

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

Topic: Town of Ocean View - BOA

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

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TOWN OF OCEAN VIEW PUBLIC NOTICE
ZOOM TELECONFERENCE ONLY
BOARD OF ADJUSTMENT MEETING
March 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, March 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. **SWEARING IN OF LARRY KLIMOVITZ**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
 - A. [February 18, 2021](#) Board of Adjustment Meeting Minutes.
5. **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-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).

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

Application V-412, submitted by the applicant Tupps 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).

D. V-413 7 Sussex Avenue (PIDN:036.190/CTM#134-12.00-476.00)

Application V-413, submitted by the property owners James and Diane Farley, requesting a variance from Article V, §140-32 of the Town Code, which requires attached accessory structures to maintain the same rear setback as the principal structure.

The property owners wish to construct an attached accessory structure (screened porch) that would encroach into the required 30 foot rear yard setback on a parcel zoned R-1 (single family residence), located at 7 Sussex Avenue (PIDN: 036.190/CTM# 134-12.00-476.00).

6. ADJOURNMENT

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

Posted: March 11, 2021