of 11 feet. The applicant is requesting a 9-foot variance. (Variance is for the same setback as the west lot line above.)
 - **Sec. 32-11(c)(4) – Height of buildings** – The height of a building or structure shall not exceed three stories or 35 feet. The applicant indicated that the height of the structure proposed is 35 feet, 6 inches. The applicant is requesting a 6-inch variance.
- 3. The appeal of Liping Hu, property address 4 Madison Drive, for the following variance:**
 - **Sec. 32-47(j) – Existing single family type rental dwelling** – Two off-street parking spaces shall be required per unit for every nonowner occupant, one-family and/or two-family dwelling type structure converted for the taking of boarders and roomers as permitted in this chapter and requiring rental permits as specified in Chapter 17, Housing and Property Maintenance, Code of the City of Newark, Delaware. The applicant has zero off-street parking spaces and is requesting a variance of two off-street parking spaces.

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

Agenda Posted - October 3, 2017

Attest:

Sworn by:

City Secretary

Notary Public

(Seal)