

TOWN OF OCEAN VIEW PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
June 23, 2016 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, June 23, 2016, 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 / Pledge of Allegiance**
2. **Approval of Agenda**
3. **Approval of Minutes** - from the May 10, 2016 Board of Adjustment Meeting.
4. **New Business**
 - A. **V-322 - 3 Jodi Court (PIDN: 324.110 / Sussex CTM#: 134-13.00-2007.00)**

Application V-322, submitted by the property owner Lynn McCloskey, requesting a variance from Article VII, §140-50-B and Article V, §140-29 and §140-28 of the Land Use and Development Chapter (L.U.D.C.) of the Town Code. Article VII, §140-50-B sets some dimensional regulations for Planned Communities, allows Town Council to set other dimensional regulations if they choose and indicates that dimensional regulations not defined will comply with those set in §140-29 and §140-28. The maximum lot coverage permissible for a lot with a single family home in the Residential Planned Community (R.P.C.) of Savannah's Landing is 45% which includes all buildings and structures as stated in §140-28 of the L.U.D.C. This variance seeks to allow the applicant to maintain the current lot coverage and to construct a paver patio that will exceed the maximum allowable lot coverage of 45% on a lot zoned R.P.C.
 - B. **V-325 – 96 Atlantic Avenue (PIDN: 084.000 / Sussex CTM#: 134-12.00-430.00)**

Application V-325, which is a request for a Special Exception, submitted by Mr. Charles A. Zonko on behalf of the property owners, B/Z Land, Inc., as required by Article IV, §140-24 of the Land Use and Development Chapter (L.U.D.C.) of the Town Code for the establishment of medical offices. The Special Exception will allow the applicant to create additional medical offices in Units 1 and 2 on property zoned GB-1.
 - C. **V-326 – 68 Atlantic Avenue (PIDN: 064.000 / Sussex CTM# 134-12.00-531.00)**

Application V-326, submitted by Mr. Steven Smith, on behalf of the property owner, Rt. 26 Office, LLC, seeking a variance from Article V, § 140-32 & § 140-31 of the Land Use and Development Chapter (L.U.D.C.) of the Town Code which require attached accessory structures to have the same front (30') & side (15') yard setbacks

as the principal structure. This variance seeks to allow the applicant to construct an ADA compliant handicap ramp that will be within the required 30' front and 15' side yard setbacks on a parcel zoned GB-1.

D. V-327 - 16 Wagon Wheel Rd. (PIDN: 003.002 / Sussex CTM#: 134-12.00-391.03)

Application V-327, submitted by Mr. Greg Goldman, on behalf of the property owner, Goldman, LLC, seeking a variance from 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 XVI, §140-100-D (12) (b) [2] and Article II, §187-10-A require driveways to be a minimum of 5' from any property line. This variance seeks to allow the proposed driveway for a new dwelling unit to be closer than 5' to property lines on property zoned R-1.

E. V-328 - 17 S. Horseshoe Dr. (PIDN: 002.340 / Sussex CTM#: 134-12.00-790.00)

Application V-328, submitted by the property owner, Mr. Chris Sullivant, seeking a variance from Article V, §140-28, §140-32 and §140-33 which require principal structures and attached accessory structures to maintain minimum setbacks of 15' in the side yard, 30' in the rear yard and 25' in a side yard abutting a street, detached accessory structures to maintain minimum setbacks of 10' in the rear yard, 15' in the side yard and 5' from any other structure, limits lot coverage to 35% in the R-1 Zoning District, restricts projections of uncovered steps to a maximum of 4' into the required setback of the Land Use and Development Chapter (L.U.D.C.) of the Town Code and from Article XVI, §140-100-D(12)(b)[2] & [3] of the L.U.D.C. and Article II, §187-10-A of the Streets and Sidewalks Chapter of the Town Code each of which require driveways be a minimum of 5' from any property line and have a maximum width of 20' through the Right of Way (R.O.W.). This variance seeks to allow the applicant to maintain an existing principal structure with attached accessory structures that encroach into the required setbacks of 15' in the side yard, 30' in the rear yard and 25' in a side yard abutting a street, erect an attached accessory structure that will further encroach into the required 30' rear yard setback, erect a detached accessory structure that will encroach into the required 10' rear lot line and 15' side lot line setback, maintain and increase lot coverage that will exceed 35%, maintain an existing driveway that is closer than 5' to property lines and wider than 20' through the Right of Way (R.O.W.) on property zoned R-1.

5. Adjournment

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

Posted: June 16, 2016