

ARCHITECTURAL REVIEW COMMITTEE AGENDA
May 17, 2022
Assateague Room

<u>ARC Meeting Agenda 5-17-22</u>					
Public Comments					
Variances/Exceptions:					
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
10:05 a.m.	06/0459	44 Birdnest Drive	Dieter	Exception to install 137 linear feet of 6' tall white vinyl privacy fence on the property.	<i>Tabled to 6-21-22 Meeting</i>
10:25 a.m.	10/1137	1316 Ocean Parkway	Rasmussen	Variance to install a deck in the rear of the property that will extend beyond the rear building restriction line by approximately 4'.	<i>Approved</i>
10:45 a.m.	01/0030	20 St. Martins Lane	Jefferson	Exception to install a 5' fence on the property.	<i>Approved</i>
11:05 a.m.	10/0388	1100 Ocean Parkway	Stefanic	Exception to install a 5' fence on the property.	<i>Not Approved</i>
11:25 a.m.	10/0263	8 Crossbow Trail	Taylor	Exception to allow only 9' for a driveway for a detached garage.	<i>Not Approved</i>
Violations:					
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
	02/0333	93 White Horse Drive	Spence	Non-Compliance: No Permit – Shed/Attached Storage	<i>Final Letter then GM</i>
	06/0377	49 Abbyshire Road	Canella	Non-Compliance: Driveway	<i>Final Letter then GM</i>
	10/0172	10 Footbridge Trail	Jordan	Non-Compliance: Driveway	<i>Final Letter then GM</i>
	10/0285	8 Willow Way	Carey	Non-Compliance: Trash in Yard	<i>Final Letter then GM</i>

ARCHITECTURAL REVIEW COMMITTEE

May 17, 2022

PRESENT: John Dilworth, Kevin Middleton.

ALSO PRESENT: Josette Wheatley (Board Liaison), Linda Martin (Office Manager), Josh Vickers (Chief Inspector).

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

44 Birdnest Drive – Exception to install 137 linear feet of 6' tall white vinyl privacy fence on the property

Mr. Dieter attended the hearing. He is requesting the 6' tall fence for privacy and safety, as his yard backs up to the playground. The fence requested will be a white vinyl solid fence. Mr. Dieter noted that there are already several 6' high fences on Birdnest.

John noted that ARC usually does not approve a privacy fence all around, but he can see the need for the 6' fence in the rear of the property that faces the parks, with the rest at 4'.

Kevin asked if the 4' portion would be a privacy fence as well. Mr. Dieter replied that he preferred to keep the fence a solid white fence for his dogs.

John commented that he would like to table the review of the fence after obtaining communication from neighbors and also to receive a picture of the proposed fence. Kevin agreed, noting that a review of what is around the neighborhood should also be looked at, and also requested that Mr. Dieter provide a copy of the Worcester County permit along with the site plan showing the correct dimensions of the fence.

Due to the time frame of having the fence installed, John and Kevin agreed for Mr. Dieter to submit the information as soon as available so the decision can be done remotely instead of having Mr. Dieter attend the meeting in person.

1316 Ocean Parkway – Variance to install a deck in the rear of the property that will extend beyond the rear building restriction line by approximately 4'

Ms. Rasmussen and Mr. Miller attended the hearing, along with their contractor Mr. Wesche from T & G Builders. They are requesting a 30 sq. ft. portion of the deck to encroach within the setback. The total deck size will be a 10 x 6. Their backyard faces into Robin Hood Park.

John commented that he has no issues with the encroachment. Kevin agreed but noted that a Worcester County permit will need to be obtained. The Committee unanimously approved the deck.

20 St. Martins Lane – Exception to install a 5' fence on the property

Ms. Jefferson attended the hearing. She noted that she is a long-term resident and recently became a paraplegic in the last year. Along with her service dog, she has a 4-year-old daughter and since she lives on the truck route, she would like a safe place for her daughter to play.

Kevin asked about the specifics of her injury. Ms. Jefferson responded that it is a T12 spinal cord injury.

John asked if her dog is well behaved. Ms. Jefferson replied that he is trained to get things for her, which he is in constant training for, and he does not go after people.

John questioned the type of fence being installed. Ms. Jefferson noted the type of fence is considered the "Ocean Pines" fence. Josh noted that the fence is all wood and will put a picture of the fence with the permit.

John commented that he has no problem with the 5' fence on the property. Kevin agreed, and the 5' fence was approved.

1100 Ocean Parkway – Exception to install a 5' fence on the property

Mr. Stefanic attended the hearing. He is trying to get approval for the highest fence allowed to block the view of the pool he is putting in from those riding and walking along Ocean Parkway.

John noted that he has no issues with the privacy fence in the back but does have a problem with the rest of the fence at 5'.

Kevin asked the dimensions of the pool. Mr. Stefanic replied that it will be a 30 x 54, with a deck around the pool.

John suggested waiting until the pool and deck are installed to see what size fence would accommodate screening of the pool.

Kevin noted that a redline drawing on where everything is going, including the pool and deck, needs to be provided since what was given to the ARC is not to scale. Mr. Stefanic noted that even know he has removed the deck, the deck that is already shown on the site plan is where the new deck will be going around the pool.

Mr. Stefanic requested if there was any way that the fence could be installed over the 8' BRL. John noted that the DR's will be checked to see if it is allowable to go to 6'.

John noted that the request is being denied but can be resubmitted later after the pool is installed.

8 Crossbow Trail – Exception to allow only 9' for a driveway to an existing detached garage

Mr. & Mrs. Taylor attended the hearing. They noted that even after the torrential rain yesterday evening, there is no water on the neighbor's property and the water is draining the way it is supposed to.

John noted that he is still concerned that the garage was installed without permits, even after Mr. & Mrs. Taylor had applied for permits in the past and knew of the permit process. Mr. Taylor agreed but commented that he was under the impression that the contractor was obtaining the permit.

Kevin noted that per the Guidelines, the garage needs to have a concrete base and not just sit on concrete. Mr. Taylor replied that he will contact a contractor to get pricing on how much it would be to put in concrete and secure the garage to the concrete.

Kevin commented that the Taylors would need to notify Worcester County as they are changing the structure use, since the Worcester County permit lists the structure as a shed.

John noted that the request is being denied until further information is provided regarding the concrete base.

Violations

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

93 White Horse Drive (No Permit – Shed/Attached Storage)

49 Abbyshire Road (Driveway)

10 Footbridge Trail (Driveway)

8 Willow Way (Trash in Yard)

Minutes

Kevin moved to accept the minutes from the May 3, 2022 meeting, John seconded, and all were in favor.

Old Business

John provided a copy of the revised Guidelines for review.

Adjournment

The meeting adjourned at 12:09 p.m.