

TOWN OF OCEAN VIEW PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
May 16, 2019 7:00PM

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a meeting will be held at 7:00pm or as soon as possible thereafter on Thursday, May 16, 2019 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**

A. April 18, 2019 Board of Adjustment Meeting Minutes.

4. **NEW BUSINESS**

A. **V-383 21 Betts Avenue (PIDN: 173.000 / CTM# 134-12.00-564.00)**

Application V-383, submitted by Mr. Timothy R. Tribbitt on behalf of the property owner, Margaret Ann Jacobs Trust, for property zoned R-1 (Single-Family Residential District) located at 21 Betts Avenue (PIDN: 173.000 / Sussex CTM# 134-12.00-564.00). The property owner is requesting variances from the following Town Codes:

1. Article V, §140-28 of the Town Code in order to maintain an existing dwelling unit that projects into the required 25' front yard setback;
2. Article V, §140-33 in order to construct steps with a covered roof which would project into the required 25' setback for a side lot line abutting a street;
3. Article V, §140-28 in order for all existing and proposed structures to exceed the maximum allowable lot coverage of 35%;
4. Article XVI, §140-100-D (12)(b)[4] & Article III, §187-10-A in order to maintain two (2) existing driveways with a combined width which exceeds the maximum allowable of 20' through the Right-of-Way. Both driveways are also placed closer than five (5) feet to the property lines.

B. **V-385 1 Town Road (PIDN: 284.090 / Sussex CTM#: 134-13.00-1101.00)**

Application V-385, submitted by Joel Antonioli, Jr., with the permission of the property owners Bernadette & Joel Antonioli, Sr., 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 Woodworking Shop for the duration of one (1) year on property zoned GB-1 (General Business District 1), located at 1 Town Road (PIDN: 284.090 / Sussex CTM#: 134-13.00-1101.00).

C. **V-386 1 Town Road (PIDN: 284.090 / Sussex CTM#: 134-13.00-1101.00)**

Application V-386, submitted by the property owner Joel Antonioli, Sr., 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 Microbrewery on property zoned GB-1 (General Business District 1), located at 1 Town Road (PIDN: 284.090 / Sussex CTM#: 134-13.00-1101.00).

~~D. V-387 18 Hudson Avenue (PIDN: 099.080 / Sussex CTM#: 134-12.00-1550.00)~~

~~Application V-387, submitted by the property owners Joseph & Kelli Kaskel, seeking a variance from Article V, §140-28 of Land Use and Development Chapter of the Town Code, which requires that the maximum lot coverage not exceed 35%.~~

~~The property owners wish to install a pool and decking which will exceed the maximum allowable lot coverage on property zoned R-1 (Single Family Resident District), located at 18 Hudson Avenue (PIDN: 099.080 / Sussex CTM# 134-12.00-1550.00).~~

E. V-388 33 Scarborough Lane (PIDN: 408.174 / CTM# 134-17.00-959.00)

Application V-388, submitted by the property owners, David and Jean Heimann, seeking a variance from Article VII, § 140-50-B and Article V, §140-32 of the Land Use and Development Chapter (L.U.D.C.) of the Town Code. §140-50-B 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. The required rear yard setback for principal structures is 30 feet in the Ocean View Beach Club Residential Planned Community as defined in Ordinance 214 adopted by Town Council on March 6, 2007. Article V, §140-32 of the L.U.D.C. states that accessory structures attached to the principal structure have the same setback from the rear lot line as the principal structure.

The property owners wish to install an attached accessory structure (screened porch) which will project into the required rear yard setback on property zoned RPC (Residential Planned Community District) located at 33 Scarborough Lane (PIDN: 408.174 / CTM # 134-17.00-959.00).

F. V-389 18 Bennett Point Lane (PIDN: 408.218 / CTM# 134-17.00-977.04 Unit S218K)

Application V-389, submitted by the property owners, Kevin and Janine Mooney, seeking a variance from Article VII, § 140-50-B and Article V, §140-32 of the Land Use and Development Chapter (L.U.D.C.) of the Town Code. §140-50-B 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. The required rear yard setback for principal structures is 30 feet in the Ocean View Beach Club Residential Planned Community as defined in Ordinance 214 adopted by Town Council on March 6, 2007. Article V, §140-32 of the L.U.D.C. states that accessory structures attached to the principal structure have the same setback from the rear lot line as the principal structure.

The property owners wish to install an attached accessory structure (screened porch) which will project into the required rear yard setback on property zoned RPC (Residential Planned Community District) located at 18 Bennett Point Lane (PIDN: 408.218 / CTM # 134-17.00-977.04 Unit S218K).

5. ADJOURNMENT

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

Posted: May 9, 2019