

**CITY OF NEWARK  
DELAWARE  
BOARD OF ADJUSTMENT**

**August 18, 2022 – 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://tinyurl.com/August2022-BOA>

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](mailto:citysecretary@newark.de.us) by 6:00 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 July 21, 2022](#).
2. The appeal of [Gianmarco Martuscelli, Martuscelli Restaurant Group, property address 158 E. Main Street](#), for the following variance:
  - **Sec. 32-56.8(1)(a)10 – Sidewalk cafés, patios, decks, balconies and parklets in the downtown district** – Roofs and awnings over patios and decks shall not be located within eight feet of a curb. Proposed plan provides a 7-foot, 5-inch setback. Applicant requests a variance of 7 inches to install two awnings on an existing public deck.
3. The appeal of [Dobromir Yankov, property address 60 Ethan Allen Court](#), for the following variance:
  - **Sec. 32-48(b) – Location of private and community garages.** Accessory buildings located in the rear yards of residential districts and rear and side yards of all other districts shall not be nearer than three feet to any lot line. Applicant requests a 3-foot variance to install a shed in the rear yard.

**Agenda Posted – August 1, 2022**

Attest:

Sworn by:

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City Secretary

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Notary Public (Seal)