

SERHAT, INC.
2528 Dickson Road
Frederick, Maryland 21704

December 13, 2022

City of Newark
220 S Main Street
Newark, Delaware 19711
Attn: Michael Fortner

Re: 141 E. Main Street – Special Use Permit

Dear Mr. Fortner:

Please see enclosed an application for a special use permit for the retail space commonly known as the “old bike store” located at 141 E. Main Street. In addition to the old bike store location, we may also combine the space with the prior Del-One Credit Union space so that our business can have Main Street frontage. To that end, we would like to apply for a special use permit for both the “old bike store” space, and the Del-One Credit Union space - should we decide to operate therein too. You will also find enclosed a couple of as-built floor plans depicting the space as existing. We have not yet finalized our interior floor plan.

Our intended use of the space is an arcade and fun center. In a City where much of the entertainment and dining is driven by alcohol sales and consumption, simple, innocent fun would be a welcome diversion and option. The concept would include, arcade games, such as, and similar to, NBA basketball games, driving games, dart machines, and crane machines. It would also include what is considered “boardwalk games”, such as, and similar to, ice and skee ball alley rollers, air hockey tables, curling games, ring toss games, shuffleboard games, water gun and balloon games. Prizes will be awarded much like your traditional arcade and boardwalk amusements. The business may have a snack bar and likely vending machines. The future may include virtual reality games, indoor mini golf, and golf simulators. The business will have management present at all times of operation.

The hours of operation are not yet set and will largely rely upon market forces. Given this is a concept that has yet to be tested in the City of Newark, we are going to be reactive to demand. Our initial thought is that the hours would be noon to 10:00 p.m., and perhaps stay open later on the weekends depending on interest.

We do not believe that this use, especially given its rather secluded location, in a commercial district, (i) would adversely affect the health or safety of those residing or working in the City of Newark, or its immediate surroundings, (ii) be detrimental to the welfare or

injurious to property in the City of Newark, or its immediate surroundings, or (iii) be in conflict with the purposes of the comprehensive development plan of the City of Newark.

Thank you for your time and consideration.

