

**NOTICE:** Any person requiring accommodation to participate in or observe a public town meeting or hearing shall make 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**  
**March 21, 2024 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, March 21, 2024, 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.** November 16, 2023, Board of Adjustment Meeting Minutes.

**4. NEW BUSINESS**

**A. V-452 32625 Windmill Drive (PIDN: 401.090 / CTM# 134-16.00-26.00)**

**Proposed Lots A & B as shown on plan titled “Irwin Property – Minor Subdivision.**

Application V-452, submitted by the applicant, W. Zachary Crouch, P.E. of the engineering firm Davis Bowen & Friedel, Inc. on behalf of the property owners, Joseph R. Irwin & Kristof A. Irwin, seeking relief from Article V, §140-28, which sets the minimum lot depth for properties at 100 feet in the R-2 zone. As shown on the minor subdivision plan titled “Irwin Property – Minor Subdivision,” both proposed lots A & B would have a lot depth of less than 100 feet as a result of the tract having an existing depth of approximately 94 feet. The tract is zoned R-2 (One- and Two-Family Residential District) and located at 32625 Windmill Drive (PIDN: 401.090 / CTM# 134-16.00-26.00).

**~~B. V-453 & V-454 222 – 245 Maintenance Road (PIDN: 327.400 / CTM: 134-16.00-289.00) POSTPONED TO MAY 16, 2024~~**

~~A public hearing will be held on the following applications associated with the proposed construction of a wireless communications facility, specifically a 180-~~

~~foot monopole communications tower with an overall height of 185 feet, including attachments. Associated equipment will be located within a 50 foot by 50 foot (2,500 square feet) fenced compound in an overall 30 foot by 10 foot 300 square feet) lease area.~~

~~V-453: a request for relief from Article XVIII, §140-131 F-2-c, which states, “an antenna that is not mounted on an existing antenna support structure shall not have an antenna height or tower in excess of the height restrictions in the zoning district in which it is located.” Ordinance 104 established Bear Trap Dunes as a Residential Planned Community (RPC) and limits the height of any building or structure to 35 feet. The 180 foot monopole communications tower has a proposed overall height of 185 feet, including attachments.~~

~~V-454: a request for a special exception to establish a wireless communications facility, as required by and as outlined in Article XVIII, §140-131 of the Town Code.~~

~~The applications are submitted by John E. Tracey, Partner, of the law firm Young Conaway Stargatt & Taylor, LLC, on behalf of the applicant Celco Partnership dba Verizon Wireless, and with the permission of the property owners, Bear Trap Partners, LLC, for property zoned RPC (Residential Planned Community) located at 222—245 Maintenance Road, within the Bear Trap Dunes Residential Planned Community (PIDN: 327.400 / CTM: 134-16.00-289.00)-~~ **POSTPONED TO MAY 16, 2024**

## **5. ADJOURNMENT**

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

Posted: March 6, 2024

### **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.

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