

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 19, 2026 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 19, 2026, 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.

AGENDA

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. January 15, 2026, Board of Adjustment Meeting Minutes.
- 6. NEW BUSINESS**
 - A. V-466 4 Luzerne Drive (PIDN: 413.087 / CTM# 134-16.00-936.00)**

Application V-466, submitted by the property owners, John and Teresa Sevier. The property owners seek a variance from Article VII, §140-50-B and Article V, §140-29 of the Town Code. Article VII, §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. Ordinance #282 (later amended by Ordinances #321 & #353) established the zoning designation of Mixed-Use Planned Community (MXPC) for Silver Woods and established some dimensional regulations for the single-family portion of the MXPC, including a maximum lot coverage of 45% for single-family lots, except for selected models erected on non-adjacent lots.

The property owners are seeking a variance in order for all existing and proposed buildings/structures to exceed the maximum allowable lot coverage of 45% for a single-family lot in Silver Woods. The property owners wish to construct a concrete patio and walkway which would result in a total lot coverage of approximately 54% on property zoned MXPC (Mixed-Use Planned Community), located at 4 Luzerne Drive (PIDN: 413.087 / CTM# 134-16.00-936.00).

B. V-465 5 Canal Court. (PIDN: 255.050 / CTM# 134-13.00-4.05)

Application V-465 requests the following variances:

1. From §140-28 to allow the existing building to project 0.62 ft. into the required 25 ft. front side yard setback associated with West Ave.
2. From §140-28 to allow the existing building to project 12.33 ft. into the required 15 ft. side yard setback to the northwest.
3. From §140-28 to allow the existing building to project 19.69 ft. into the required 30 ft. rear yard setback.
4. From §140-28 to allow the existing building to project 3.66 ft. into the required 15 ft. side yard setback to the southeast.
5. From §140-33 to allow the proposed steps to project up to 1 ft. more than the maximum allowable projection of 4 ft. into the side yard setback
6. From §140-33 to allow the proposed steps to project up to 9 ft. more than the maximum allowable projection of 4 ft. into the rear yard setback
7. From §140-28 to develop the property with a proposed lot coverage of 39%, which exceeds the maximum allowable lot coverage of 35%.
8. From §140-100-D(12)-b(4), and from §187-10-A to exceed the maximum allowable driveway width of 20 ft. to construct a driveway at 21.5 ft. wide within the Town right-of-way.

The application is submitted by the applicant and property owner, Michael Cook/Canalside Modern, LLC, of Cook Architecture, seeking variances on property zoned R-1 (Single Family Residential), located at 5 Canal Court. (PIDN: 255.050 / CTM# 134-13.00-4.05).

7. ADJOURNMENT

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

Posted: March 13, 2026

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 people 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.
