

ARCHITECTURAL REVIEW COMMITTEE AGENDA
May 16, 2023
Administration Conference Room

<u>ARC Meeting Agenda 5-16-23</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.	09/0655	34 Crest Haven Drive	Exception to keep a RV permanently parked on the property.	<i>Approved for 4, 2 week permits</i>
1:25 p.m.	11/0116	79 Boston Drive	Exception to build a 10 x 16 shed on the property.	<i>Approved for a 10 x 14 shed</i>
1:45 p.m.	06/0223	25 Rabbit Run Lane	Exception to allow 32' of additional privacy fencing to be installed on the property (24' allowed).	<i>Approved for 28' of privacy fencing</i>
Violations:				
	<u>Sec/Lot</u>	<u>Address</u>	<u>Discussion</u>	<u>Comments</u>
	07/0010	76 Bramblewood Drive	Non-Compliance: No Permit – Trees Removed	<i>To BOD for 2nd Letter</i>

ARCHITECTURAL REVIEW COMMITTEE

May 16, 2023

PRESENT: John Dilworth, Susan Holt, Beth Gismondi, Gary Murray.

John called the meeting to order at 1:07 p.m.

34 Crest Haven Drive – Exception to keep a RV permanently parked on the property:

Mr. Keay is requesting to keep his RV parked on his property on a long driveway. They are in the process of building a house in Wicomico County so the RV will only be parked on Crest Haven until the house is finished. The RV is used frequently, so it won't be on the property all of the time.

John noted that the Guidelines are currently being reviewed for changes to this policy. It doesn't seem there is adequate screening proposed for this RV to screen it from view. The Committee has allowed for 4, 2 week permits strung together to find alternate areas on where to keep the RV. Ms. Keay stated that they can move the RV to the back of the home where you would not see it at all, as their backyard is next to a park. John noted that the temporary permit parking could be issued until the Keay's resubmit plans on the parking in the rear of the home.

Susan made a motion to grant 4, 2 week permits, allowing the Keay's 2 months to decide on alternate plans as to either keeping the vehicle on the property or finding another location to store the RV. Gary seconded, and all were in favor.

79 Boston Drive – Exception to build a 10 x 16 shed on the property:

Mr. & Mrs. McGuire attended the hearing. They are requesting to build a larger shed on the property for more storage of items that are currently sitting outside of the 8 x 10 shed and inside their home.

John noted that there has to be at least 6' to the house or any structure. Mr. McGuire noted it would be 13' from the house. Beth asked for a new survey to determine where the current shed is in relation to the existing fence. Also, a picture of the type of shed would be needed, and the shed would need to match the color and architectural design of the house. John commented that the maximum he could approve would be a 10 x 14.

Susan made a motion to approve a 10 x 14 shed, Gary seconded, and all were in favor.

John added that a new survey would be necessary as a condition to receive the completion deposit back from the shed permit.

25 Rabbit Run Lane – Exception to allow 32' of additional privacy fencing to be installed on the property:

Mr. & Mrs. Rappold attended the hearing. The proposed privacy fencing would be a 16' section and a 32' section (48' total) that would be installed to have privacy from the neighbors when using the hot tub. The fence would connect to the deck and be parallel to the driveway. 24' would not be long enough to properly screen the hot tub. As they are on a corner lot, everyone can see into their yard (on Rabbit Run and Surfers Way).

Beth questioned if 24' along with shrubbery would adequately screen the hot tub. Ms. Rappold commented that it is a shady area and that the shrubs would not grow. Susan noted with the current site plan it is hard to quantify where the fence would be located. 14' on one side and 14' on the other side could be granted to give some screening, with the additional areas to be filled in with planters. Ms. Rappold noted they were looking into a temporary lattice screening, but they looked too flimsy and want something more secure and architecturally compatible with the surroundings and lot. They also do not want to look at their neighbor's tiki bar that is across from the hot tub.

Susan made a motion to approve 28' of privacy fencing, Gary seconded, and all were in favor.

Beth noted that an as-built survey is needed since the survey being used is from 1977. John commented that a new survey would be required as a condition to receive the completion deposit back for the privacy fence permit.

Violations

The committee unanimously approved the 2nd letter be sent to 76 Bramblewood Drive (No Permit – Trees Removed).

New Business

John commented that the motion for sanctions will be presented to the Board by Colette this Saturday. Several more homes on the legal list will be presented of homes that were in legal prior to October 1, 2022.

Gary mentioned about possibly adding a button on the website to report violations unanimously. They would then go to info@oceanpines to report to CPI. This would assist the two inspectors that cannot go around daily looking for violations.

John noted that another motion for proposing fines to those sections that allow fines will also be presented at the Board Meeting.

Minutes

Susan made a motion to approve the minutes from the May 2, 2023 meeting, Gary seconded, and all were in favor.

Adjournment

Susan made a motion to adjourn the meeting, Gary seconded, and all were in favor.

The meeting adjourned at 2:32 p.m.