

BOARD OF ADJUSTMENT MINUTES
ZOOM TELECONFERENCE
TOWN OF OCEAN VIEW
November 18, 2021

1. Board of Adjustment Chair Susan Kerwin called the meeting to order at 7:00 pm with the Pledge of Allegiance. In attendance were Board Members Gene Brendel, Greg Neuner, Preston Coppels, and Bob Lawless. Planning Zoning and Development Director Ken Cimino, Solicitor Dennis Schrader, and Town Clerk Donna Schwartz. The meeting was held at 32 West Avenue. Mr. Brendel recused himself.

2. **APPROVAL OF THE AGENDA**

A motion was made by Mr. Lawless, seconded by Mr. Neuner, to approve the agenda. The motion carried unanimously 4/0.

3. **APPROVAL OF THE MINUTES**

A motion was made by Mr. Neuner, seconded by Mr. Coppels, to approve the minutes for the October 21, 2021, meeting. The motion carried unanimously 4/0.

Mr. Schrader read the rules of the meeting. He swore in Mr. Ken Cimino and Ms. Donna Schwartz. Ms. Schwartz confirmed that the applications had been advertised, noticed, and posted in accordance with the rules of the hearing.

4. **NEW BUSINESS**

- A. **V-415 Deferred 13 DeMarie Drive (PIDN: 134.240 / CTM# 134-12.00-2047.00)**

Application V-415, submitted by the property owners, George M. & Mary Ann Pickrell, for property zoned R-1 (Single-Family Residential District) located at 13 DeMarie Drive (PIDN: 134.240 / CTM# 134-12.00-2047.00). The property owners request a variance from Article V, §140-28 in order for all existing and proposed buildings/structures to exceed the maximum allowable lot coverage of 35%. Article V, §140-28 in order for all existing and proposed buildings/structures to exceed the maximum allowable lot coverage of 35%. (Vote deferred from the May 20, 2021, Board of Adjustment hearing.)

Mr. Cimino stated that this variance request was originally heard on May 20, 2021. At that time, the applicant was seeking a variance for lot coverage of approximately 49+/- percent or 14+/- percent over the maximum allowable lot coverage.

The Board of Adjustment deferred a vote on the matter instead allowing the property owner to revise the proposed plan to get the lot coverage closer to the maximum allowable lot coverage of 35%.

The plan as currently proposed has a maximum lot coverage of 44.3% or 9.3% over the maximum allowable lot coverage. This is a reduction of 5+/-% from the previous plan submitted on May 20, 2021. The property owner has eliminated the pool house and decreased the width of the pool apron to lessen the impervious lot coverage.

Mr. George Pickrell was sworn-in by Mr. Schrader. He said that they had redone the Standards for Relief form and were claiming uniqueness based on a curve in the road which affects the shape of their property. He claims the property is cut back by 57%. Mr. Cimino noted that this curve in the property causes some lost useable yardage.

James Ryan, Daisey Avenue, commented that he did not like the shed being so close to his yard. Mr. Cimino replied that the shed has been reduced in size and is not as close to his property now.

Mr. Neuner asked about the new shed and where it would be located on the property. Mr. Cimino replied 11.9' from the side yard setback.

A motion was made by Mr. Coppels, seconded by Mr. Lawless, to grant the variance on lot coverage of 44.3%. The motion carried unanimously 4/0.

5. ADJOURNMENT

A motion was made by Mr. Lawless, seconded by Mr. coppels, to adjourn the meeting at 6:23pm. The motion carried unanimously 4/0.

Respectfully submitted,
Donna M. Schwartz, CMC
Town Clerk