

Town of Camden  
Board of Adjustment Meeting  
Camden Municipal Building  
July 26, 2023

CALL TO ORDER

Member Prystajko called the meeting to order at 6:00 p.m. and noticed that this regular Board of Adjustment meeting is being held in compliance with the Delaware Open Public Meeting Act by posting the agenda on July 19, 2023, in the following manner:

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

Member Prystajko led attendees in the Pledge of Allegiance.

Members Attending: Member Christensen, Member Bongers, Member Prystajko

Members absent: Member Badger

Staff Attending: Town Clerk Sarah Cahall, Town Manager Harold Scott Jr., and Town Engineer Kevin Minnich.

MINUTES

Motion made by member Bongers, seconded by member Christensen, to approve the December 21, 2022 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

*Savannah Farms, Inc & Savannah Farms II LLC, Willow Grove Rd. 07-02-094.00-01.22.000 & 7-02-094.00-01.1000-000. The application was submitted for relief from Single Family Impervious Building Coverage increase from 25% to 35% maximum.*

Dev Sitaram with Karins and Associates explained the building coverage is limited, with the additional 25 percent coverage consisting of driveways, sidewalks, and patio. The request is to increase the building coverage to 35 percent. He added that not all the buildings will be at 35 percent as there are several models that are between 25-35 percent coverage. He asked for flexibility for the homeowner to choose their style of home and pricing on their lot. He stated that this is a hardship that limits the builder from offering a homeowner different model sizes and pricing. He added that the approval of the variance will not be detrimental to the code because they are staying within the 50 percent limitation of the impervious coverage.

Member Christensen stated if you change the coverage from 25 to 35 percent, the setbacks change and asked if they are at 35 percent coverage and if they are in compliance with the setbacks.

Mr. Sitaram stated that the Subdivision Ordinance allows the Planning Commission to set the setbacks. Member Christensen went over the R-3 setbacks for clarity purposes. Member Christensen said that the change from 25-35 percent impervious does impact Zoning regulations for setbacks.

Elio Battista explained that they are asking for variance and the setbacks can be adjusted at the Planning Commission's discretion.

Member Prystajko asked about the impact of the hardship.

Mr. Battista explained that they want to meet the code, have a superior design make the minimum changes without affecting the nature and character and comply with the zoning rules at the lowest number of changes.

Member Bongers asked when the project would start.

Jay Heilman said they would start around September of next year and it would be an 8-10 year project.

Member Prystajko asked if the Town foresees any issues with this variance.

Mr. Scott Jr. said no, and advised the board that it went through P.L.U.S. and other agencies.

A motion was made by member Christensen, seconded by member Prystajko, to approve the variance increase relief for the Single-Family Impervious Building Coverage from 25% to 35% percent maximum. All in favor; motion carries.

*Duplex Impervious Building Coverage, R-3 Duplex Impervious Building Coverage -increase from 25% to 35% maximum*

Mr. Sitaram explained this variance is similar to the single-family impervious building coverage. The lot requires a minimum width of 35 feet and purposing lots that are 48 feet wide. The lots are 6,000 square feet, and the duplex lots are bigger than what the code requires.

Member Christensen asked if the duplexes would be similar to each other.

Mr. Heilman said it depends on the roof line design.

Member Prystajko asked how many duplex units were going to be built.

Mr. Sitaram stated there would be 78 duplex units.

Member Prystajko asked if they met all requirements.

Mr. Scott Jr. said yes.

A motion was made by member Bongers, seconded by member Christensen, to approve the variance increase relief for Duplex Impervious Building Coverage from 25% to 35% maximum. All in favor; motion carries.

*Parking Multi-Family Reduced required from 2.5 space to 2.0.*

Mr. Sitaram said this variance is for the apartment parking requirements. He stated they would like a reduction to 2 spaces, and this doesn't include garage parking. He added that they are not reducing the size of the parking spot and they are complying with the Town regulations.

Member Bongers asked if the garage parking was enclosed.

Mr. Sitaram said yes.

A motion was made by member Bongers, seconded by member Christensen, to approve the variance relief for the Parking Multi-Family Reduced requirement from 2.5 spaces to 2.0. All in favor; motion carries.

**ADJOURNMENT**

At 7:05 p.m. a motion was made by member Prystajko, seconded by member Bongers, to adjourn the meeting. All in favor; none opposed.

*Respectfully submitted,  
Sarah Cahall, Town Clerk*