

TOWN OF OCEAN VIEW PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
November 19, 2015 5:00PM

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a meeting will be held at 5:00pm or as soon as possible thereafter on Thursday, November 19, 2015, 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**
2. **Pledge of Allegiance**
3. **Commission Business**
4. **Approval of Agenda**
5. **Approval of Minutes** - from the October 15, 2015 Board of Adjustment Meeting
6. **New Business**

A. V-307 37 N. Primrose Lane (PIDN: 002.630 / Sussex CTM#: 134-12.00-747.00)

Application V-307, submitted by Mr. Gregg White on behalf of the property owner Ms. Effie Sullivant, seeking a variance from Article V, §140-28 and §140-32 of the Land Use and Development Chapter (L.U.D.C.) of the Code. Article V, §140-28 & §140-32 each require a rear yard setback of 30' and a 15' side yard setback for principal structures and attached accessory structures. Article V, §140-32, requires that detached accessory structures maintain a 10' rear yard setback, a 15' side yard setback and a minimum 5' separation between structures.

This variance seeks to allow proposed additions to be within the required 30' rear yard setback, a proposed attached accessory structure (carport) to be within the required 15' side yard setback and a proposed detached accessory structure (garage) to be within the required rear yard setback and within 5' of another structure on property located at 37 N. Primrose Ln. (PIDN: 002.630 / Sussex CTM#: 134-12.00-747.00).

B. V-313 30 Kent Avenue (PIDN: 321.280 / Sussex CTM#: 134-12.00-1761.00)

Application V-313, submitted by the property owners Lynn and Mark Ricker, seeking a variance from Article IV, §140-25-C(5)(b)[3], Article V, §140-32, Article XVI, §140-100-D(12)(b)[2] of the Land Use and Development Chapter (L.U.D.C.) of the Town Code and Article II, §187-10-A of the Streets and Sidewalk Chapter of the Town Code. Article IV, §140-25-C(5)(b)[3] prohibits the water's edge of a swimming pool to be within the front yard setback, Article V, §140-32 restricts the maximum height of detached accessory structure to 14' from grade and Article XVI, §140-100-D(12)(b)[2] and Article II, §187-10-A require driveways to be a minimum of 5' from any adjacent property line.

This variance seeks to allow the water's edge of an existing pool to encroach into the required 25' front yard setback, a detached accessory structure (garage) to exceed the maximum height limit of 14' and a driveway to be closer than 5' to an adjacent property line on property zoned R-1, located at 30 Kent Avenue (PIDN: 321.280/ Sussex CTM#: 134-12.00-1761.00).

C. V-314 BELLE VIA WAY AND WOODLAND AVENUE (PIDN's: 031.100 & .110 / SUSSEX CTM#: 134-12.00-468.11)

Application V-314, submitted by the property owner TAC Beacon II, LLC, seeking a variance from Article X, §140-63-D(2) and §140-66-B (11) of the Land Use and Development Chapter (L.U.D.C.) of the Town Code. Article X, §140-63-D(2) restricts the area of a development sign to 12 sq. feet per side , maximum 24 sq.' feet for two sided sign, the height to 8 feet from grade and placement a minimum of 10 feet from the street line. Article X, §140-66-B (11) prohibits Off Site Signs.

This variance seeks to allow the applicant to erect a sign that exceeds the maximum area square footage, the maximum height and required placement distance from the street line and to have off site signs promoting sale of homes that are not within the Town on property located at Belle Via Way and Woodland Avenue (PIDN's:033.100 & .110 / Sussex CTM# 134-12.00-468.11)

7. Adjournment

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

Posted: November 10, 2015