

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
April 16, 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, April 16, 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. March 19, 2026, Board of Adjustment Meeting Minutes.
- 4. NEW BUSINESS**
 - A. **V-467 & 468 95, 97, & 101 Atlantic Avenue (PIDN:094.410, 094.400, 094.380/CTM's:134-12.00-2089.00,134-12.00-2088.00,134-12.00-297.00)**

V-467: A request for a Special Exception in accordance with Article XVIII, §140-128 of the Town Code in order to establish a fast-food restaurant with drive-through.

V-468 Variance requests from the following sections of the Town Code:

 1. From Article V, §140-31 to develop the property with a proposed lot coverage of 61%, which exceeds the maximum allowable lot coverage of 50%.
 2. From Article XI, §140-73B(3)(b) in order to reduce the width of the required screening along the frontage of Atlantic Avenue (SR26) from 15 feet to approximately 6 feet.

The applications are submitted by Mackenzie Sindelar, Esquire, of the law firm Saul Ewing, LLP, on behalf of the property owner, Nistazos Holdings, LLC, for properties zoned GB-1 General Business District 1, located at 95, 97, & 101 Atlantic Avenue (PIDNs 094.410, 094.400, 094.380 / CTMs 134-12.00-2089.00, 134-12.00-2088.00, 134-12.00-297.00).

This section of agenda will start at 4:00PM or as soon as possible thereafter.

B. V-469 32793 Cedar Drive (PIDN :078.000/CTM:134-12.00-422.00)

Application V-469, a request for a variance from Article V, §140-32, which sets the maximum height of a detached accessory structure to 14 feet. The property owners wish to construct a detached accessory structure (pole building) with a proposed height of approximately 18 ft.

The application is submitted by Mackenzie Sindelar, Esquire, of the law firm Saul Ewing, LLP, on behalf of the property owners, George H. Wright & Gary W. Wright, for property zoned R-1 (Single-Family Residential), located at 32793 Cedar Drive (PIDN 078.000 / CTM 134-12.00-422.00)

C. V-470 N. Horseshoe Drive (PIDN:004.200/CTM#134-12.00-668.00)

Application V-470 requests the following variances:

1. From Article V, §140-32 to allow a proposed attached accessory structure (3-season room addition) to project 12 ft. into the required 30 ft. rear yard setback.
2. From Article V, §140-28 to allow all existing and proposed structures to have a lot coverage of 37%, which exceeds the maximum allowable lot coverage of 35%.

The application is submitted by the property owners, Jeffrey and Elizabeth Byrd, in conjunction with their contractor, Tyme Builders, Inc., seeking variances on property zoned R-1 (Single Family Residential), located at 19 North Horseshoe Drive (PIDN: 004.200 / CTM# 134-12.00-668.00).

5. ADJOURNMENT

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

Posted: April 8, 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.
