

BOARD OF ADJUSTMENT MINUTES
TOWN OF OCEAN VIEW
July 18, 2019

1. Board of Adjustment Chair Susan Kerwin called the meeting to order at 7:00 pm with the Pledge of Allegiance. In attendance were Board Members Gene Brendel, and John Reddington. Planning & Zoning Director Ken Cimino, Town Solicitor Dennis Schrader, and Town Clerk Donna Schwartz. The meeting was held in the Ocean View Town Hall, 32 West Avenue. Don Walsh and Greg Neuner were not present.

2. **APPROVAL OF THE AGENDA**

A motion was made by Mr. Reddington, seconded by Mr. Brendel, to approve the agenda as amended (Application 393 withdrawn). The motion carried unanimously 3/0.

3. **APPROVAL OF THE MINUTES**

A motion was made by Mr. Brendel, seconded by Mr. Reddington, to approve the minutes for the May 16, 2019 meeting. The motion carried unanimously 3/0.

4. **NEW BUSINESS**

A. **V-391 88 & 90 Atlantic Avenue (PIDNS 088.000 & 087.000/CTM3's 134-12.00-434.00 & 433.00)**

Application V-391, submitted by Becker Morgan Group, Inc., on behalf of their client CGS, LLC, with the permission of the property owners Ocean View Specialists, LLC (88 Atlantic Avenue) and Michael & Charlotte A. Marine (90 Atlantic Avenue). The applicant is requesting a Special Exception, as required by Article IV, §140-24, of the Land Use and Development Chapter of the Town Code, in order to establish a Dental Office on properties zoned GB-1 (General Business District 1) located at 88 & 90 Atlantic Avenue (PIDNs: 088.000 & 087.000 / Sussex CTM#s 134-12.00-434 & 433).

Town Solicitor Dennis Schrader swore in Ken Cimino and Donna Schwartz. Ms. Schwartz confirmed that the application had been advertised, mailed, and posted. Mr. Cimino gave his overview saying the location of this proposed Dental Office (88 Atlantic Avenue) was most recently occupied by several medical practices. This use will not adversely affect the adjacent or neighboring properties.

Mr. Mike Reed, of Becker Morgan Group, was sworn in by Mr. Schrader. He stated the applicant would like to combine lots 88 and 90 to build a 10,000 square foot building for a dental office, general office and retail use. The dental office would be Mercer Sydell. Mr. Reed said they would use the existing entrance and there would be approximately 50 parking spaces available. Mr. Reed answered a series of questions asked by Mr. Schrader.

Dr. Thomas Mercer was sworn in by Mr. Schrader. He noted they have another office in Milton and plan on being good stewards here in Ocean View.

No public comment.

Mr. Reddington questioned the kind of business they would lease to in the rest of the building. Dr. Mercer replied a quality professional or retail business. Mrs. Kerwin asked how many dentists there would be. Dr. Mercer stated that there are three doctors in the group and all three would share the office. Mr. Brendel asked if it was a year-round business. Dr. Mercer replied yes, they would be open year-round.

A motion was made by Mr. Brendel, seconded by Mr. Reddington, to approve the dental office as a special exception. The motion carried unanimously 3/0.

5. **ADJOURNMENT**

A motion was made by Mr. Brendel, seconded by Mr. Reddington, to adjourn the meeting at 7:16pm. The motion carried unanimously 3/0.

Respectfully submitted,
Donna M. Schwartz, CMC