

**Town of Camden
Board of Adjustment Meeting
Camden Municipal Building
November 18, 2015**

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 November 8, 2015, in the following manner:

- The electronic sign; and
- The Official Bulletin Boards;
- The official Town of Camden Web Site;
- The Delaware State News; and
- The News Journal

Chairman Prystajko led attendees in the Pledge of Allegiance.

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

Staff Attending: Account Specialist Amanda Marlow and Code Enforcement Officer Harold Scott.

MINUTES

Motion made by Commissioner Prystajko seconded by Commissioner Waithe, to approve the October 15, 2014 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

278 Newells Creek Dr, Tax Map No. NM 7-02-094.04-02-18.00-000, Zone R-2. Application submitted for relief from side yard setback requirement for an attached garage.

William Roden represented Mr. and Mrs Wygant, property owners for 278 Newells Creek Drive. The applicants are required to have a 15 foot set back and are asking for a 12 foot set back. Mr. Roden explained that the property is pie shaped so the variance is only needed for the back part of the garage. He also stated that the owners of the property spoke to neighbors and they had no objections and they have included two letters of support.

Public comment

Phil Gonesh – 193 Jacks Way stated that he is not in agreement because it feels it will have a negative impact on property values. He also explained that he had a letter from Donna Weaver who owns 9 properties in Newells Creek, and she is not in agreement with the need of the garage.

Rodney Griffith – 123 Dewitt Cir stated that he feels the 3 car garage will hurt their property values and that he is opposed to what they are asking for.

Mr. Frcines explained that there are no other 3 car garages in Newells Creek.

Commissioner Waithe questioned what the hardship was and if the garage could be downsized to meet the requirements.

Mr. Roden explained that it will increase property values, it does not change the character of the house, and it is not seriously affecting anything. The difficulty is the shape of the lot. Part of the proposed garage meets the setbacks but part does not.

Motion made by Commissioner Badger seconded by Commissioner Waithe to deny the application as submitted for relief from side yard setback requirement for an attached garage at 278 Newells Creek Dr, Tax Map No. NM 7-02-094.04-02-18.00-000, Zone R-2. All in favor, none opposed.

130 Carter Ln, Tax Map No. NM 7-02-085.19-01-66.00-000-000, Zone R-2. Application submitted for relief from rear yard setback requirement for an addition to the dwelling.

Mr. James Defrancesco – 130 Carter Lane explained that the damage has been done to the house and it needs to be repaired. He added that years ago the setback was changed. He would like to expand and inclose the back area of the family room due to his age. He submitted pictures with other neighboring buildings that had a smaller setback. He stated that he is requesting to be consistent with the surrounding properties. Mr. Defrancesco added that his hardship is that he is getting older and would like to have a full bathroom downstairs.

Daniel Lauder – 124 Carter Ln, stated that he objects the request. The house has been caved in and the property is not maintained.

John Lawrence – 217 Cambridge Rd, explained that the house has collapsed and has a tarp over it right now. He thinks that if Mr. Defrancesco is going to repair the house it needs to be done right now.

Joe Hajak – 209 Cambridge Rd stated that the house is falling done and nothing has been done for 20-30 years.

Chairman Prystajko questioned Mr. Scott if the house has been condemned by the Town.

Code Enforcement Officer Mr. Scott confirmed that the Town has condemned the house.

Mr. Defrancesco explained that everything that has been stated is true and that he has enlisted the help of a contractor. He added that the Town has to approve when he and a contractor go in there because it is posted condemned. He is trying to fix the house by doing this addition.

201 Cambridge Rd – stated that the yard is small and that she wants to see grass not building.

Derek Leister – 236 Cambridge Rd – stated that he does not see the need to have an extension. Modifications can be done inside the house and still meet the required setbacks.

Commissioner Badger questioned if the existing deck can be enclosed.

Mr. Scott replied that the existing deck can be enclosed.

Motion made by Commissioner Badger seconded by Commissioner Waithe to deny the application as submitted for relief from rear yard setback requirement for an addition to the dwelling at 130 Carter Ln, Tax Map No. NM 7-02-085.19-01-66.00-000, Zone R-2. All in favor, none opposed.

ADJOURNMENT

At 7:47 a motion was made by Commissioner Prystajko, seconded by Commissioner Harshbarger to adjourn the meeting. All in favor; none opposed.

Respectfully submitted,

Jamie Fenske, Town Clerk