

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT**

April 16, 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.

1. The approval of the [minutes from the March 20, 2025](#) meeting.
2. The appeal of Newark Charter School, property address [200 McIntire Drive, Newark, DE 19711](#), for the following variances:

Sec. 32-45 (a) (1) – Off-street Parking Requirements

- Per the table under Section 32-45(a)(1), a public or private school shall provide three off-street parking spaces per room used for administrative offices, plus one off-street parking space per room used for class instruction, plus one off-street parking space for each five seats in auditorium and other places of assembly or facility available to the public. A variance to Section 32-45(a)(1) for a 225 space (32%) reduction to the 698 parking spaces required for a public or private school with 20 administrative offices, 40 classrooms, and 2988 seats in auditorium and other places of assembly is required.

3. The appeal of Kristol Center for Jewish Life, property address [47 W. Delaware Avenue, Newark, DE 19711](#), for the following variances:

Sec. 32-45 (a) (1) – Off-street Parking Requirements

- Per the table under Section 32-45(a)(1), a community recreation center shall provide one off-street parking space per four fixed seats in largest assembly room area or for each 40 square feet of floor area available for the accommodation of movable seats in the largest assembly room, or one off-street parking space per 150 square feet of gross floor area, whichever is applicable to the facility. A variance to Section 32-45(a)(1) for a 64 space (86%) reduction to the 74 parking spaces required for a community recreation center is required.

Sec. 32-11 (c) (2) – RM Districts (multifamily dwellings – garden apartments) – Area Regulations

- Per Section 32-11(c)(2), maximum lot coverage for any building, exclusive of accessory buildings shall be 30%. A variance to Section 32-11(c)(2) for a 12.4% (41%) increase in lot coverage to the 30% maximum lot coverage permitted is required.

4. Rescheduling of the June 19, 2025 Board of Adjustment Meeting.

Agenda Posted – April 9, 2025

Attest:

Sworn by:

City Secretary

Notary Public (Seal)