

NOTICE: Any person requiring accommodation to participate in or observe a public town meeting or hearing shall provide a written request for accommodation to the Town Clerk, Donna Schwartz, 7 business days in advance of the meeting or hearing.

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TOWN OF OCEAN VIEW PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
July 20, 2023 3:00PM

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a meeting will be held at 3:00pm or as soon as possible thereafter on Thursday, July 20, 2023, to consider matters set out in the attached agenda at 32 West Avenue. 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. Social distancing and mask requirements in effect as needed.

AGENDA

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. May 18, 2023, Board of Adjustment Meeting Minutes.

4. NEW BUSINESS

**A. V-447 Silver Woods Mixed Use Planned Community – Proposed
Townhouse District (PIDN’s 413.200, 413.300, & 413.400) (CTM#:134-
16.00-914.00, 134-16.00-951.00, 134-16.00-45.00)**

Application V-447, a request for a variance from Article II, § 187-11-B of the Streets and Sidewalks chapter of the Town Code which requires that all curbing shall be DelDOT PCC Type 1 Vertical Face with eight-inch reveal. This variance seeks to permit Type 2 Integral Curb & Gutter (“Rolled Curb”) in the proposed Townhouse District as opposed to the Type 1 Vertical Face with eight-inch reveal required by Article II, § 187-11-B.

**B. V-448 Silver Woods Mixed Use Planned Community – Proposed
Townhouse District (PIDN’s 413.200, 413.300, & 413.400) (CTM#:134-
16.00-914.00, 134-16.00-951.00, 134-16.00-45.00)**

Application V-448, a request for a variance from Article II, §187-10-A and Article XVI, §140-100-D(12)(b) of the Town Code. Article II, §187-10-A states: “Driveways shall not be placed within five (5) feet of a property line.” Article XVI, §140-100-D(12)(b) states that “driveways shall be a minimum of five (5) feet from any property line.” The developer proposes to construct driveways on 161

townhouse lots that will be installed less than five (5) feet from a property line. The applicant requests a reduction of the 5-foot driveway setback to 1.5 feet.

The applications are submitted by the property owner/developer, Mr. Robert Thornton, Silverstock WP, LLC. Silver Woods is zoned as a Mixed-Use Planned Community (MXPC) and located along Beaver Dam Road.

5. ADJOURNMENT

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

Posted: July 13, 2023

Rules of Order for Meetings (Summary)

Each person addressing the Town Council, or any Town Commission shall identify him/herself by name and place of residence for the record and shall address all remarks to the Town Council/Town Commission as a body and not to any member thereof.

Each person shall limit their remarks to the matter under discussion, shall be permitted to speak only one time on any topic, and shall be limited to (3) minutes. A written statement in lieu of or in addition to verbal comments is permissible.

No one other than a member of the Town Council/Commission, is permitted to enter discussions without approval of the Mayor/presiding officer. No members of the public are permitted to ask questions of any speaker while they are addressing the Town Council/Commission or of a Town Councilmember/ Commissioner without permission from the presiding officer.

All persons attending in person or participating electronically in a Town Council/Commission meeting should conduct themselves in an orderly fashion. All shall follow the direction of the Mayor/presiding officer, no disruptive behavior is permitted, and electronic devices shall be silent.
