

Town of Camden
Board of Adjustment Meeting
Camden Municipal Building
January 21, 2026

CALL TO ORDER

Chair Member McCarthy 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 January 9, 2026, in the following manner:

- The official electronic sign,
- The official bulletin board,
- The official Town of Camden website, and
- The Delaware State News.

Chair Member McCarthy led attendees in the Pledge of Allegiance & Moment of Silence.

Members Attending: Chairman McCarthy, Member Torbert and Member Maniar

Members absent: Member Christensen

Staff Attending: Town Clerk Lynda Huizinga, Town Manager Harold Scott Jr., and Town Engineer Kevin Minnich

ROLL CALL – Lynda Huizinga

- Chair Member McCarthy - Present
- Member Maniar – Present
- Member Torbert – Present

MINUTES

April 16, 2025 – Regular Meeting Minutes. Chair Member McCarthy made a motion to approve the minutes, Member Maniar 2nd it.

NEW BUSINESS

a. 1 Main Street LLC, Camden Wyoming Ave., Map #7-02-094.11-03-18.00-000. The applicant is seeking multiple variance requests.

- i. Relief from the required side yard setback, from 10 feet to 5 feet.
- ii. Relief from the required front yard setback (along E. Main St.), from 20 feet to 13.5 feet.
- iii. Relief from the required front yard setback (along E. Camden Wyoming Ave.), from 20 feet to 6 feet.
- iv. Relief from the maximum permitted building height, from 2.5 stories to 3 stories.
- v. Relief from the required number of parking spaces, from 17 spaces to 13 spaces.
- vi. Relief from the required one (1) loading space.

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Presenters:

- Mike Doughty - Owner, Bob Nash - Civil Engineer, Merestone Consultants, Inc.

Proposed Development – 1 Main Street. (Previously approved: early 2021)

- **Total Structure:** 3-story mixed-use building
- **Ground Floor (Commercial):**
Potential meeting space/event room
Available for rental and/or business use
- **Second Floor (Commercial):**
Home care agency offices (relocating from Willow Road)
- **Third Floor (Residential):**
One apartment unit

Summary of Variances Requested

They are seeking relief for:

1. Side yard setback:
Required: 10 feet
Proposed: 5 feet
2. Front yard setback – East Main Street:
Required: 20 feet
Proposed: 13.5 feet
3. Front yard setback – East Camden Wyoming Avenue:
Required: 20 feet
Proposed: 6 feet
4. Building height:
Permitted: 2.5 stories
Proposed: 3 stories
5. Parking:
Required: 17 spaces
Proposed: 13 spaces
6. Living space requirement (reduction requested)

Zoning

- Verify if the event space/assembly use is permitted by right or requires a conditional use or special exception.
- Check parking requirements for:
Office use
Event/meeting space
Residential unit

Parking Requirements

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Event/assembly uses often trigger higher parking ratios than office space.

You'll want to determine:

- How many spaces are required per square foot
- Whether shared parking is allowed
- If there are waivers or downtown exceptions

Building Code Considerations

Presented.

- Commercial on lower levels
- Residential above
- Possible public assembly space

May require:

- Fire-rated floor separation between commercial and residential
- Sprinkler system
- ADA accessibility compliance
- Elevator (depending on square footage and occupancy load)

Event Space Classification

- Conference room (typically Business occupancy)
- Event venue / rental hall (could be Assembly occupancy)

Assembly classification changes:

- Occupancy limits
- Exit requirements
- Fire protection requirements

Member of Adjustment Member Questions and concerns:

BOA Members asked questions regarding traffic impacts, ADA accessibility, reducing parking spaces, structure layout/ floor plan. The applicant responded and committed to addressing outstanding items, addressing all, and coming back in front of the members for another site plan review.

- Are you worried about reducing parking from 17 to 13 spaces?
- Is there square footage dedicated to the event space?
- Which floor is office space?
- How many employees work in the office?
- Did you present a hardship previously? What is your hardship?
- What is your reasoning for applying for the variances?
- Concerning the 4 parking spaces across the street.
- Concern about the property line being at the curb.

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- Will anything be built outside this footprint?
- Third floor, one apartment?
- Elevator/stairs for apartment access
- Crosswalk signal & setback measurement concerns
- Utility pole inside setback concern
- Cable supporting another pole
- Easements or rights-of-way are shown in the title search.
- Was the adjacent southern property owner notified?

Public Comments:

Larry Dougherty (Barclay Farms) mentioned that he would be interested in the setbacks of the adjoining buildings as to how they would match up with the request.

Board Discussion & Votes:

- Member Torbert: Voted **no** on all variances, citing insufficient demonstration of hardship. Recommend revisiting the design and for them to come back better prepared.
- Member Maniar: voted **no** and said he had a hard time understanding what the hardship is for the variance request.

Outcome:

Six variances were **denied** based on insufficient hardship, justification, and community considerations.

ADJOURNMENT

At 6:53 p.m. a motion was made by Member Torbert, seconded by Member Maniar, to adjourn the meeting. All in favor; none opposed.

Respectfully submitted,
Lynda Huizinga, Town Clerk