

***ARCHITECTURAL REVIEW COMMITTEE AGENDA***  
***November 7, 2023***  
***Administration Conference Room***

<b><i>ARC Meeting Agenda 11-7-23</i></b>				
<b><i>Public Comments</i></b>				
<b><i>Variances/Exceptions:</i></b>				
<b><i>Time</i></b>	<b><i>Sec/Lot</i></b>	<b><i>Address</i></b>	<b><i>Discussion</i></b>	<b><i>Comments</i></b>
1:05 p.m.	02/0008	19 St. Martins Lane	Exception to allow the wire fencing to remain on the property.	<i>Approved</i>
1:25 p.m.	11/0034	12 Boston Drive	Variance to reduce the front yard setback from 25' to 15' for a new home.	<i>Tabled</i>
1:45 p.m.	06/0763	68 Falconbridge Road	Exception to install a fence where middle of the fence only will be approximately 6 ½' from rear property line to allow for a tree to remain on the property.	<i>Tabled</i>

## **ARCHITECTURAL REVIEW COMMITTEE**

**November 07, 2023**

PRESENT: John Dillworth, Kevin Middleton, Beth Gismondi, Gary Murray.  
ALSO PRESENT: Elaine Brady (Board Liaison), Joshua Vickers (Chief Inspector).

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John called the meeting to order at 1:02 p.m.

### **Public Comments:**

N/A

### **19 Saint Martin Lane – Exception to allow the wire fencing to remain on the property:**

Ms. Ann Watts from 19 Saint Martin's Lane, 25 years ago acquired a permit for a split rail fence and then installed green metal coated wire on the fence for her dogs. John explained the rules and told her that the fence was able to remain with the provision that if the fence comes down or becomes in disrepair or switches owners, then the fence wire would need to be removed. Beth made a motion to approve with the provisions, Kevin seconded, and all were in favor.

### **12 Boston Drive – Variance to reduce the front yard setback from 25' to 15' for a new home:**

Mr. and Mrs. Jacob and Jane Hirschey were represented by their attorney and a surveyor, who came to the meeting to present their reasons for the BRL change. They are trying not to impact the environmental grounds. Vista Design will complete the stormwater management plan for homeowners once the variance is approved. 30 feet is non-conforming to standard sites in Ocean Pines. There is no impact into the buffer of the non-tidal wetland. Provided to the committee were pictures of the property, site plans, and home ideas along with the proposed building plan for their home. The dog sign on the property needs to be removed by OPPW. Clients have been meeting with MDE for 2 years.

The owners of 8 Boston Drive came to the meeting to speak on why they believe they should build a smaller house on the property. They added that the proposed plans are not harmonious with the section. The owners from 10 and 14 Boston Drive also attended the meeting and pleaded their reasons against the size and placement of the building.

Topographically maps have been plotted. Drainage plans have at this time not been completed. The Committee requested additional information, topographical maps, stormwater management plans, and elevations. Kevin made a motion to table the variance, Beth seconded, and all were in favor.

### **68 Falconbridge Road – Exception to install a fence where middle of the fence only will be approximately 6.5' from the rear property line to allow for a tree to remain on the property:**

Mrs. Constantine came in with her mother to ask for an exception to the rule to come closer to the property line. The homeowner became upset and refused to come back and just wanted to forego the variance. Beth made a motion to table the variance for more information, Kevin seconded, and all were in favor.

### **Minutes**

Kevin made a motion to approve the minutes from the October 17th, 2023 meeting, Gary seconded, and all were in favor.

### **Old Business/ New Business**

- Questions were asked about violations on Nottingham Lane that were closed.
- Talked about ARC keeping any eye on closing violations. The Committee explained to the Board Liaison why they need to see the violations. Ms. Brady explained the role of the Board and the attorney for M-01 and violations.
- The committee expressed concerns that the DR's are outdated and not aligning.
- The new 1st letter and 2nd letter were presented. The Committee have issues with the letter. Ms. Brady told them that it was an issue to take up with Linda and stressed that the Committee is an advisor role only.
- The Committee asked the Chief Inspector's role in the Board Meetings going forward.
- John handed out the final Guidelines for a final review.

### **Adjournment**

John moved to adjourn, Gary seconded, and all were in favor. The meeting adjourned at 3:52 p.m.