

TOWN OF OCEAN VIEW PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
May 17, 2018 5:00PM

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 Thursday, May 17, 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. March 15, 2018 Board of Adjustment Meeting Minutes.
5. **NEW BUSINESS**

A. V-364 7 Amandas Court (PIDN: 323.850 / Sussex CTM#: 134-13.00-1982.00)

V-364, submitted by the property owner, Sandra VITALE, 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 R-3 zoning requirements. The required minimum separation between garages in the Residential Planned Community (RPC) of Savannah's Landing that was annexed to the Town of Ocean View on October 26, 1996 when Town Council adopted Ordinance 89, is fifteen (15) feet.

This variance seeks to allow an existing garage with a separation of 14.2 feet from the adjacent garage to remain as constructed on property zoned Residential Planned Community (RPC), at 7 Amandas Court, (PIDN: 323.850 / Sussex CTM#: 134-13.00-1982.00).

B. V-365 9 Avondale Drive (PIDN: 325.140 / Sussex CTM#: 134-17.00-589.00)

V-365, submitted by the property owners Thomas and Susan ZOOK, requesting a variance from Article V, §140-32 of the Land Use and Development Chapter (L.U.D.C.) of the Town Code. Article V, § 140-32 limits detached accessory structures to a maximum height of fourteen (14) feet from grade.

This variance seeks to allow the applicants to add a second floor to an existing detached accessory structure (garage) that will exceed the maximum height allowable by Code, on a lot zoned Residential Planned Community, (R.P.C.), located at 9 Avondale Drive (PIDN: 325.140 / Sussex CTM#: 134-17.00-589.00).

C. V- 367 39 Scarborough Ln. (PIDN: 408.177 / Sussex CTM#: 134-17.00-962.00)

V-367, 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 R-3 zoning requirements. The required side yard setback for accessory structures, as defined in Ordinance 214 adopted by Town Council on March 6, 2007 is three (3) feet and the minimum rear yard setback for principle structures is 30 feet in the Ocean View Beach Club Residential Planned Community (R.P.C.).

This variance seeks to allow the applicant to erect an outside shower within the required side yard setback to erect a screened porch on an existing concrete pad that will encroach into the required rear yard setback on property zoned R.P.C. located at 39 Scarborough Ln. (PIDN: 408.177 / Sussex CTM#: 134-17.00-962.00).

D. V-368 25 Scarborough Ln. (PIDN: 408.170 / Sussex CTM#: 134-17.00-955.00)

V-368, submitted by the property owners, Gary and Maxine COLUMBIA, 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 R-3 zoning requirements. The required side yard setback for accessory structures, as defined in Ordinance 214 adopted by Town Council on March 6, 2007, is three (3) feet in the Ocean View Beach Club Residential Planned Community (R.P.C.).

This variance seeks to allow the applicant to erect an outside shower and walkway that will encroach into the required side yard setback on property zoned R.P.C. located at 25 Scarborough Ln. (PIDN: 408.170 / Sussex CTM#: 134-17.00-955.00).

E. V-366 23 Atlantic Avenue (PIDN: 278.000 / Sussex CTM#: 134-13.00-25.01)

V-366, submitted by Mr. Joshua Mueller of Barn Hill Preserve of Delaware, with the approval of the property owners Balsamo and Norino Properties, LLC, requesting a Special Exception, as required by Article IV, §140-24 of the Town Code, to establish a Wildlife Learning Center on property zoned GB-1, located at 23 Atlantic Avenue (PIDN: 278.000 / Sussex CTM#: 134-13.00-25.01).

6. ADJOURNMENT

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

Posted: May 10, 2018