

**ARCHITECTURAL REVIEW COMMITTEE AGENDA**  
**October 18, 2022**  
**Administration Conference Room**

**ARC Meeting Agenda 10-18-22**

**Public Comments**

**Variances/Exceptions:**

<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
1:05 p.m.	10/0944	16 High Sheriff Trail	Geppi	Exception to install a play/pet enclosure as close as possible to the rear and side property lines (tabled from 9-20-22 ARC Meeting).	Approved 3' from side property lines and 2' from ditch

**Violations:**

<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
	02/0049	4 Mayflower Court	Quinn	Non-Compliance: Shed Color	Final Letter then GM
	06/0184	142 Windjammer Road	Gilmore	Non-Compliance: No Permit - RV	Final Letter then GM

## ARCHITECTURAL REVIEW COMMITTEE

October 18, 2022

PRESENT: John Dilworth, Susan Holt, Beth Gismondi, Gary Murray.

ALSO PRESENT: Michelle Ross (Assistant Office Manager), Josh Vickers (Chief Inspector).

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John called the meeting to order at 1:04 p.m.

### 16 High Sheriff Trail – Exception to allow a fence to be installed 2' off the side property line and rear

Mr. & Ms. Geppi attended the hearing. They are requesting that the fence be located as close as possible to the side property line due to needing room for large dogs. They are also requesting the fence to be located as close as possible to the rear property line for the same reason. The Coster's provided pictures of their surveyed lot.

Susan noted that 2 feet was too close and suggested it be 3 feet of property near neighbors and 2 feet on ditch side. Ms. Geppi agreed to these terms.

Susan moved to approve the fence 3' from the side property line, 3' from the rear property line, and 2' from the ditch. Gary seconded the motion, and all were in favor.

### Violations

The Committee unanimously agreed to send a final 15-day letter, then forward to the General Manager for action:

4 Mayflower Ct	Shed Color Not Matching House
142 Windjammer Rd	RV Parking (No Permit)

### Minutes

Gary moved to accept the minutes from the October 4, 2022, meeting, Susan seconded, and all were in favor.

### Old Business

John spoke about again finalizing guidelines Rules and Regulations. He would be emailing all members a copy.

### New Business

John spoke about sending his report to the Board of Directors, and that if anyone had comments to please let him know.

### Adjournment

Gary moved to adjourn, Susan seconded, and the meeting adjourned at 2:51 p.m.

