

Town of Camden
Board of Adjustment Meeting
Camden Municipal Building
October 18, 2017

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 6, 2017, 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 and Code Enforcement Officer Harold Scott

MINUTES

Motion made by Commissioner Badger seconded by Commissioner Schock, to approve the August 16, 2017 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

2230 Dupont Hwy, parcel 7-02-094.08-02-28.00-000, Zone C-2. Application submitted for relief from required parking spaces for an office building.

Dan Ringer, representative for Johnny Janosik, explained that the building is currently vacant and that they are seeking a tenant. There are approximately 62 parking spaces currently and they are looking for a variance to have 125 parking spaces.

Chairman Prystajko questioned if the town staff had a recommendation for the request.

Mrs. Fenske replied that the staff makes a recommendation to approve the parking space variance and allow for 125 parking spaces whether the building is used for retail or office space.

A motion was made by Commissioner Badger, seconded by Commissioner Schock, to approve a variance for relief at 2230 Dupont Hwy 7-02-094.08-02-28.00-000, to allow for the existing building to have 125 parking spaces if the building is used for retail and/or office space. All in favor, motion carries.

28 Peach St, parcel 7-02-094.10-02-31.00-000, Zone R-1. Application submitted for relief from side yard setback for a new dwelling.

Dave Bright, potential buyer for 28 Peach St, explained that he is looking to purchase the property, get rid of the existing trailer, and build a new dwelling on the property. He explained that per the Town of Camden code there must be a total side yard setback of 20 feet with one side yard being at least 8 feet. He explained that the width of the property is 50 feet and the width of the house he would like to build is 32 feet. He would need a 2 feet side yard setback variance.

Commissioner Badger questioned if the picture provided is what the builder is planning on building.

Mr. Bright explained that this is the model that he plans on building on this lot. He also stated that he has built this model several times in other towns.

Mr. Bright added that he will maintain the lot while he owns it and will get rid of the trailer himself so that the town does not have to demolish it.

Darryl Gustafson, 24 E Peach St, explained that he is the neighbor to 28 Peach Street. He stated that his basement window is close to the level of the ground and even though he does not have flooding at the time he would not like to see the grading affected so that he does start to get flooding in his basement.

Mr. Bright stated that he does not foresee the contractors building up the land to build the house. He added that he will work with Mr. Gustafson to help make sure there is not flooding due to the construction of the new dwelling.

Commissioner Badger requested that the side yard setback be 10 feet on the side that will be closest to 24 E Peach Street.

A motion was made by Commissioner Badger, seconded by Commissioner Schock, to approve the 2 foot variance request as submitted for side yard setback for a new dwelling at 28 Peach St, 7-02-094.10-02-31.00-000. All in favor, motion carries.

ADJOURNMENT

At 6:48 a motion was made by Commissioner Schock, seconded by Commissioner Badger to adjourn the meeting. All in favor; none opposed.

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