

TOWN OF OCEAN VIEW PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
January 18, 2018 6:00PM

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a meeting will be held at 5:00pm or as soon as possible thereafter on Tuesday, January 18, 2017, in the Ocean View Town Hall located at 32 West Avenue to consider matters set out in the attached agenda. The applicable material may be examined prior to the hearing by all interested parties on the second floor of the Wallace A. Melson Municipal Building located at 201 Central Avenue between 8:30 a.m. and noon and 1 through 4 p.m., Monday through Friday.

AGENDA

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- 2. COMMISSION BUSINESS**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - A. December 14, 2017 Board of Adjustment Meeting Minutes.**
- 5. OLD BUSINESS**
 - A. V-352 39 Scarborough Ln. (PIDN: 408.177 / Sussex CTM#: 134-17.00-962.00)**

Application V-352 submitted by the property owners, Gregory and Kathleen BAFFONE, seeking a variance from Article VII, § 140-50-B of the Land Use and Development Chapter (L.U.D.C.) of the Town Code. §140-50-B sets some dimensional regulations for Planned Communities, allows Town Council to set other dimensional regulations and indicates that dimensional regulations not defined will comply with those set forth in §140-28 (R-2) for single family parcels. The required side yard setback for accessory structures, as defined in Ordinance 214 adopted by Town Council on March 6, 2007 is 3 feet in the Ocean View Beach Club, Residential Planned Community (R.P.C.).

This variance seeks to allow the applicant to place a mechanical unit within the required side yard setback on property zoned R.P.C. located at 39 Scarborough Ln. (PIDN: 408.177 / Sussex CTM#: 134-17.00-962.00).
- 6. NEW BUSINESS**
 - A. V-358 81 Central Avenue (PIDN: 048.006/Sussex CTM#: 134-12.00-645.00)**

Application V-358, submitted by Mr. Anthony Christopher, on behalf of the property owner, Mariners Bethel United Methodist Church, seeking a variance from Article V, §140-32 of the Land Use and Development Chapter (L.U.D.C.) of the Code which restricts the height of a detached accessory structure to fourteen (14) feet from grade. The variance seeks to allow the applicant to erect three (3) detached accessory structures (bike maintenance shop, pavilion and a HOPE center), that will exceed the maximum permissible height of fourteen (14) feet, on property zoned R-1 located at 81 Central Avenue (PIDN: 048.006 / Sussex CTM#: 134-12.00-645.00).

B. V-360 16 N. Primrose Lane (PIDN: 002.250 / Sussex CTM#: 134-12.00-821.00)

Application V-360, submitted by the property owners, Mark A. and Karen A. VENTRESCA, seeking a variance from Article V, §140-28 of the Land Use and Development (L.U.D.C.) of the Town Code which requires principal structures to maintain setbacks of 25 feet from the front lot line and side lot line abutting a street, 15 feet from the side lot line and 30 feet from the rear lot line and that lot coverage not exceed 35%.

The applicant seeks to allow the existing structure which projects .6 +/- feet into the side yard setback to remain and that the lot coverage be permitted to exceed the maximum allowable coverage of 35%.

C. V-361 83 ATLANTIC AVENUE (PIDN: 093.000 / SUSSEX CTM#: 134-12.00-300.00)

Application V-361, submitted by Mr. Russell Archut on behalf of the property owner CJ Pines, LLC, seeking a variance from Article X, §140-65 of the Land Use and Development Chapter (L.U.D.C.) of the Town Code which provides limits on signage at a multi business site that allows for one (1) Freestanding Sign with a maximum area of 24 square feet per side for one business, a maximum of 4 additional square feet may be added for each additional business with the total size of the sign not exceeding 64 square feet per side area and each business is permitted one (1) ten square foot wall sign.

This variance seeks to allow the applicant to place two (2) Freestanding Signs, one (1) of which will exceed the maximum permissible per side square footage and to place wall signs, on each of the five (5) units at the retail/office building, which will exceed the maximum square footage permissible by Code on property zoned, GB-1 located at 93 Atlantic Avenue (PIDN: 083.000 / CTM# 134-12.00-300.00).

7. ADJOURNMENT

Note: The agenda items as listed may not be considered in sequence.

Posted: January 11, 2018