**OPEN VIOLATIONS**

SEC/LOT	ADDRESS	OWNER	VIOLATION	CPI LETTER	INSPECTION DATE	ARC LETTER	ARC INSPECTION DATE	SENT TO GM
01/0144A	98 Newport Drive	Whitehead	Debris in Yard	9/7/2022	9/22/2022	10/4/2022	10/19/2022 (then hire contractor)	
01/0157	35 Seabreeze Road	Cavey	Grass	10/10/2022	10/25/2022			
02/0049	4 Mayflower Court	Quinn	Shed Color	9/15/2022	9/30/2022	<b>10/18/2022</b>		
02/0147	1 Coventry Court	Betts	No Permit - Outside Shower	8/17/2022	9/1/2022	9/20/2022	10/6/2022	
02/0169	65 Burr Hill Drive	Stubbins	Unregistered Vehicle	8/5/2022	ext. to 10/14/2022			
02/0333	93 White Horse Drive	Hanusey	No Permit - Shed/Attached Storage	9/15/2022	under review			
04/0221	16 Moonshell Drive	Edge	No Permit - Pier/Boatlift	11/16/2021	ext. to 8/22/2022	9/20/2022	10/6/2022	
04/0226A	4 Moonshell Drive	Boilon	No Permit - Floating Dock	6/20/2022	7/5/2022	7/19/2022	ext. to 10/31/22 (applied for MDE/County Permit)	
04/0455	79 Teal Circle	Miller	Maintenance	8/3/2022	under review			
04/0596	23 Ivanhoe Court	Fiori	Tent	6/13/2022	ext. to 9/5/2022	9/20/2022	10/6/2022	
05/0134A	55 Duck Cove Circle	Connell	No Permit - Addition & Maintenance	10/3/2022	10/18/2022			
05/0266	40 Battersea Road	Sadler	Deck Screening	10/10/2022	10/25/2022			
05/0266	40 Battersea Road	Sadler	Grass	10/10/2022	10/25/2022			
06/0184	142 Windjammer Road	Gilmore	No Permit - RV Parking	9/23/2022	10/10/2022	<b>10/18/2022</b>		
06/0225	21 Rabbit Run Lane	Calabrese	? - No Permit	10/4/2022	10/19/2022			
06/0225	21 Rabbit Run Lane	Calabrese	Shed Color	10/4/2022	10/19/2022			
06/0377	49 Abbyshire Road	Cannella	Easement (Ditch)	7/19/2022	8/3/2022	8/16/2022	9/1/2022	<b>under review</b>
06/0749	9 Abbyshire Road	Mrubro LLC	Debris in Yard	9/5/2022	9/20/2022	10/4/2022	10/19/2022 (then hire contractor)	
06/0749	9 Abbyshire Road	Mrubro LLC	No Permit - Trees Removed	9/5/2022	9/20/2022	10/4/2022	10/19/2022	
09/0419	45 Martinique Circle	Marin	Dangerous Tree	6/15/2022	ext. to 9/19/2022 (contractor hired)			
10/0041	52 Nottingham Lane	Crouthamel	No Permit - Privacy Fence	9/5/2022	9/22/2022	10/4/2022	10/19/2022	
10/0044	58 Nottingham Lane	Leggour	No Permit - Trees Removed	6/2/2022	ext. to 12/17/2022			
10/0090	6 Poplar Trail	Fenton	Shed Color	8/1/2022	8/16/2022	9/20/2022	10/6/2022	
10/0325	13 Beechnut Court	Patschorke	No Permit - Vinyl Tech to Sunroom	10/10/2022	10/25/2022			
10/0358	1034 Ocean Parkway	Prosper Realty Properties L	Trash at Roadway	7/25/2022	under review			
10/0551	29 Quarter Staff Place	Fields	Grass	9/28/2022	10/13/2022			
10/0617	44 Quarter Staff Place	Shellenberger	Grass	9/28/2022	10/13/2022			
10/0804	75 Camelot Circle	Beach Properties Inc.	Unregistered Vehicle	6/29/2022	7/14/2022	8/2/2022	8/17/2022	<b>under review</b>
10/1231	81 Robin Hood Trail	Rice	Easement (Ditch)	10/7/2022	10/22/2022			
11/0143	31 Gloucester Road	Fronczak	Placement (Fence) & No Permit - Fence	7/18/2022	8/2/2022	9/20/2022	10/6/2022	
11/0201	831 Ocean Parkway	Cochran	No Permit - Screened Porch	6/8/2022	6/23/2022	7/5/2022	7/20/2022	7/25/22 - new owne
13/0047	51 Fairway Lane	Whitehead	No Permit - RV Parking	10/10/2022	10/25/2022			
13/0048	49 Fairway Lane	Scammon	Vehicle Parking	10/10/2022	10/25/2022			
13/0049	47 Fairway Lane	Wright	Vehicle Parking	10/10/2022	10/25/2022			
14B/0145	17 Alton Point	Macher	No Permit - Vinyl Tech	8/4/2022	8/19/2022	9/20/2022	10/6/2022	
17/0110	140 Park Side Circle	Sandoe	No Permit - Vinyl Tech	10/6/2022	10/21/2022	9/20/2022	10/6/2022	

