

Town of Ocean View is inviting you to a scheduled Zoom meeting.

Topic: Town of Ocean View - BOA Meeting

Time: Feb 18, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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**TOWN OF OCEAN VIEW PUBLIC NOTICE**  
**ZOOM TELECONFERENCE ONLY**  
**BOARD OF ADJUSTMENT MEETING**  
**February 18, 2021 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, February 18, 2021 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. October 15, 2020 Board of Adjustment Meeting Minutes.
4. **NEW BUSINESS**
  - A. **[V-408 45 Old Forge Drive \(PIDN:413.098/CTM#134-16.00-947.00\)](#)**

Application V-408, submitted by the property owners, Gary Reinhold and Jennifer Rosier, 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 321 adopted by Town Council on March 10, 2015 established Silverwoods as a Mixed-Use Planned Community (MXPC) with a maximum lot coverage of 45% in accordance with Article VI, §140-28 and Article VI, §140-29 of the Town Code.

The property owners wish to construct a paver patio and walkway that would exceed the maximum lot coverage on property zoned MXPC (Mixed Use Planned Community), located at 45 Old Forge Drive (PIDN: 413.098 / CTM# 134-16.00-947.00).

**B. V-410 5 Favata Place (PIDN: 413.059 / CTM# 134-16.00-907.00)**

Application V-410, submitted by the applicant William Blatzheim of Right Coast Construction, LLC, on behalf of the property owners, Michael F. & Gaelyn C. Derr, 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 321 adopted by Town Council on March 10, 2015 established Silverwoods as a Mixed-Use Planned Community (MXPC) with a rear yard setback of 20 feet in accordance with Article VI, §140-28 and §140-29 of the Town Code.

The property owners wish to construct a sunroom that would encroach into the rear yard setback on property zoned MXPC (Mixed-Use Planned Community), located at 5 Favata Place (PIDN: 413.059 / CTM# 134-16.00-907.00).

**C. V-411 38 Luzerne Drive (PIDN: 413.049/CTM# 134-16.00-897.00)**

Application V-411, submitted by the property owner, Calvin E. Warren, 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 321 adopted by Town Council on March 10, 2015 established Silverwoods as a Mixed-Use Planned Community (MXPC) with a maximum lot coverage of 45% in accordance with Article VI, §140-28 and §140-29 of the Town Code.

The property owner wishes to construct a paver patio and walkway that would exceed the maximum lot coverage on property zoned MXPC (Mixed-Use Planned Community), located at 38 Luzerne Drive (PIDN: 413.049 / CTM# 134-16.00-897.00).

**D. V-412 63 Atlantic Avenue (PIDN: 201.120/CTM#134-12.00-1227.00)**

Application V-412, submitted by the applicant Tupp Signs, Inc. on behalf of the property owner Atlantic Realty Partners, LLC, requesting a variance from Article X, §140-65 of the Town Code. The property owner wishes to install a freestanding sign for a multiple-business site that will be placed less than the required 20 feet from the side property line on a parcel zoned GB-1 (General Business District 1), located at 63 Atlantic Avenue (PIDN: 201.120 / Sussex CTM#: 134-12.00-1227.00).

**5. ADJOURNMENT**

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

Posted: February 10, 2021