

from the desk of
Ciro Poppiti, III

October 31, 2022

Mike Fortner, AICP
Senior Planner
City of Newark
Planning and Development Department
220 South Main Street
Newark, DE 19711

Sir:

Please see the updated materials per the special use application at 165 E. Main Street.

Enclosed is \$1,000 and a floor plan showing 50 seats.

Please call / contact me to move this application forward, (302) 521-5461 or CCPoppiti@aol.com.

Thank you,



Ciro Poppiti, III

Poppiti Law, LLC

Ciro Poppiti, III

Mailing Address

PO Box 2971

Wilmington, Delaware 19805

Tel (302) 521-5461

Physical Address

301 Old DuPont Road

Wilmington, Delaware 19804

CCPoppiti@aol.com

September 7, 2022

RE: Letter of Transmittal

Dear Mayor Markham and Council:

Please accept this letter as an supplement to our application for a Special Use Permit on behalf of CC Union, LLC. CC Union, LLC operates the restaurant All Blue Cajun located at 165 E. Main Street, Newark, Delaware. The restaurant is applying for a Special Use Permit to be a full service restaurant including the service of alcohol. The sales and service of alcoholic beverages will be complementary to the primary purpose of serving complete meals.

The restaurant is comprised of 38 restaurant seats and seven bar seats. Blue Cajun's hours of operation are Monday through Sunday 12:00 pm to 8:30 pm. All Blue Cajun specializes in Louisiana Cajun Flavor. Attached you will find a copy of their menu which includes Cajun seafood boils, classic sandwiches, and seafood specialty entrees, soups, salads, and desserts.

The applicant CC Union, LLC is a family run business comprised of Jian Fu Chen and Tingxun Zheng. Mr. Chen and Mr. Zheng operate Chiwa Bistro, a full service restaurant with a liquor license located at the Christiana Mall. Chiwa Bistro is a thriving and well-loved Asian restaurant known for their service and quality of food. Mr. Chen and Mr. Zheng have shown through their success at Chiwa Bistro that they are well equipped to run a successful full service restaurant.

From: christen@poppitilaw.com,
To: rob@poppitilaw.com, ccpopiti@aol.com,
Subject: FW: New restaurant - 165 E. Main Street
Date: Thu, Sep 8, 2022 12:30 pm

Attachments:

From: Michael Fortner [mailto:MFortner@Newark.de.us]
Sent: Wednesday, September 07, 2022 4:08 PM
To: Christen Martinelli <christen@poppitilaw.com>
Subject: RE: New restaurant - 165 E. Main Street

$$\begin{array}{r} 12 \\ - 6 \ 18 \\ \hline 6 \ 24 \\ 6 \ 30 \\ 6 \ 36 \\ 4 \ 40 \\ \hline 4 \ 44 \end{array}$$

Hi Christen. Got it. The letter of transmittal you provided is very good!

Two things:

SJ = 44 restaurant + 7 bar

The letter and the floorplan says/shows that you have 45 seats (38 restaurant/7 bar seats). Our Code under 32-56.4 (a) (4) states that a restaurant serving alcohol must have no less than 50 seats. Is there any way you can find a place to add 5 more seats? (that are not bar seats, because we limit that too to 15% of total seats).

If not, we are going to have to first get you to the Board of Adjustment for a variance. This would take an extra month (we could get you on the October BOA meeting). It is also an uncertain outcome (they likely will approve it but I can't be certain)

But sorry there one more thing – the fee. For a special use permit (commercial) the fee is \$1,000. (List below). (If we go to BOA that will be another fee.)

If you have questions, I would be happy to have a follow up phone call to discuss. My contact information is below.

Mike Fortner, AICP

Senior Planner

City of Newark

Please Return To
PLANNING DEPARTMENT
220 S. Main Street
Newark, DE 19711
(302) 366-7030

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APPLICATION FOR SPECIAL USE PERMIT City of Newark

This application for a Special Use Permit is submitted in accordance with provisions of the Newark Zoning Code, Chapter 32, Article XX, Section 32-78, and other related Zoning Code provisions.

(1) LOCATION OF PROPOSED USE
1165 E. MAIN ST. NEWARK, DE 19711

(2) PROPOSED USE. List specific use desired, and any special conditions.
SPECIAL USE PERMIT FOR THE SALE OF ALCOHOL AT A RESTAURANT

(3) ZONING DISTRICT 1833B-Central Business District

FILING FEES

[Payable to City of Newark]

Residential zones \$650 ~~XXXX~~
All other zones \$1,000 ~~XXXX~~

(4) SUPPORTING DATA TO BE SUBMITTED

*Letter of Transmittal

*Fifteen (15) copies of a plot plan of the property involved, prepared by a registered engineer or land surveyor. Include an area map showing the relationship of the plot to adjoining properties. See the Developer's Guide, *Red Tape Tips*, for detailed procedures.

