

**REGULAR MEETING OF THE WYOMING BOARD OF
ADJUSTMENTS –
*June 27, 2023 @ 6:00 p.m. @ Wyoming Town Hall***

Mr. Barrett Edwards called the public hearing for the variance request for 37 S. Mechanic Street to order at 6:08 p.m.

BOARD MEMBERS PRESENT: Beverly Cannon, James Winchell, and Annette Cooper

OFFICE STAFF: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager

TOWN SOLICITOR: Barrett Edwards, ESQ

AUDIENCE PRESENT: Wilma Paiz

Mr. Edwards made a motion to accept the agenda as presented.

Mr. Edwards introduced and read the nature of the proceedings to the Board Members as presented in their packets.

Legal notices and the exhibits in the Board Members' packets were presented.

Nature of the Proceedings:

- Request for twelve-foot (12ft) variance from the front yard setback requirement.
- The Land Use & Development Code states that front yard setback is a minimum of twenty-five feet (25ft) from property line.
- The applicant is seeking a variance from the required setbacks to be able to construct an addition, including a front porch that will be thirteen feet (13ft) from the front property line.

After being sworn in, Ms. Lamar read into the record the dates and locations of the public hearing notices. The public hearing notice was published in the Delaware State News on June 7, 2024. Notice was posted at Town Hall on June 3, 2024. Notices were mailed to the property owner and abutting property owners on June 4, 2024. The application and accompanying exhibits were entered into the record as Exhibit A. The Planning Commission reviewed the variance application on May 29, 2024, and unanimously voted to move the request forward to the Board.

Testimony:

Ms. Paiz was sworn in and testified that she is looking to construct an addition, including a porch onto the property. She stated that there are currently five (5) people living in the household. Ms. Paiz lives with her three (3) daughters and her mother, which helps her out with her childcare. The addition, including a porch will be situated thirteen feet (13ft) from the front property line, which requires a variance of twelve feet (12ft). Ms. Paiz testified that she had spoken with two (2) of her neighbors and neither was opposed to the variance. She confirmed for the board that there was no sidewalk on that side of the street and parking was not permitted on that side of the street, so

extending the house closer to the street should not create a danger to pedestrian or vehicular traffic. Ms. Paiz also stated that other houses in the area were also situated close to the street so this addition would be in harmony with the surrounding properties.

Ms. Lamar testified that one of the neighbors had called in support of the variance, and no negative comments have been received.

Questions

None

Public Comments

None, no one appeared at the hearing in opposition of the variance.

The Public Hearing adjourned at 6:15 p.m.

The Business Meeting was called to order at 6:15 p.m.

Mr. James Winchell made a motion with a seconded by Ms. Annette Cooper to approve variance request to allow. Ms. Beverly Cannon, Mr. James Winchell, and Ms. Annette Cooper, Aye. The motion to approve passed.

The meeting adjourned at 6:24 p.m.

Roseann Lamar, CMC
Town Clerk