

Town of Camden  
Board of Adjustment Meeting  
Camden Municipal Building  
March 20, 2024

CALL TO ORDER

Member Prystajko called the meeting to order at 6:04 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 March 13, 2024, in the following manner:

- The official electronic sign;
- The official bulletin board; and
- The official Town of Camden website.

Member Prystajko led attendees in the Pledge of Allegiance.

Members Attending: Member Badger, Member Bongers and Member Prystajko

Members absent: Member Christensen

Staff Attending: Account Specialist Malori Lewis and Town Manager Harold Scott Jr.

MINUTES

A motion was made by Member Bongers, seconded by Member Badger, to approve the September 20, 2023 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

*William Morris, Willow Ave., Map #7-02-094.11-01.26.00-000 and #7-02-094.11-01.25.01-000. The applicant is seeking a variance for the required rear yard setback, from 30 feet to 20 feet for new dwellings.*

Mr. Morris stated that the proposed homes should only have to go back 8 feet into the rear yard setback, putting it at 22 feet, but they wanted to request a variance to 20 feet just in case it had to be moved back further for utilities. He mentions that they have built this type of home many times in Wyoming and believes it will be a good-looking house for the Town, with a front porch and A-frame style. He adds that the homes are in line with the houses surrounding it, and the homes next door are set back further than he is requesting.

Member Badger clarified where the homes will be located and what type of material is being used.

Mr. Morris said they will be stick-built homes.

Member Bongers asked if the homes will be personal residences or rental properties and when the projects will begin.

Mr. Morris said the homes will be sold, likely to first-time home buyers, and the approximate timeline to begin is 6-8 months from now.

Member Prystajko asked what kind of hardship this would cause if the request was not approved and if there were any safety impacts with the change of the setback footage.

Mr. Morris said it would affect the depth of the lot itself.

Mr. Scott said these houses will sit closer to the road than the older home next door and will conform with the rest of the homes on the street.

Member Badger added that he does not see any issues since there are already homes that are set back further.

*A motion was made by Member Badger, and seconded by Member Bongers, to approve the rear yard setback variance request from 30 feet to 20 feet for both parcels. All in favor; motion carries.*

#### ADJOURNMENT

At 6:12 p.m. a motion was made by Member Badger, seconded by Member Bongers, to adjourn the meeting. All in favor; none opposed.

*Respectfully submitted,  
Malori Lewis, Account Specialist*