

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT**

August 17, 2023 – 7:00 P.M. – Council Chambers

Public comments may be submitted on the items on the agenda via email to citysecretary@newark.de.us by 6:00 p.m. All public comments received will be read into the record at the meeting.

The application and associated documents for the variance requests will be available at <https://newarkde.gov/meetings> one week prior to the meeting.

1. [The approval of the minutes from the meetings held February 16, 2023 and May 18, 2023.](#)
2. [The appeal of Temple Beth El Inc., property address 301 Possum Park Road, for the following variances:](#)

Sec. 32-60(a)(1) – Sign standards in residential districts.

- Residential districts permit 1 sign. Applicant is proposing 2 signs. A variance is requested for the additional sign.
- Residential districts require a maximum area of 4 square feet per sign. Applicant is proposing a 35 square foot sign and an 11 square foot sign. Applicant is requesting a 31 square foot variance for the first sign and a 7 square foot variance for the second sign.
- Residential districts permit a 6-foot-high sign. Applicant is proposing a 7-foot-high sign. A 1-foot height variance is requested.
- Residential districts require a 5-foot setback from the right of way. Applicant is proposing a 0-foot setback. A 5-foot variance is requested.

3. [The appeal of Kimberly Sprout, property address 109 Timberline Drive, for the following variances:](#)

Sec. 32-9 (c)(6) – Rear Yards.

- *Except as specified in Article XVI, Section 32-56.2 (e)(1), (2), (3) of this chapter, a rear yard shall be provided on every lot and shall be as follows:*
 - *Interior lots:*
 - *(c) RS – 30 feet*
 - **Corner lots:** In an RH, RT, RS, and RE district, the rear yard may be reduced 20% in depth to allow for the “skewing” of a residential dwelling on the lot.
- On a corner lot, the required rear yard setback is 24 feet. Applicant is proposing a 16-foot setback. An 8-foot variance is requested.

4. [The appeal of James Lisa, property address 39 Choate Street, for the following variances:](#)

Sec. 32-9(a)(3) – Taking of non-transient boarders or roomers in a one-family dwelling by an owner-occupant.

- A one-family dwelling occupied by a nonowner occupant may not take more than two boarders (maximum 3 unrelated persons). Applicant is proposing an occupancy increase from 3 to 7 people. A 4-person variance is requested.

Agenda Posted – August 10, 2023

Attest:

Sworn by:

City Secretary

Notary Public (Seal)