

Town of Camden  
Board of Adjustment Meeting  
Camden Municipal Building  
December 21, 2022

CALL TO ORDER

Member Badger 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 December 14, 2022, in the following manner:

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

Member Badger led attendees in the Pledge of Allegiance.

Members Attending: Member Badger, Member Bongers, Member Prystajko

Members absent: Member Christensen

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

MINUTES

Motion made by member Bongers, seconded by member Prystajko, to approve the June 15, 2022 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

*Camden Wyoming Ave, 1 Main Street LLC, 7-02-094.11-03-18.00-000, application submitted for relief from required side yard setback, front yard setback on Camden Wyoming Ave and Main St.*

Member Badger stated has no issues with the variance requested for the setbacks because it's almost the same as the Apothecary's setbacks.

Member Bongers added the Apothecary is close to the road.

Bill Byler stated that the second floor will be for office use. The first floor could possibly be a retail/office space, and the third floor will be an apartment.

Member Bongers asked what type of business would be in the offices.

Mr. Byler said it could vary and they don't have tenants in mind.

Member Bongers said if the business is used as retail there will be a lot of traffic flow.

Harold Scott Jr. added that the Town has six parking spaces adjacent to the property.

Chairman Prystajko asked if there was a safety issue with the entrance at the location.

Harold Scott Jr. said they will be using the existing driveway.

*A motion was made by member Prystajko, seconded by member Bongers, to approve the variance relief from the required side yard setback, and front yard setback on Camden Wyoming Ave and Main St All in favor, motion carries.*

*Camden Wyoming Ave, 1 Main Street LLC, 7-02-094.11-03-18.00-000, application submitted for relief from maximum building height of 2.5 stories to 3 stories.*

Kevin Minnich stated that the code calls for 2.5 stories and they are seeking a variance for half of story.

Member Badger asked if the Fire Department would have an issue with the height of the building.

Mr. Scott Jr. said no.

*A motion was made by member Bongers, and seconded by member Prystajko, to approve the variance relief from a maximum building height of 2.5 stores to 3 story. All in favor; motion carries.*

*Camden Wyoming Ave, 1 Main Street LLC, 7-02-094.11-03-18.00-000, application submitted for relief from required off-street parking, and reduced parking spaces.*

Kevin Minnich, Minnich Engineering- explained the site is small with .2 acres. He stated that they are 4 parking spaces short. He added they are trying to get as much parking as they can with the building that is purposed for office space and an apartment on the 3<sup>rd</sup> floor.

*A motion was made by member Prystajko, seconded by member Bongers, to approve the relief from off-street parking, and reduced parking spaces. All in favor; motion carries.*

*Camden Wyoming Ave, 1 Main Street LLC, 7-02-094.11-03-18.00-000, application submitted for relief from required off-street loading requirements.*

Member Bongers questioned if there is no space behind the building for unloading then they would have to utilize the street.

Mr. Minnich said they can unload early in the morning before the business opens.

Member Prystajko suggested that the Planning Commission should stipulate hours for off-street loading.

*A motion was made by member Prystajko, seconded by member Bongers, to approve relief from required off-street loading requirements with the stipulations for the Planning Commission to set hours of off-street loading. All in favor, motion carries.*

**ADJOURNMENT**

At 7:00 p.m. a motion was made by member Bongers, seconded by member Prystajko, to adjourn the meeting. All in favor; none opposed.

**Respectfully submitted,  
Sarah Cahall, Town Clerk**