as of 10/11/2022

**VIOLATIONS IN LEGAL**

<b>MULTIPLE VIOLATOR</b>	<b>SEC/LOT</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>VIOLATION</b>	<b>1st LETTER</b>	<b>ARC LETTER</b>	<b>SENT TO GM</b>	<b>SENT TO LEGAL</b>	<b>ATTORNEY LETTER</b>
	01/0006	11 White Horse Drive	Ziencik	Maintenance	12/9/2021	1/4/2022	1/25/2022	2/2/2022	
	02/0029	72 White Horse Drive	Bissett	RV Parking - Not in Correct Location	6/2/2022	7/5/2022	7/25/2022	8/8/2022	10/4/2022
X	02/0243	2 Capetown Road	Hammond	Maintenance	4/1/2021	5/4/2021	5/28/2021	6/8/2021	
X	02/0247	14 Capetown Road	Camelio	No Permit - Color Change	1/22/2021	2/16/2021	3/3/2021	3/9/2021	
	02/0350	53 White Horse Drive	Plaxton	RV Parking - Not in Correct Location	6/2/2022	7/5/2022	7/25/2022	8/8/2022	10/4/2022
	03/0213	81 Ocean Parkway	Pham	Vehicle Parking	7/29/2021	9/7/2021	9/22/2021	9/28/2021	5/2/2022
	03/0240	11 Coventry Court	Hackman	Trash/Debris	6/23/2020	8/4/2020	8/20/2020	9/11/2020	10/7/2020
	03/0286	70 Ocean Parkway	Helsley	More Than 1 Shed	2/16/2022	3/15/2022	4/11/2022	4/19/2022	5/2/2022
X	04/0170	59 Moonshell Drive	O'Hara	Maintenance (Dock)	1/26/2022	3/1/2022	3/17/2022	3/22/2022	
	04/0244	141 Teal Circle	Bounds	Easement (Trees in Bulkhead Easement)	6/2/2022	7/5/2022	7/25/2022	8/8/2022	10/4/2022
	04/0449	39 Clubhouse Drive	Gerner	Placement Violation (Playground Equip.)	10/28/2020	4/20/2021	7/25/2022	8/8/2022	10/4/2022
	04/0485	9 Lookout Point	Spano/Meehan	No Permit - Fence	8/23/2018	1/15/2019	3/9/2019	6/26/2019	
X	05/0134A	55 Duck Cove Circle	Connell	Deck Screening	6/7/2022	7/5/2022	7/25/2022	8/8/2022	10/4/2022
X	06/0116	268 Windjammer Road	Lambrinos	No Permit - Color Change	1/14/2022	3/1/2022	3/17/2022	3/22/2022	
	06/0175	160 Windjammer Road	Smith	Vehicle Parking	6/15/2022	7/19/2022	8/29/2022	9/22/2022	10/4/2022
X	06/0199	17 Sandyhook Road	Sieg	Trash in Yard/Maintenance	3/3/2021	4/6/2021	4/27/2021	5/3/2021	8/2/2021
	06/0225	21 Rabbit Run Lane	Calabrese	No Permit - Sunroom	4/25/2018	1/16/2019	3/9/2019	6/26/2019; 3/11/2020	4/24/2020
X	06/0420	12 Starboard Court	Laque	No Permit - Color Change/Shed Color	3/5/2019	4/2/2019	6/1/2019	6/2/2019	6/12/2019
X	06/0420	12 Starboard Court	Laque	Canopy	10/27/2021	12/7/2021	3/17/2022	3/22/2022	
X	06/0420	12 Starboard Court	Laque	Maintenance	5/13/2022	6/6/2022	6/21/2022	8/8/2022	10/4/2022
	06/0528	8 Yeoman Court	Rogers	Wire Fence	8/17/2020	9/15/2020	10/1/2020	10/8/2020	
	06/0565	5 Moby Dick Drive	Milo	No Permit - RV	1/21/2022	3/1/2022	3/17/2022	3/22/2022	
	06/0632	32 Seafarer Lane	Shufelt	Shed Color	4/6/2022	5/3/2022	5/26/2022	5/31/2022	7/5/2022
