

***ARCHITECTURAL REVIEW COMMITTEE AGENDA***  
***December 5, 2023***  
***Administration Conference Room***

<b><i>ARC Meeting Agenda 12-5-23</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.	04/0380	385 Ocean Parkway	Exception to have a moveable metal fence to remain on the property.	<i>Not Approved; fence can remain for 90 days</i>
1:25 p.m.	04/0271	2 Riverside Court	Exception to install a moveable fence over the bulkhead easement and up to the side property lines (tabled from 9-5-23 meeting).	<i>Approved provided that owners provide an updated site plan</i>
1:45 p.m.	09/0213	13 Breezeway Lane	Exception to install a 12 x 20 shed on the property.	<i>Not Approved; 10 x 14 approved</i>
2:05 p.m.	11/0034	12 Boston Drive	Variance to reduce the front yard setback from 25' to 15' for a new home (tabled from 11-7-23 meeting).	<i>Not Approved</i>

**ARCHITECTURAL REVIEW COMMITTEE**  
**December 5, 2023**

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

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John called the meeting to order at 1:10p.m.

**Public Comments:**

N/A

**385 Ocean Parkway – Exception to have a movable metal fence to remain on the property:**

Mr. and Mrs. Radke came into the meeting to express their need for an exception to have a temporary fence for their new dog. The dog is a puppy and they are working on training and will remove the fence after the training. The Committee asked if they would make an invisible fence, but homeowners still don't want a temporary fence. The Committee believes that these fences are not allowed. The homeowners claimed that they will have to sell the home if they cannot have this temporary fence. Susan made a motion to deny the exception but made an amendment to keep the fence up for 90 days before the removal is forced, Kevin seconded, and all were in favor.

**2 Riverside Court – Exception to install a movable fence over the bulkhead easement and up to the side property lines:**

Mr. Wilkinsky and Ms. Novack came to the meeting to express their need for a removable fence over the bulkhead and easement. The request was tabled from the September meeting. They came in with an updated site plan but did not have a fence layout. Kevin made a motion to delegate the responsible to follow-up on the corrections needed and then, they would accept the variance, Susan seconded the approval with the corrections, and all were in favor.

**13 Breezeway Lane – Exception to install a 12 x 20 shed on the property:**

Mrs. Spayd came to express the need to obtain a larger shed than they currently have. The need is for storage on moving items out of the garage into the shed and store new medical equipment (exercise equipment, etc.). The shed will be used for moving the items out of the garage to the shed. The Committee's thoughts were that the shed that was asked for (10x20) was too large. They are allowing a 10 x 14 or 12 x 12 shed and requested an updated survey plan. This means on the new site plan as an as built needs to have the shed, storage container and other items are in place. The owner agreed to a 140 sq. ft. shed and will provide a new as-built site plan.

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

Mr. Hirschey, two representatives from Vista design, and the owners lawyer came into express the need to have the house to be built at 15 ft. and not on the 25 ft. BRL. They have said that they had tried their best to modify the home back or downsize it. The homeowner came in with all the items addressed in the last meeting. House plans, new calculation, and grades were brought to The Committee for review. The homeowners have tried being helpful and helping meet all the concerns of all neighbors. The Committee is clearly requesting to have the house to the 25-foot set back. The homeowners are asking if they could bring possible modifications for approval. Kevin made a motion to deny the variance as is and if the homeowners came back with modifications, they could look at approving with a new variance. Susan seconded; all were in favor.

**Minutes**

Susan made a motion to approve the minutes from the November 7, 2023, meeting, Kevin seconded, and all were in favor.

**Old Business**

Final changes to the Guidelines will be reviewed and due in January so they can be forwarded to the Board for their review.

**Adjournment**

John made a motion to adjourn, and all were in approval. The meeting adjourned at 4:09 p.m.