

ARCHITECTURAL REVIEW COMMITTEE AGENDA
May 3, 2022
Administration Conference Room

ARC Meeting Agenda 5-3-22

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.	10/0263	8 Crossbow Trail	Taylor	Exception to allow only 9' for a driveway to an existing detached garage.	<i>Not Approved</i>
10:25 a.m.	03/0316	177 Sandyhook Road	Purpura	Appeal to variance to allow a carport to extend beyond the 25' front building restriction line by 3.48' (would now like to enclose the carport to livable space).	<i>Not Approved</i>

Violations:

<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
	06/0632	32 Seafarer Lane	Shufelt	Non-Compliance: Shed Color	<i>Final Letter then GM</i>

ARCHITECTURAL REVIEW COMMITTEE

May 3, 2022

PRESENT: John Dilworth, Susan Holt, Kevin Middleton, Gary Murray.

ALSO PRESENT: Rick Farr (Board Liaison) (virtually), Linda Martin (Office Manager), Josh Vickers (Chief Inspector).

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

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

Josh gave an overview of the property. He noted that this was picked up by him when he was out patrolling and saw the garage being installed. The owners stated that they had the permits, but only had the Worcester County permit. The pavement was already done prior to the installation of the garage. The owners submitted a permit with Ocean Pines, and that is when it was determined that there was only 9' on the side for a driveway.

Mr. & Mrs. Taylor attended the hearing. They noted that when they hired their contractor, they thought that the contractor was getting all the permits. When they applied for the after-the-fact permit, they thought everything was o.k. to proceed with the installation of the garage.

John commented that filing for a permit was not the final approval and the garage should not have been installed until the Ocean Pines permit was received.

John requested that Josh go to the property to confirm the location of the garage, the driveway, and fence to see if it meets the required setbacks. The owners can come back to a future meeting for the exception to be discussed after Josh's findings. Mr. & Mrs. Taylor stated that they will be back in two weeks.

Susan moved to deny the exception request, Kevin seconded, and all were in favor.

177 Sandyhook Road – Appeal to variance to allow a carport to extend beyond the 25' front building restriction line by 3.48' (would now like to enclose the carport to livable space)

Mr. Purpura attended the hearing. He provided updated drawings showing the current addition. He is requesting an appeal to allow to have the carport stay in the setback area and make the carport a livable space for his mother. Worcester County allows for 10% of the setback area and has already granted the variance.

Kevin requested Mr. Purpura to provide an as-built as to where the carport currently is due to conflicting measurements of the feet over the front building restriction line.

John commented that the addition should have never been built with obtaining permits. Mr. Purpura replied that he was unaware of permits being needed.

Mr. Purpura plans to go back to Worcester County for their approval to close the carport in but wanted Ocean Pines to review first. John noted that Worcester County may reconsider their approval since Mr. Purpura is now asking for an enclosed space.

Mr. Purpura will review the plans with Worcester County but may decide to extend 5' in the back of the house instead of extending over the front building restriction line.

Violation

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

32 Seafarer Lane (Shed Color)

The other two violations (193 Teal Circle and 7 Morning Mist Drive) were complied out prior to the meeting.

Minutes

Kevin moved to accept the minutes from the April 19, 2022 meeting, Susan seconded, and all were in favor.

Old Business

The Committee reviewed the 3 motions that will be presented at the May Board Meeting.

John would like everyone to submit their changes to the Guidelines by June.

Adjournment

Susan moved to adjourn, Kevin seconded, and the meeting adjourned at 12:02 p.m.