	09/0022	51 Offshore Lane	Bruce	No Permit - Vinyl Tech/No House #	6/9/2022	7/5/2022	7/25/2022	8/8/2022	10/4/2022
X	09/0123	41 Tail of the Fox Drive	Pugh	More Than 1 Shed	2/9/2017	3/21/2017	1/27/2018	2/8/2018; 3/11/2020	4/24/2020
	09/0460	87 Martinique Circle	Mitchell	No Permit - Addition	11/15/2017	12/22/2017	1/27/2018	2/8/2018; 12/6/2019	12/9/2019
	09/0476	3 Tortola Lane	Savage	No Permit - Fence	6/8/2021	7/6/2021	7/26/2021	7/30/2021	
X	09/0547	70 Crest Haven Drive	Laque	Commercial Vehicles	3/31/2021	4/15/2021	5/10/2021	5/17/2021	8/2/2021
X	09/0656	38 Crest Haven Drive	Cotter	Unregistered Vehicles	6/5/2020	8/4/2020	8/20/2020	10/13/2020	11/17/2020
	10/0041	52 Nottingham Lane	Crouthamel	No Permit - Trees Removed	6/22/2022	7/19/2022	8/29/2022	9/22/2022	10/4/2022
	10/0120	164 Nottingham Lane	Webb	Fence (Placement)	6/7/2022	8/16/2022	9/13/2022	9/22/2022	10/4/2022
	10/0172	10 Footbridge Trail	Jordan	Placement (Unauthorized Driveway)	4/12/2022	5/17/2022	6/29/2022	7/11/2022	
X	10/0175	16 Footbridge Trail	Saldana	Maintenance	6/6/2022	7/5/2022	7/25/2022	8/5/2022	10/4/2022
X	10/0190	115 Nottingham Lane	Pisner	Maintenance (Roof & Screened Porch)	10/4/2019	2/4/2020	4/1/2020	4/2/2020	5/7/2020
X	10/0205	91 Nottingham Lane	Milford	Unregistered Vehicle	10/18/2021	11/16/2021	12/2/2021	12/7/2021	
	10/0231	47 Nottingham Lane	Scramlin	Unregistered Vehicle	5/16/2022	6/21/2022	7/25/2022	8/8/2022	10/4/2022
X	10/0285	8 Willow Way	Carey	Unregistered Vehicles	1/8/2020	2/6/2020	4/1/2020	4/2/2020	5/7/2020
X	10/0285	8 Willow Way	Carey	Maintenance	4/22/2022	5/17/2022	6/29/2022	7/11/2022	
	10/0332	3 Crossbow Trail	Griswold	No Permit - Sunroom	6/17/2022	7/19/2022	8/29/2022	9/22/2022	10/4/2022
	10/0472	6 Mulberry Lane	Sykes	No Permit - Addition	9/27/2021	10/19/2021	11/9/2021	11/19/2021	
X	10/0553	4 Hemlock Lane	Edwards	Unregistered Vehicle	2/22/2017	5/16/2017	1/15/2019	3/5/2019	4/24/2020
	10/0640	76 Quarter Staff Place	Creighton	No Permit - Trees Removed	1/29/2021	5/18/2021	6/16/2021	6/29/2021	2/1/2022
	10/0775	11 Chestnut Way	McKnight	More Than 1 Shed	6/11/2020	7/20/2020	10/21/2020	10/26/2020	11/9/2020
X	10/1129	1300 Ocean Parkway	Neelon	Maintenance	7/13/2021	8/17/2021	9/3/2021	9/13/2021	
	10/1185	32 Robin Hood Trail	Nowalk	No Permit - Trees Removed	5/27/2021	7/6/2021	7/26/2021	7/30/2021	
	11/0161	73 Boston Drive	Snyder	No Permit - Fence	4/5/2017	5/2/2017	10/30/2017	12/14/2017; 12/6/2019	12/9/2019
	11/0256	805 Ocean Parkway	Holland	Box Trailer	8/31/2021	9/21/2021	10/11/2021	10/18/2021	