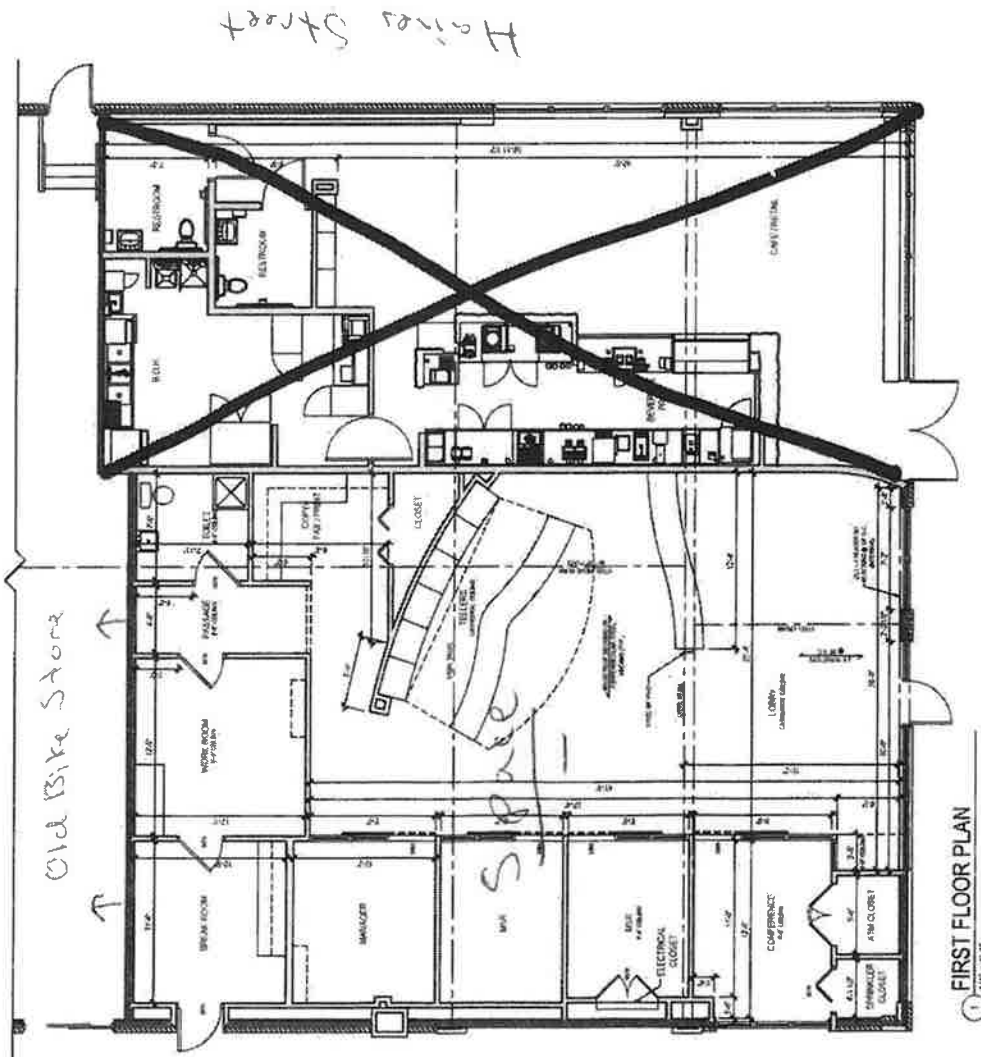
Very truly yours,

SERHAT, INC.

By: 

Servet Tosun, President

NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. REFER TO ALL SHEETS FOR NOTES AND DIMENSIONS.
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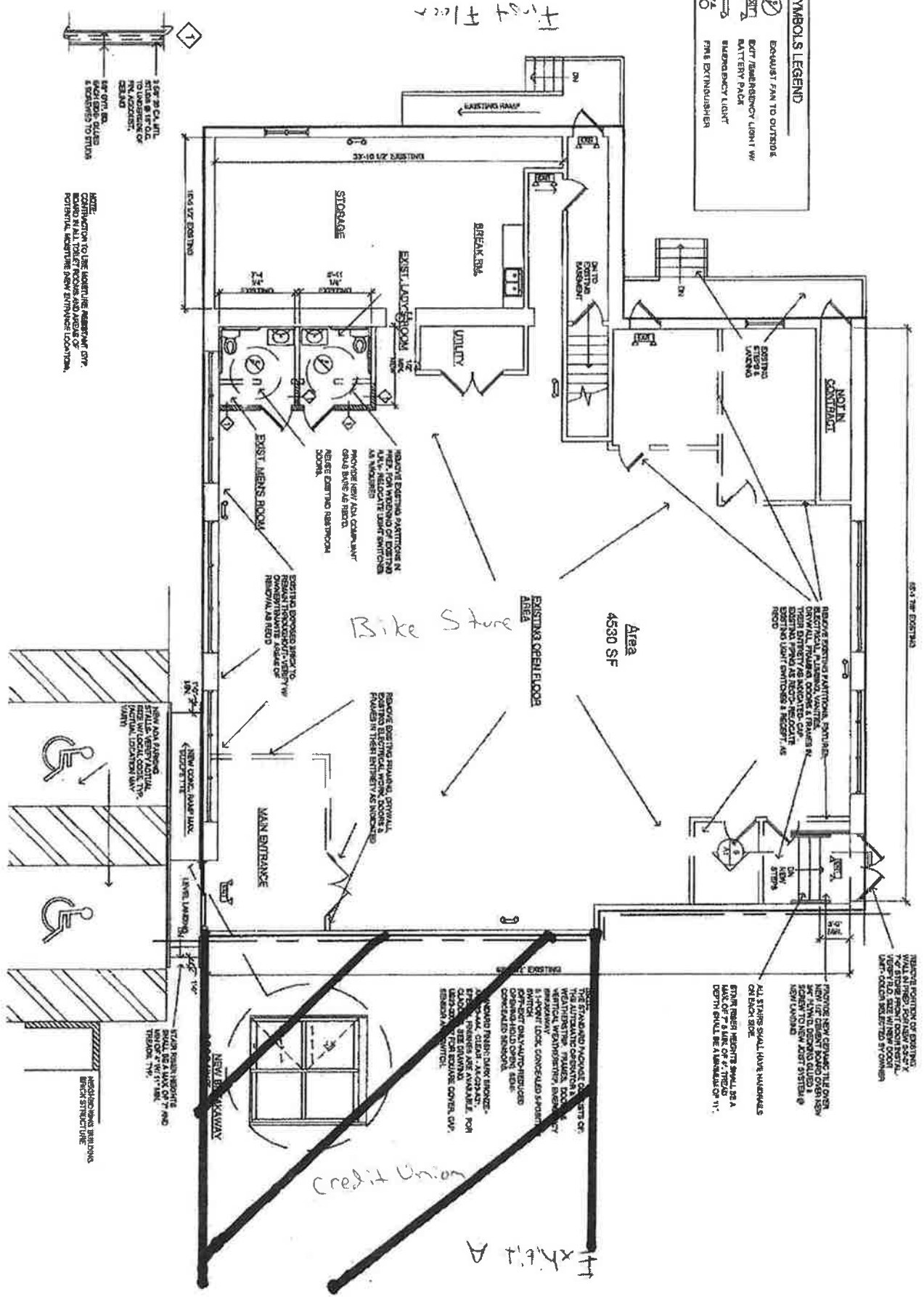


