

TOWN OF OCEAN VIEW PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
October 15, 2015 2:00PM

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a meeting will be held at 2:00pm or as soon as possible thereafter on Thursday, October 15, 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 September 17, 2015 Board of Adjustment Meeting
- 6. New Business**
 - A. V-310 33 BETTS AVENUE (PIDN: 129.000 / SUSSEX CTM#: 134-12.00-321.00)**

Application V-310, submitted by Mr. Timothy Tribbitt on behalf of the property owner Ms. Sally W. Hickman, seeking a variance from Article VI, §140-34-A of the Land Use and Development Chapter (L.U.D.C.) of the Town Code which requires that every building or structure be on a lot adjacent to a public street. This variance seeks to allow a lot subdivision that will create three lots which will abut a private street on parcel zoned R-1 parcel located at 33 Betts Avenue (PIDN: 129.000 / CTM# 134-12.00-321.00).
 - B. V-306 37945 MUDDY NECK ROAD (PIDN: 405.013 / SUSSEX CTM#: 134-17.00-3.00)**

Application V-306, submitted by the property owners Brice & Wanda Butler seeking a variance from Article V, §140-32 of the Land Use and Development Chapter (L.U.D.C.) of the Code which restricts the height of a detached accessory structure to 14' from grade. This variance seeks to allow an existing detached accessory structure that exceeds this height limitation to remain on property located at 37945 Muddy Neck Rd. / CTM# 134-17.00-3.00).
 - C. V-305 20 N. HORSESHOE DRIVE (PIDN: 004.100 / SUSSEX CTM#: 134-12.00-722.00)**

Application V-305, submitted by the property owners Suzanne & William Morrow seeking a variance from Article V, §140-28 & §140-32 of the Land Use and Development Chapter (L.U.D.C.) of the Code. Article V, §140-28 & §140-32 of the L.U.D.C. each require a rear yard setback of 30' for principal structures and attached accessory structures and §140-32 of the L.U.D.C. requires a rear yard setback of 10' for detached accessory structures. This variance seeks to allow an existing utility room, shed and O/S to remain within the required setbacks on property located at 20 N. Horseshoe Drive (PIDN:004100 / Sussex CTM# 134-12.00-722.00).
 - D. V-308 83 ATLANTIC AVENUE (PIDN: 093.000 / SUSSEX CTM#: 134-12.00-300.00)**

Application V-308, submitted by Mr. Russell Archut on behalf of the property owner CJ Pines, LLC, seeking a variance from Article V, §140-31 of the Land Use and Development

Chapter (L.U.D.C.) of the Town Code which limits lot coverage in GB-1 & GB-2 Zones to 50%, Article XVI, §140-100-D (12)(b)[4] of the L.U.D.C. & Article II, §187-10-A of the Streets and Sidewalks Chapter of the Town Code which limits the width of a driveway through the Right of Way (R.O.W.) to 20 feet and Article XI, §140-73-B (1)(b) of the L.U.D.C. which requires screening for all non-residential uses. This variance seeks to allow lot coverage to exceed the maximum 50% permissible by Code, to construct a commercial driveway that would exceed the maximum width of 20' permissible by Code and to eliminate or reduce required screening on the GB-1 parcel located at 83 Atlantic Avenue (PIDN: 093.000 / CTM# 134-12.00-300.00).

E. V-311 68 ATLANTIC AVENUE (PIDN: 064.000 / SUSSEX CTM#: 134-12.00-531.00)

Application V-311, submitted by Mr. Steve Smith, seeking a variance from Article V, §140-31 which requires a 30' front yard setback and a 15' side yard setback for principal structures and attached accessory structures, limits lot coverage to 50%, on GB-1 parcels, and §140-33 that limits permitted projections into required setbacks. Also from Article XVI, §140-100-D (12)(b)[2] and Article II, §187-10-A requiring driveways to be a minimum of 5' from adjacent property lines. This variance seeks to allow an encroachment into the required front and side yard setbacks, lot coverage to exceed 50%, the front steps to exceed the 4' permissible encroachment into the required front yard setback and the driveway to be within 5' of the adjacent property line on a parcel zoned GB-1 at 68 Atlantic Avenue (PIDN: 064.000 / Sussex CTM# 134-12.00-531.00).

F. V-312 70 ATLANTIC AVENUE (PIDN: 065.001 / SUSSEX CTM#: 134-12.00-530.00)

Application V-312, submitted by Mr. Steve Smith, seeking a variance from Article V, §140-31 which limits lot coverage to 50%, on GB-1 parcels. This variance seeks to allow lot coverage to exceed 50% on a parcel zoned GB-1 at 70 Atlantic Avenue (PIDN: 065.001 / Sussex CTM# 134-12.00-530.00).

7. Adjournment

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

Posted: October 8, 2015