**VIOLATIONS IN LEGAL**

<b>MULTIPLE VIOLATOR</b>	<b>SEC/LOT</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>VIOLATION</b>	<b>1st LETTER</b>	<b>ARC LETTER</b>	<b>SENT TO GM</b>	<b>SENT TO LEGAL</b>	<b>ATTORNEY LETTER</b>
	11/0365	16 Watertown Road	Oleg	Shed Color	7/22/2021	8/17/2021	9/3/2021	9/13/2021	
	13/0100	41 Cannon Drive	Brooks	No Permit - Shed	7/13/2022	8/16/2022	9/13/2022	9/22/2022	10/4/2022
	13/0100	41 Cannon Drive	Brooks	No Permit - Storage Structure	7/13/2022	8/16/2022	9/13/2022	9/22/2022	10/4/2022
	13/0235	506 Ocean Parkway	McDaniel-Wesche	Vehicle Parking	3/3/2022	4/5/2022	4/29/2022	5/31/2022	7/5/2022
X	13/0237	5 Hingham Lane	Varner	Trash in Yard/Maintenance	4/7/2021	5/4/2021	5/28/2021	6/8/2021	8/2/2021
	14D/0017	83 Wood Duck Drive	Bergey	More Than 1 Trailer	9/10/2020	11/3/2020	11/19/2020	11/30/2020	2/10/2021
	14D/0029	66 Wood Duck Drive	Turc	Attachment to Bulkhead	6/24/2022	7/19/2022	8/29/2022	9/22/2022	10/4/2022
	14D/0106	43 Wood Duck Drive	Gresczyk	Skateboard Ramp	1/28/2020	8/18/2020	9/9/2020	9/11/2020	10/7/2020
	15A/0075	11 Mist Flower Road	Miller	Unregistered Vehicle	10/18/2021	11/16/2021	12/2/2021	12/7/2021	
	17/0055	127 Pine Forest Drive	Hassler	No Permit - Pergola	6/13/2022	7/19/2022	8/29/2022	9/22/2022	10/4/2022
	18E/C2-01	101 Mumfords Landing	Manning	Maintenance	3/12/2021	4/20/2021	5/10/2021	5/17/2021	8/2/2021

*as of 9/26/2022*

**CLOSED VIOLATIONS**

<b>SEC/LOT</b>	<b>ADDRESS</b>	<b>OWNER</b>	<b>VIOLATION</b>	<b>DATE CLOSED</b>
02/0095	49 Burr Hill Drive	Henise	No Permit - Deck Enclosed	10/3/2022
03/0065	142 Sandyhook Road	Richardson	Grass	10/11/2022
09/0237	760 Ocean Parkway	Taylor	Grass	10/11/2022
09/0240	754 Ocean Parkway	JA Stacycations LLC	Grass	10/11/2022
10/0056	82 Nottingham Lane	Caniza	No Permit - Shed (Shed Color)	10/7/2022
10/0349	15 Royal Oaks Drive	Darcy	Grass	10/11/2022
10/0919	19 High Sheriff Trail	Gemcraft Homes Inc.	Dangerous Tree	10/7/2022
10/1295	1008 Ocean Parkway	Reynolds	Grass	10/11/2022
10/1296	1010 Ocean Parkway	Bishop	Grass	10/11/2022
11/0490	903 Ocean Parkway	Sher	Grass	10/11/2022
13/0224	528 Ocean Parkway	Timbol	Grass	10/10/2022
14B/0027	35 Harlan Cove	Thompson	No Permit - Dock	10/5/2022
14B/0081	3 Leslie Mews	Birkhead	No Permit - Boatlift	10/5/2022
14B/0127	50 Alton Point	Quinto	No Permit	10/5/2022
14C/0117	16 Mallard Drive West	D'Ortone	No Permit - Boatlift	10/5/2022
14C/0158	18 Mallard Drive East	18 Mallard LLC	No Permit - Dock/Boatlift	10/5/2022
14C/0164	29 Mallard Drive East	Broomall	No Permit - Dock/Boatlift	10/5/2022