

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT**

March 20, 2025 – 7:00 P.M. – Council Chambers/Teams

Per the hybrid meeting provisions as provided in 29 *Del. C.* §10006A, City Boards and Commissions will be meeting in person with remote access via Microsoft Teams at the following link: <https://newarkde.gov/publicmeetings>.

New to Microsoft Teams? Click on the link above and click on “Continue in this Browser” to enter the meeting.

Public comments may be submitted on the items on the agenda via email to citysecretary@newark.de.us by 5:00 p.m. All public comments received will be read into the record at the meeting. Attendees may also alert staff that they wish to speak at the appropriate time by submitting their name, district and/or address via the Microsoft Teams chat function during the meeting.

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

1. The approval of the [minutes from the meeting held November 21, 2024](#).
2. The appeal of Casale Construction, LLC, on behalf of St. John AUMP Church, property address [77 New London Road, Newark, DE 19711](#), for the following variances:

Sec. 32-11 (c) (5) – Building setback lines

- Except as specified in Article XVI, Section 32-56.2(d)(1), (2), (3), (4) of this chapter, 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 [...]. The applicant is proposing a building setback of 6.6 feet from the street. A variance of 8.4 feet (-56%) to the minimum building setback distance in an RM-zoned property to allow for a setback of 6.6. feet is required.

Sec. 32-51 (a) – Nonconforming uses, structures and buildings

- A building, structure, or use which is not in conformity with the provisions of this chapter at the effective date of this chapter may be continued in its present location provided that no subsequent alteration or addition is made which would extend said building, structure, or use [...]. Any building and structure addition shall conform to the area and height regulations of the district wherein it is located. The applicant is proposing building additions that will not conform to the area regulations of the district wherein it is located. A variance to permit a nonconforming building to construct the proposed building addition within the nonconforming building setback in an amount not to exceed the nonconformance of the existing building is required.

Agenda Posted – March 13, 2025

Attest:

Sworn by:

City Secretary

Notary Public (Seal)