

BOARD OF ADJUSTMENT MINUTES
TOWN OF OCEAN VIEW
April 17, 2025, 3:00pm

1. The Board of Adjustment Chair Susan Kerwin called the meeting to order at 3:00pm with the Pledge of Allegiance. In attendance were Board Members Greg Neuner, John Planchart, Preston Coppels, and Ron Galey. Planning Zoning and Development Director Ken Cimino, Solicitor Veronica Faust, Planner Jill Oliver, and Town Clerk Donna Schwartz. The meeting was held at 32 West Avenue.

2. APPROVAL OF THE AGENDA

A motion was made by Mr. Planchart, seconded by Mr. Neuner, to approve the agenda. The motion was carried unanimously 5/0.

3. APPROVAL OF THE MINUTES

A motion was made by Mr. Neuner, seconded by Mr. Coppels, to approve the minutes for the January 16, 2025, meeting. The motion was carried unanimously 4/0.

4. NEW BUSINESS

A. V-459 11 Woodland Road (PIDN:169.000/CTM#134-12.00-567.01)

Mrs. Faust swore in Donna Schwartz, Ken Cimino, and Jill Oliver. Ms. Kerwin read Application V-459 as submitted by the property owners, Robert and Barbara Svenson, for property zoned R-1 (Single-Family Residential District) located at 11 Woodland Avenue (PIDN: 169.000 / CTM# 134-12.00-567.01). The property owners are seeking a variance from Article VI, §140-38B(2)(a) and (b) in order for a proposed fence with a height of eight feet to exceed the maximum allowable height of three feet in a front yard and six feet in a side yard, as depicted in the application.

Mr. Cimino made the following remarks: The property owners are seeking a variance for an 87' long run of eight-foot-tall fence. The lot is uniquely shaped, and the house is oriented in such a way that our department interprets that a portion of the proposed fence would be forward of the dwelling unit and therefore in a front yard. The property owners are seeking a 5-foot variance for this portion of the fence. The remainder of the run of fence is in what we have determined to be a side yard and would therefore require a 2-foot variance.

We have received written correspondence from the immediately affected property owners, the Weismillers of 15 Betts Avenue, that they do not oppose the application. The Weismillers share a common property line with the subject parcel. Considering the proposed location of the fence on this uniquely shaped lot and the fact that it would likely not be very visible from either Woodland Avenue or Betts Avenue, the Department is not opposed to this variance request.

Mr. Robert Svenson, 11 Woodland Avenue, was sworn in by Mrs. Faust. He explained to the Board Members that they removed 25-year-old cypress shrubs and that they opened up the area next door to the neighbors. They would like privacy back. This is the reason they are asking for the 8foot fence. He noted that their lot goes from Woodland Avenue to Central Avenue.

Mr. Neuner asked if they had neighbors, and how the neighbors felt about the privacy fence. Mr. Svenson stated that there is a letter from the Weismillers in the packet.

Mrs. Barbara Svenson was sworn in and stated that it was an unique situation now that the shrubs are gone. They want to install a privacy fence. Mr. Neuner asked if all the trees were gone. Mrs. Svenson stated that there were still some left they only took half.

PUBLIC COMMENT

none

PUBLIC COMMENT CLOSED

A motion was made by Mr. Coppels, seconded by Mr. Galey, to approve the application to allow the 8' foot fence. The motion carried unanimously 5/0.

5. ADJOURNMENT

A motion was made by Mr. Coppels, seconded by Mr. Galey, to adjourn the meeting at 3:13pm. The motion was carried unanimously 5/0.

Respectfully submitted, Donna M. Schwartz, MMC, Town Clerk

