

**CITY OF NEWARK
DELAWARE
BOARD OF ADJUSTMENT
AGENDA**

JUNE 18, 2009 – 7:30 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, June 18, 2009 at 7:30 p.m. in the Council Chamber, Newark Municipal Building, 220 Elkton Road, Newark, Delaware, to hear the following applications:

1. Appeal of J. Todd Ladutko, for the property at 22 North Street, for the following variance:

- a) Ch. 32, Sec. 32-11 (c) (5) (c) – minimum setback from an exterior lot line.
(TABLED 5/21/09)

ZONING CLASSIFICATION: RM

2. Appeal of Claire & Scott Lawing, for the property at 416 Paper Mill Road, for the interpretation of “customary home occupation” as defined in the Zoning Code Sec. 32-4 (a) (55). Applicant wants to assemble “pickups” for electric guitars; said activity not permitted in residential zones.

ZONING CLASSIFICATION: RH

3. Appeal of Dale Johnson, for the property at 411 Radcliffe Drive, for the following variance:

- a) Ch. 32, Sec. 32-9 (c) (2) – maximum lot coverage limited to 20% percent maximum. Proposed enclosure of existing deck raises total lot coverage to 21.1%.

ZONING CLASSIFICATION: RS

4. Appeal of Michael Greenberg and Yisraela Myers, for the property at 226 West Main Street, for the following variance:

- a) Ch. 32 Sec. 9 (c) (7) – side yards in RS zoning require a minimum of 10 feet with a minimum aggregate width of 25 feet. Plan shows the side yards as 4.12’ and 5.9’ with an aggregate of 12 feet.
- b) Ch. 32 Sec. 51 (a) – existing cubic content of the new construction totals 53%; code permits 20%.
- c) Ch. 32 Sec. 32-48 (b) – requires rear yard accessory structure to be a minimum of 3 feet from property line. Proposed shed is 1 foot from lot line.

ZONING CLASSIFICATION: RS

The applications and related materials may be examined at the City Secretary's Office, 366-7070, prior to the meeting.

Clayton S. Foster
Chairman

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