

ARCHITECTURAL REVIEW COMMITTEE AGENDA
April 18, 2023
Administration Conference Room

<u>ARC Meeting Agenda 4-18-23</u>				
Public Comments				
Variations/Exceptions:				
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Discussion</u>	<u>Comments</u>
1:05 p.m.	04/0192	18 Waters Edge Court	Exception to keep a RV permanently parked on the property.	<i>Not Approved; granted 4, 2 week permits consecutively</i>
1:25 p.m.	09/0063	866 Ocean Parkway	Exception to keep a RV permanently parked on the property.	<i>Tabled</i>
1:45 p.m.	10/0773	14 Chestnut Way	Exception to keep a 6' high privacy fence on the property (property approved for a 4' high fence).	<i>Denied</i>
2:05 p.m.	11/0438	26 Bridgewater Road	Exception to install approximately 52' of privacy fencing along the rear of the property.	<i>For review only – owner decided on 24' of privacy fencing only</i>
Violations:				
	<u>Sec/Lot</u>	<u>Address</u>	<u>Discussion</u>	<u>Comments</u>
	04/0035	90 Teal Circle	Non-Compliance: More Than 1 Boat Trailer	<i>To BOD for 2nd Letter</i>
	05/0038	9 Brookside Road	Non-Compliance: Maintenance (Boat & Trailer)	<i>To BOD for 2nd Letter</i>
	13/0141	19 Fairhaven Court	Non-Compliance: Unscreened Trash Cans	<i>To BOD for 2nd Letter</i>
	14D/0109	49 Wood Duck Drive	Non-Compliance: No Permit – Dock	<i>To BOD for 2nd Letter</i>

ARCHITECTURAL REVIEW COMMITTEE

April 18, 2023

PRESENT: John Dilworth, Kevin Middleton, Beth Gismondi, Gary Murray.

ALSO PRESENT: Colette Horn (ARC liaison).

John called the meeting to order at 1:08 p.m.

18 Waters Edge Court – Exception to keep a RV permanently parked on the property:

Mr. Litner is requesting to keep his new RV permanently parked on the property. He already has a permanent RV parking permit, but recently purchased a new RV which is larger than his previous RV and cannot be screened like the previous RV.

John noted that a permanent RV requires screening and in the current location (the driveway), there is no way the RV can be screened.

Mr. Litner requested the Committee give him some assistance to keep the RV on his property at least until the fall, where he can store it off-site. John noted that consecutive 2-week permits can be issued to allow Mr. Litner extra time to find accommodations to store the RV.

Kevin made a motion to issue 4, 2 week permits consecutively, which will expire on 6/18/23, Gary seconded, and all were in favor.

866 Ocean Parkway – Exception to keep a RV permanently parked on the property:

The Vails came to the meeting to request the RV be permanently parked on the property. The 20' RV will be parked 75' from the edge of the road and be hidden in a nook on the side of the house. As the RV will be used on a regular basis, the RV will not be there on a regular basis.

John noted that it is hard to get a permanent RV parking permit, especially if the RV is not screened from view from all sides. The Committee, however, can grant 2, 2 week permits consecutively.

Ms. Vail stated that she can put up screening in front of the RV so it is screened from view. John noted that specifications, including the material and how the RV will be screened, will be needed, along with approval letters from the neighbors stating that they have no issues with the RV being permanently parked on the property.

John made a motion to issue 2, 2 week permits consecutively, and table the exception until details of the screening and letters from the neighbors are received. Kevin seconded the motion, and all were in favor.

14 Chestnut Way - Exception to keep a 6' high privacy fence on the property:

Ms. Rose, the realtor for the owners, came to the meeting requesting to keep the 6' high fence on the property. The owners replaced the 4' high fence with the 6' high fence when their fence was damaged after a storm. The buyers of the property are requesting that the fence can remain, and this exception approval is needed for the buyers to complete the sale of the home.

John noted that only 24' of 6' high fence is allowed. He also noted that according to the pictures, compared to what was approved for the 4' high fence, it appears that the fence has been moved closer to the property line, so an as-built survey is needed to determine setback requirements. Kevin added that in order to not hold up settlement, the new owners can accept the violation as noted on the resale or remove the fence entirely and install a new fence after settlement. Beth noted that a surveyor should be called immediately to determine which option is more favorable to the buyers.

The exception was tabled until further information as requested is received. John noted that once the information is received, the Committee can review formally/informally so determination on the fence can be made prior to the 4/28 settlement.

5/1/23: Committee reviewed request via email and it was denied. Owners to make arrangements to remove fence.

26 Bridgewater Road – Exception to install approximately 52’ of privacy fencing along the rear of the property:

Mrs. Scheirer is requesting a privacy fence in the rear of the property. Fence will follow the guidelines and be 10’ from the rear property line and 6’ from the side property lines. The fence will also go down approximately 6’ down on both sides, but will not be closed in.

John noted that only 24’ of privacy fencing is allowed. Mrs. Scheirer noted that she is only requesting 24’ of privacy fencing. John noted that an exception is not needed, and Mrs. Scheirer can proceed in getting a permit from Worcester County and Ocean Pines.

No action is needed regarding this request as the owner is within the Guidelines.

Violations

The Committee unanimously agreed to send the below violations to the Board of Directors for a final 15-day letter, then to be forwarded to the General Manager for action:

90 Teal Circle	More Than 1 Boat Trailer
9 Brookside Road	Maintenance (Boat & Trailer)
19 Fairhaven Court	Unscreened Trash Cans
49 Wood Duck Drive	No Permit – Dock

Minutes

All were in favor of approving the minutes of the April 4, 2023 meeting.

Old Business/ New Business

The committee discussed that a meeting needs to be held to review revisions to the ARC Guidelines. John requested that everyone review the most recent copy that was distributed to the Committee. Review of the Guidelines will be held on May 2, 2023 from 9:00 a.m. – 12:00 p.m.

Adjournment

Kevin made a motion to adjourn the meeting, Beth seconded, and all were in favor. The meeting adjourned at 3:41 p.m.