

Town of Camden  
Board of Adjustment Meeting  
Camden Municipal Building  
October 17, 2018

CALL TO ORDER

Commissioner Torres 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 October 10, 2018, in the following manner:

- The official bulletin boards;
- Posted on the official electronic sign; and
- Posted on the official website

Member Torres led attendees in the Pledge of Allegiance.

Members Attending: Chairman Prystajko, Commissioner Badger, and Commissioner Schock.

Members absent: Commissioner Torres

Staff Attending: Town Clerk Jamie Fenske

MINUTES

Motion made by Commissioner Badger seconded by Commissioner Schock, to approve the June 20, 2018 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

*Main St, parcel 7-02-094.00-01-12.00-000, application submitted for relief from required parking spaces from 2.5 spaces per unit to 2.1 spaces per unit including garages and 1.95 spaces per unit excluding garages.*

*Main St, parcel 7-02-094.00-01-12.00-000, application submitted for relief from required parking stall size of 10' x 20' to 9' x 18'.*

*Main St, parcel 7-02-094.00-01-12.00-000, application submitted for relief from required rear yard setback from 35' to 25'.*

*Main St, parcel 7-02-094.00-01-12.00-000, application submitted to increase the number of units with common walls from 12 to 24.*

Ring Lardner, PE – Davis, Bowen, Friedel, explained that DelDOT finally came up with a plan for the Camden Bypass and has determined the division of the King Property. They are proposing a high-rise apartment complex. He added that the apartment owners have hired a firm to study the parking needs for their complexes and have found that 1.75 spaces per unit are

what is needed. He added that if the Board of Adjustment Members grant the variance requests for the less and smaller parking spaces then they will be able to provide more green space.

Mr. Lardner explained that there are different R-3 zonings in the Town of Camden Zoning Ordinance and they are following the R-3 high rise. He explained that if he was to follow the R-3 multi family then they would meet the requirements. He added that the Camden Bypass has divided the property and basically set the property lines.

Commissioner Badger stated that he does not have a problem with the smaller size parking stalls. He questioned if the garages have doors or if they are carports.

Mr. Lardner replied they will be garages with doors.

Chairman Prystajko questioned if they got rid of the garages could they make that space into parking spaces.

Mr. Lardner stated that the residents they usually appeal to want the garages and that they are a huge selling point.

Chairman Prystajko questioned if the plan has been submitted to the Fire Marshall.

Mr. Lardner stated that it has not yet been submitted to the Fire Marshall, but approval will have to be given before they move forward.

Commissioner Shock explained that she is not seeing extra green space because of the less parking. She also stated that families have multiple cars and larger cars that she does not feel will be able to fit into the parking spaces they are asking for. She added that she wants to keep the apartment complex attractive with the green space but wants to see parking that will fit the residents' needs.

Mr. Lardner explained that there is a little over one parking space per bedroom. He added that the apartment owners studied their parking needs and have found that only 1.75 parking spaces per unit are necessary for their complexes.

Commissioner Badger added that even though he does not have a problem with the length of the spaces, he does not like the idea of them only being 9' wide. He stated that he is fearful of the spaces being smaller and cars getting dinged by each other.

Ms. Fenske explained that the Fire Marshall will have to review the apartment buildings before they can build, and they will make sure that safety is the number one issue.

Commissioner Badger stated that he does not see a problem with the common wall

A motion was made by Commissioner Schock, seconded by Commissioner Badger, to approve Main St, parcel 7-02-094.00-01-12.00-000, relief from required parking spaces from 2.5 spaces per unit to 2.25 spaces per unit excluding garages. All in favor, motion carries.

A motion was made by Commissioner Prystajko, seconded by Commissioner Badger, to table the application as submitted for Main St, parcel 7-02-094.00-01-12.00-000, for relief from required parking stall size of 10' x 20' to 9' x 18'. All in favor, motion carries.

A motion was made by Commissioner Schock, seconded by Commissioner Badger, to table the application as submitted for Main St, parcel 7-02-094.00-01-12.00-000, for relief from required rear yard setback from 35' to 25'. All in favor, motion carries.

A motion was made by Commissioner Badger, seconded by Commissioner Prystajko, to approve the application as submitted for Main St, parcel 7-02-094.00-01-12.00-000, application submitted to increase the number of units with common walls from 12 to 24. All in favor, motion carries.

#### ADJOURNMENT

At 7:10 a motion was made by Commissioner Badger, seconded by Commissioner Prystajko to adjourn the meeting. All in favor; none opposed.

**Respectfully submitted,  
Jamie Fenske, Town Clerk**