

ARCHITECTURAL REVIEW COMMITTEE AGENDA
March 15, 2022
Assateague Room

<i>ARC Meeting Agenda 3-15-22</i>					
<i>Public Comments</i>					
<i>Variances/Exceptions:</i>					
<i>Time</i>	<i>Sec/Lot</i>	<i>Address</i>	<i>Owner</i>	<i>Discussion</i>	<i>Comments</i>
10:05 a.m.	03/0316	177 Sandyhook Road	Purpura	Variance to build a carport that will extend beyond the 25' front building restriction line by 3.48'.	<i>Not Approved</i>
10:25 a.m.	11/0405	18 Granby Lane	Brown	Exception to continue to park an oversized vehicle on the property.	<i>Approved</i>
10:45 a.m.	17/0009	118 Pine Forest Drive	Rapo	Exception to build a home 38.6' in height (maximum allowed: 35').	<i>Not Approved</i>
<i>Violations:</i>					
<i>Time</i>	<i>Sec/Lot</i>	<i>Address</i>	<i>Owner</i>	<i>Discussion</i>	<i>Comments</i>
	03/0285	72 Ocean Parkway	Kellogg	Non-Compliance: No Permit – Attached Storage	<i>Final Letter then GM</i>
	03/0286	70 Ocean Parkway	Helsley	Non-Compliance: More Than 1 Shed	<i>Final Letter then GM</i>
	09/0501	7 Trinity Place	Wentworth	Non-Compliance: No Permit – Deck Enclosure	<i>Final Letter then GM</i>
	10/0870	35 Greenwood Lane	Torres	Non-Compliance: No Permit – Color Change	<i>Final Letter then GM</i>
	13/0229	518 Ocean Parkway	Thurneysen	Non-Compliance: No Permit – Deck Enclosure	<i>Final Letter then GM</i>

ARCHITECTURAL REVIEW COMMITTEE

March 15, 2022

PRESENT: Susan Holt, Ginger McGovern, Larry Malone, Kevin Middleton.
ALSO PRESENT: Linda Martin (Office Manager), Josh Vickers (Chief Inspector).

Susan called the meeting to order at 10:00 a.m.

177 Sandyhook Road – variance to build a carport that will extend beyond the 25' front building restriction line by 3.48'

Mr. Riorodan, the contractor for the owner, attended the hearing. He apologized for beginning the additions, but was unaware that he needed the Ocean Pines permit, as he already obtained the Worcester County permit.

Ginger commented that the carport is too far out. Larry agreed, noting that if before building the carport, the ARC would never have approved over the building restriction line.

Susan noted that the stop work order is still in effect until the Ocean Pines permit is obtained. Josh added that the contractor should apply for the Ocean Pines permit now for the additions so he can continue the work on the house, then he can add the carport later as a change during construction.

Larry moved to deny the request to exceed the front building restriction line by 3.48', Ginger seconded, and all were in favor to not approve the request.

18 Granby Lane – exception to continue to park an oversized vehicle on the property

Mr. Brown attended the hearing. He noted that the oversized vehicle is now parked on the driveway. His plans are to add another driveway on the left side of the property for his vehicles.

Larry commented that he has no problems on where the vehicle is parked now. Susan agreed, noting that the concern was that the oversized vehicle was parked on the street. Ginger added that she has no problems with the vehicle if it remains on the driveway.

Ginger moved to approve the request to allow the oversized vehicle to be parked on the driveway and no vehicles to be parked on the street. Larry amended the motion by adding that no larger vehicles will be brought onto the property, and all were in favor.

118 Pine Forest Drive – exception to build a home 38.6' in height

Mr. Rapo attended the hearing. He noted that when he began the design of his home, he contacted The Pointe ARC, who informed him that the height limit was 39'. He designed the home based upon the information he was given. He has already received the approval for the home to be built at 38.6' from both Worcester County and The Pointe. The roof material has already been purchased with the design as proposed.

Ginger noted that the Ocean Pines Guidelines specifically state 35'. The house would look out of place with the surrounding homes if built over 35'.

Larry moved to deny the request to build the home at 38.6', Ginger seconded, and all were in favor to not approve the request.

Violations

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

- 72 Ocean Parkway (No Permit – Attached Storage)
- 70 Ocean Parkway (More Than 1 Shed)
- 7 Trinity Place (No Permit – Deck Enclosure)
- 35 Greenwood Lane (No Permit – Color Change)
- 518 Ocean Parkway (No Permit – Deck Enclosure)

Minutes

Ginger moved to accept the minutes from the March 1, 2022 meeting, Larry seconded, and all were in favor.

Old Business

Ginger commented that political signs are being posted throughout Ocean Pines. Josh noted that the Guidelines do not limit when the sign can be put up, but only when they need to be removed. John is currently working on the Guidelines to add verbiage regarding the installation of political signs.

Ginger questioned on what happened with the tree removal by the contractor, as stated on the Ocean Pines Forum. Linda responded that she contacted the contractor who denied that he ever distributed a green tree removal permit.

Susan asked for a status as to the committee members address removal from the website. Linda has checked with Public Relations, and they stated that the addresses have always been on the website. She will now check with the Board President to see if they can be removed for all committees.

Susan asked everyone for their input on the information that Kevin composed as far as the tree removal issues. With recommendations, she will forward to John to propose to Rick to present to the Board.

Adjournment

Ginger moved to adjourn, Larry seconded, and the meeting adjourned at 11:42 a.m.