1 FIRST FLOOR PLAN
1/8" = 1'-0"

Haines Street

SYMBOLS LEGEND

- EXHAUST FAN TO OUTSIDE
- EXIT / EMERGENCY LIGHT W/ BATTERY PACK
- EMERGENCY LIGHT
- FIRE EXTINGUISHER



Floor Plan

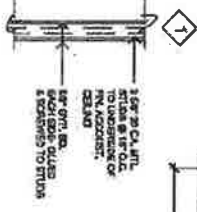
Bike Store

Area 4530 SF

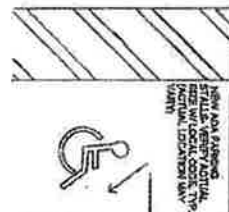
EXISTING OPEN FLOOR AREA

Credit Union

Sheet A



REMOVE EXISTING PARTITIONS, EXHIBIT, DRINK WALL, FRIDGE, COOKER & RANGES IN THIS ENTRYWAY AS INDICATED. CAP EXISTING LIGHT FIXTURES & RECEPT. AS NOTED.



REMOVE EXISTING STAIRS, EXHIBIT, DRINK WALL, FRIDGE, COOKER & RANGES IN THIS ENTRYWAY AS INDICATED. CAP EXISTING LIGHT FIXTURES & RECEPT. AS NOTED.

REMOVE PORTION OF EXISTING WALL IN ENTRYWAY AS NOTED. VERIFY AND SIZE ALL NEW COOKER LIGHTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

REMOVE NEW PARTITION, THE ONLY NEW PARTITION TO BE INSTALLED IN THIS ENTRYWAY AS INDICATED. CAP EXISTING LIGHT FIXTURES & RECEPT. AS NOTED.

ALL STAIRS SHALL HAVE HANDRAILS ON EACH SIDE.

DO NOT REMOVE EXISTING WALL AS A PART OF THIS PROJECT. VERIFY AND SIZE ALL NEW COOKER LIGHTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

REMOVE EXISTING PARTITIONS, EXHIBIT, DRINK WALL, FRIDGE, COOKER & RANGES IN THIS ENTRYWAY AS INDICATED. CAP EXISTING LIGHT FIXTURES & RECEPT. AS NOTED.

REMOVE EXISTING STAIRS, EXHIBIT, DRINK WALL, FRIDGE, COOKER & RANGES IN THIS ENTRYWAY AS INDICATED. CAP EXISTING LIGHT FIXTURES & RECEPT. AS NOTED.

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