

ARCHITECTURAL REVIEW COMMITTEE AGENDA
May 2, 2023
Administration Conference Room

<u>ARC Meeting Agenda 5-2-23</u>				
Public Comments				
Variances/Exceptions:				
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Discussion</u>	<u>Comments</u>
1:05 p.m.	02/0456	59 Capetown Road	Variance to allow a commercial vehicle with signage to continue to be parked on the property.	<i>Tabled</i>
1:25 p.m.	01/0133	76 Newport Drive	Variance to allow for a 2' extension over the 15' BRL for a proposed screened porch addition.	<i>Not Approved</i>

ARCHITECTURAL REVIEW COMMITTEE

May 2, 2023

PRESENT: John Dilworth, Susan Holt, Kevin Middleton, Beth Gismondi, Gary Murray.
ALSO PRESENT: Colette Horn (ARC liaison).

John called the meeting to order at 1:03 p.m.

59 Capetown Road – Variance to allow a commercial vehicle with signage to continue to be parked on the property:
Mr. Rexroth attended the hearing. He noted that several other commercial vehicles park on driveways. His vehicle is parked at the furthest end of the driveway so you can barely see it. No business is operating from the residence.

John noted that the Guidelines are currently being reviewed for changes to this policy, with possible screening to allow the vehicle to be kept on the property.

Kevin made a motion to table the request until after the review of the Guidelines, Susan seconded, and all were in favor.

76 Newport Drive – Variance to allow for a 2' extension over the 15' BRL for a proposed screened porch addition:
Mr. McFadden attended the hearing. A 6' wide extension of the proposed screened porch is requested to be 2' over the 15' BRL. He would like to square the existing deck to make more room for chairs and a table.

Susan asked about the coverage, which it appears that the property is already covered to the maximum. John asked why it could not go off towards the right side of the house instead of the left side, which would avoid going over the 15' BRL. The 15' easement is considered the buffer zone where not just Ocean Pines but the County and State would not be in favor of going over. Beth agreed, stating that the BZA would not approve, especially when there is room to move out on the other side of the house. Susan suggested getting a newer survey to determine if a variance would actually be needed.

Susan made a motion to deny the request, Kevin seconded, and all were in favor.

Minutes

The email vote on 14 Chestnut Way was read into record as denied.

866 Ocean Parkway were granted 2, 2-week permits and not 4, 2-week permits.

The above changes were made to the minutes. Susan made a motion to approve the minutes as amended for the April 18, 2023 meeting, Kevin seconded, and all were in favor.

New Business

Susan questioned about the number of violations that are listed as under review on the spreadsheet and the status of the violations. Josh will follow up.

John questioned if another letter needs to be sent out for those violations after 10/1/2022. Josh will follow up to confirm what second letter was sent. Kevin noted that anything prior to 10/1/2022 can go to the attorney without the second letter signed by the Board.

Kevin noted that we should proceed with the legal violations and withholding voting rights and use of amenities. John will send a list to Colette to put into a motion form. She will also put in motion form the issuing of fines in those sections that allow fines.

Discussion was had on the hearings after the second letters and if they should be in person or allowable to be held virtually, and also if they can be part of the regular Board Meeting or need to be held by Executive Session.

Adjournment

Beth made a motion to adjourn the meeting, Kevin seconded, and all were in favor.
The meeting adjourned at 2:33 p.m.