(5) APPLICANT 917,588 - 8019
Telephone

CC UNION, LLC
Name
1165 E. MAIN ST.
Address
NEWARK DE 19711
City State Zip Code

(6) OWNER (if other than applicant) (302) 368 - 7963
Telephone

SCHLOSSER & DENNIS, LLC
Name
104 Paddock Drive
Address
NEWARK DE 19711
City State Zip Code

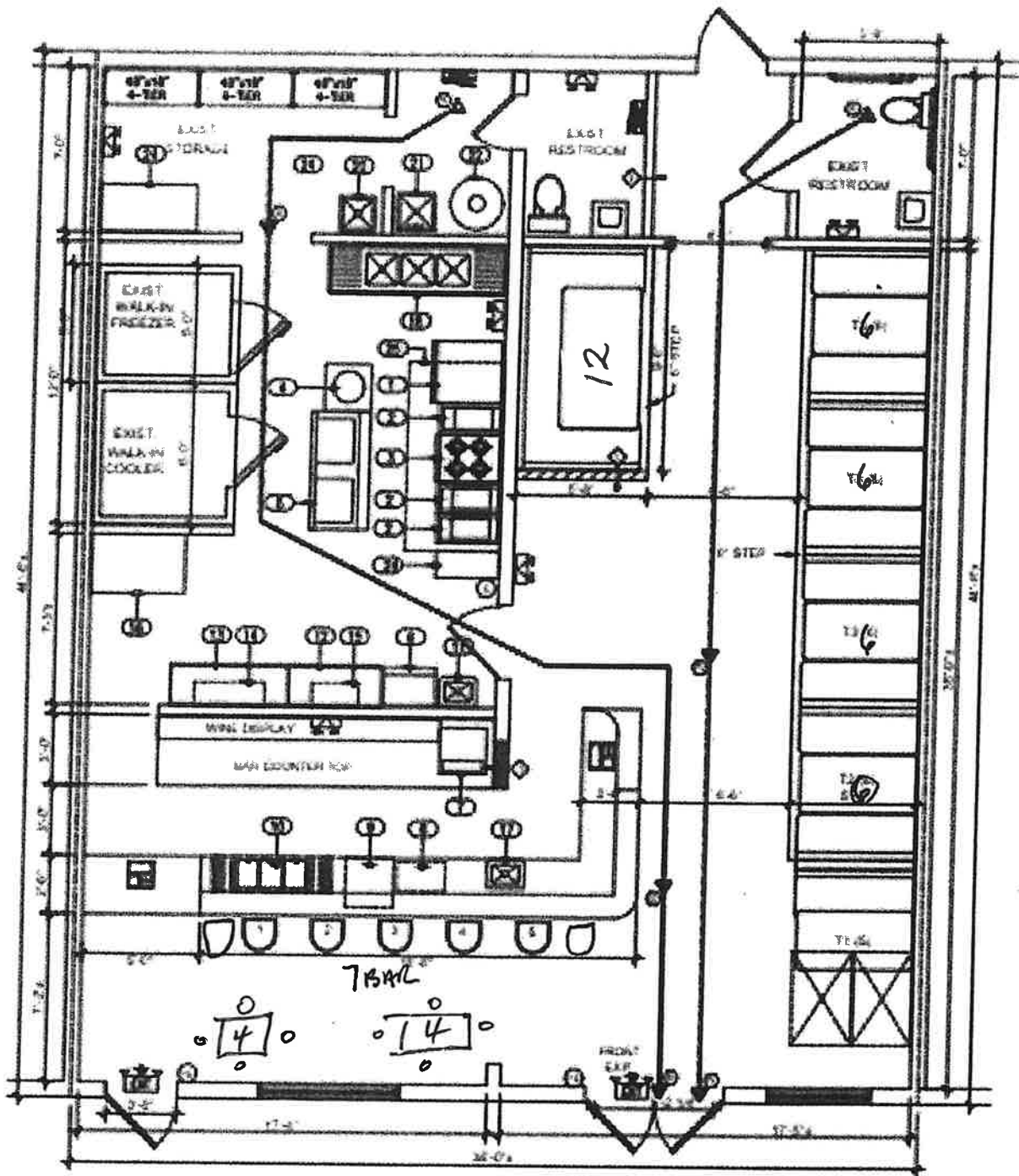
[Signature]
Notary Public
Date 8/8/2022



[Signature]
Applicant's Signature
[Signature]
Owner's Signature (if other than applicant) (Steve Dennis)

FOR OFFICIAL USE ONLY

Fee Paid _____ Date Received _____
Date _____ Referred to City Council _____
Type of Action _____



1
A-1

FLOOR PLAN

SCALE N.T.S.

