

Topic: Town of Ocean View - Board of Adjustments Meeting  
Time: Sep 17, 2020 06:00 PM Eastern Time (US and Canada)

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**TOWN OF OCEAN VIEW PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
**September 17, 2020 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, September 17, 2020 by ZOOM 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 by appointment only.

**AGENDA**

1. **CALL TO ORDER / PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
  - A. August 20, 2020 Board of Adjustment Meeting Minutes.

4. **NEW BUSINESS**

- A. [\*\*V-405 6 Larchmont Court \(PIDN:410.012/CTM#134-17.00-1154.00\)\*\*](#)

Application V-405, submitted by the applicant, Mr. Frank Tharby of Premier Glass and Screen, Inc., on behalf of property owners, Richard and Jody Hammond, for a variance from Article VII, §140-50-B of the Town Code, which 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. Ordinance 271 adopted by Town Council on March 8, 2011, established the Tidalwalk Mixed-Use Planned Community (M.X.P.C.) with a rear yard setback of twenty feet. Article VI §140-35 states that a deck attached to a building or structure shall be subject to the same rear setback standard as the principal structure to which it is attached.

The property owners wish to construct a deck with steps that will project into the required rear yard setback on property zoned M.X.P.C. (Mixed Use

Planned Community), located at 6 Larchmont Court (PIDN: 410.012 / CTM# 134-17.00-1154.00).

**B. [V-406 90 Atlantic Avenue \(PIDN:087.000/CTM#134-12.00-433.00\)](#)**

Application V-406, submitted by the property owner, Dr. Adam Sydell of Ocean View Partners, LLC, seeking a variance from Article X, §140-65 of the Town Code which states that a ground-supported sign at a multi-business site shall not exceed 64 square feet per side or a maximum height of 8 feet measured from grade. Each business is permitted one (1) ten square foot wall sign.

This variance seeks to allow the applicant to place a ground-supported sign for a multi-business site which will exceed the maximum height from grade and also the maximum permissible square footage per side. The applicant also wishes to install wall signs at each of the four (4) units that will exceed the maximum square footage permissible by Code on property zoned GB-1 (General Business District 1) located at 90 Atlantic Avenue (PIDN: 087.000 / CTM# 134-12.00-433.00).

**C. [V-407 16 Bennett Point Lane \(PIDN:408.217/CTM#134-17.00-977.04 S217K\)](#)**

Application V-407, submitted by the applicant, Mr. William Blatzheim of Right Coast Construction, LLC, on behalf of the property owners, Christopher & Melissa Sechrist, seeking a variance from Article VII, § 140-50-B 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 rear yard setback for principal structures is 30 feet in the Ocean View Beach Club Residential Planned Community (R.P.C.) as defined in Ordinance 214 adopted by Town Council on March 6, 2007. Article V, §140-32 of the Town Code states that accessory structures attached to the principal structure shall have the same setback from the rear lot line as the principal structure.

This variance seeks to allow the applicant to erect a screened porch on an existing deck that will encroach into the required rear yard setback on property zoned R.P.C. (Residential Planned Community) located at 16 Bennett Point Lane (PIDN: 408.217 / Sussex CTM#: 134-17.00-977.04 S217K).

## **5. ADJOURNMENT**

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

Posted: September 10, 2020