

**Town of Camden
Board of Adjustments Meeting
Camden Municipal Building
February 20, 2013**

CALL TO ORDER

Commissioner Harshbarger called the meeting to order at 6:30 p.m. and noticed that this regular Board of Adjustment meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on February 13, 2013, in the following manner:

- a. The electronic sign; and
- b. The Official Bulletin Boards; and
- c. The official Town of Camden Web Site; and
- d. Publication in the Delaware State News on

Commissioner Harshbarger led attendees in the Pledge of Allegiance.

Members Attending: Commissioner Harshbarger, Commissioner Torres, Commissioner Badger, and Commissioner Waithe. (Commissioner Prystajko absent)

Staff Attending: Account Specialist Amanda Wooleyhand, Town Clerk Jamie Fenske, Code Enforcement Officer Harold Scott, Jr., Town Manager Aaron Chaffinch, and Town Solicitor Craig Eliassen.

OLD BUSINESS

9 W. Payne Ln., Tax Map No. NM 7-02-094.00-01-08.00-232, Zone R-4. Application submitted for relief from front yard deck requirements to install a 10' X 14' deck with roof.

Mike Shapiro, spoke on behalf of his mother and the owner of the dwelling, Patricia Shapiro. He specified the current porch is 3 foot wide and so is the front door. To fully open the front door one must step down off the porch. With Ms. Shapiro having Multiple Sclerosis it is extremely difficult for her to safely step off the porch backwards.

Mr. Lamb from Lamb Construction explained that the porch would be consistent with the other porches in Barclay Farms. The current porch is very small and is unable to fit a chair and table. Mr. Lamb also explained that they did receive written approval from Barclay Farms which is included with the variance application.

Commissioner Harshbarger asked for a roll call for the application submitted for relief from the front yard deck requirements to install a 10' X 14' deck with roof. All in favor, none opposed (Chairman Prystajko absent).

With all in favor (Chairman Prystajko absent), the application submitted for relief from the front yard deck requirements to install a 10' X 14' deck with roof was approved.

NEW BUSINESS

261 E Camden-Wyoming Ave., Tax Map No. NM 7-02-094.11-02-07.00-000, Zone C-1. Application submitted for relief from required minimum open space, front yard setback requirements, impervious coverage requirements, parking requirements, and related matters.

Kevin Minnich from Minnich Engineering represented Brian Lessard for property 261 E Camden Wyoming Avenue.

Commissioner Torres asked if the building would be used as office space.

Brian Lessard agreed that the building would be for office space and there would be approximately 6 employees.

Commissioner Badger asked how many parking spots were currently at the location.

Mr. Lessard stated there are presently 3 parking spots.

Town Solicitor Eliassen informed the board that as long as the parking is not being reduced that no variance shall be needed for the required number of parking spaces.

Mr. Minnich expressed that the impervious surface is not increasing from what is already there.

Brian Lessard stated that he is moving the building to widen the alley for safety reasons. He is also moving the building back off the road to align it with the other buildings on the road.

Mr. Minnich conveyed that there is currently zero percent open space which he and Mr. Lessard would like to maintain.

Town Solicitor Eliassen stated that since the location of the new building will be different than the current, variances will only be needed for the minimum 25' front yard setback and the minimum 10' side yard setback. Variances will not be needed for the required number of parking spaces, the maximum eighty percent impervious surface coverage, or the required minimum twenty percent open space.

W.G. Edmanson, 11 Goggin Ct- expressed that he enjoys the look of the building and believes that it has a very distinctive historic look.

Motion made by Commissioner Badger, seconded by Commissioner Torres, for the application submitted for relief from the required number of parking spaces, maximum 80% impervious surface coverage, and the required minimum 20% open space. All in favor none opposed (Chairman Prystajko absent).

Motion made by Commissioner Harshbarger, seconded by Commissioner Torres, for the application submitted for relief from the minimum 25 foot front yard setback. All in favor, none opposed (Chairman Prystajko absent).

Motion made by Commissioner Harshbarger, seconded by Commissioner Torres, for the application submitted for relief from the minimum 10 foot side yard setback. All in favor, none opposed (Chairman Prystajko absent).

With all in favor (Chairman Prystajko absent) the application submitted for relief from the required number of parking spaces, the maximum 80% impervious surface coverage, the required minimum 20% open space, the minimum 25 foot front yard setback, and the minimum 10 foot side yard setback were approved.

ADJOURNMENT

At 7:25pm a motion was made by Commissioner Badger, seconded by Commissioner Torres to adjourn the meeting. All in favor, none opposed (Chairman Prystajko absent).

*Respectfully submitted,
Jamie Fenske, Town Clerk*