

**TOWN OF OCEAN VIEW PUBLIC NOTICE**  
**BOARD OF ADJUSTMENT MEETING**  
**November 16, 2017 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 Tuesday, November 16, 2017, 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. COMMISSION BUSINESS**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

A. October 19, 2017 Board of Adjustment Meeting Minutes.

**5. OLD BUSINESS**

**A. V-352 39 Scarborough Ln. (PIDN: 408.177 / Sussex CTM#: 134-17.00-962.00)**

Application V-352 submitted by the property owners, Gregory and Kathleen BAFFONE, seeking a variance from Article VII, § 140-50-B 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 §140-28 (R-2) for single family parcels. The required side yard setback for accessory structures, as defined in Ordinance 214 adopted by Town Council on March 6, 2007 is 3 feet in the Ocean View Beach Club, Residential Planned Community (R.P.C.).

This variance seeks to allow the applicant to place a mechanical unit within the required side yard setback on property zoned R.P.C. located at 39 Scarborough Ln. (PIDN: 408.177 / Sussex CTM#: 134-17.00-962.00).

**6. NEW BUSINESS**

**A. 94 Central Avenue (PIDN: 060.001 / Sussex CTM#: 134-12.00-524.01)**

Application V-353, submitted by Darrell LONG, seeking a Special Exception to create a Woodworking Shop on property zoned GB-1, located at 94 Central Avenue (PIDN: 060.001 / Sussex CTM#: 134-12.00-524.01).

**B. Old Orchard Avenue (PIDN: 408.350 / Sussex CTM#: 134-17.00-11.00)**

Application V-354, submitted by Davis, Bowen & Friedel on behalf of the property owner Windansea, LLC, seeking a variance from Article VII, § 140-50-B 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 setbacks for accessory structures, as defined in Ordinance 214 adopted by Town Council on March 6, 2007 are, five (5) feet front, three (3) feet sides and ten (10) feet rear in the Ocean View Beach Club, Residential Planned Community.

The applicant has installed patios and a walkway within the community, which encroach into the required setbacks on property zoned Residential Planned Community (RPC) located on Old Orchard Avenue (PIDN: 408.350 / Sussex CTM#: 134-17.00-11.00).

**7. ADJOURNMENT**

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

Posted: November 7, 2017