

TOWN OF OCEAN VIEW PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
July 19, 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 6:00pm or as soon as possible thereafter on Thursday, July 19, 2018 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. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. June 21, 2018 Board of Adjustment Meeting Minutes.

4. OLD BUSINESS

A. **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).

5. NEW BUSINESS

A. **V-363 Village Green Dr & Central Ave (PIDN: 329.800 / Sussex CTM#: 134-16.00-290.000)**

V-363, submitted by Bear Trap Farms, LLC and Bear Trap Commercial, LLC with permission of the property owner, Village of Bear Trap Dunes Home Owners Association, Inc., seeking a variance from Article X, §140-66-B (11) and §140-65 of the Land Use and Development Chapter (L.U.D.C.) of the Town Code. §140-66-B (11) prohibits Off Site Signs and §140-65 limits ground supported signs for multi-business sites to one per site with a maximum 24 square feet per side for one business, an additional four (4) square feet can be added to the sign for each additional business but total size of the sign shall not exceed 64 square feet per side and the sign must be a minimum of 10 feet from front street / property line and 20 feet from any other street line / property line and no higher than 8 feet from grade.

The applicant wishes to install two (2) ground supported signs that will exceed the maximum number per site, per side total square footage of 64 sq. feet, located on a site where the businesses are not located, exceed the maximum height from grade and be closer to the street / property line than permitted by Code on property zoned Residential Planned Community (R.P.C.) in the Village of Bear Trap Dunes, located at Village Green Drive & Central Avenue (PIDN: 329.800 / Sussex CTM#: 134-16.00-290.00).

B. 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 and from Article V, §140-32 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. §140-32 requires that detached accessory structures be placed a minimum distance of five (5) feet from any other buildings and structures.

This variance seeks to allow a proposed garage to be constructed with a separation of less than fifteen (15) feet from the adjacent garage and with a separation of less than five (5) feet from an existing shed on property zoned Residential Planned Community (RPC), at 7 Amandas Court, (PIDN: 323.850 / Sussex CTM#: 134-13.00-1982.00).

C. V- 371 18 Thornton Drive (PIDN: 413.022/Sussex CTM#: 134-16.00-870.00)

V-371, submitted by the property owners Peter and Patricia HANKS, seeking a variance from Article IV, §140-35-B(3) of the Land Use and Development Chapter (L.U.D.C.) of the Town Code. §140-35-B(3) states that a patio must be placed a minimum of 10 feet from any property line.

This variance seeks to allow the applicant to maintain an existing paver patio that Mixed-Use Planned Community (MXPC), at 18 Thornton Drive (PIDN: 413.022 / Sussex CTM#: 134-16.00-870.00).

6. ADJOURNMENT

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

Posted: July 11, 2018