

ARCHITECTURAL REVIEW COMMITTEE AGENDA
June 6, 2023
Administration Conference Room

<i>ARC Meeting Agenda 6-6-23</i>				
<i>Public Comments</i>				
<i>Variations/Exceptions:</i>				
<i>Time</i>	<i>Sec/Lot</i>	<i>Address</i>	<i>Discussion</i>	<i>Comments</i>
1:05 p.m.	09/0063	866 Ocean Parkway	Exception to keep a RV permanently parked on the property (tabled from 4-18-23 meeting).	<i>Approved</i>
1:25 p.m.	04/0114	1 Teal Circle	Variance to install a porch 5' over the rear 35' BRL (up to Worcester County 30' BRL).	<i>Approved</i>
1:45 p.m.	05/0069	10 Brookside Road	Variance to install a fence 2' from the side property line.	<i>Approved 5' from the side property line</i>
2:05 p.m.	04/0318	20 Windward Court	Variance to install a privacy fence on the property line.	<i>Not approved – need additional information</i>
2:25 p.m.	11/0438	26 Bridgewater Road	Exception to install additional privacy fencing along the rear of the property.	<i>Approved</i>
<i>Violations:</i>				
	<i>Sec/Lot</i>	<i>Address</i>	<i>Discussion</i>	<i>Comments</i>
	02/0430	45 White Horse Drive	Non-Compliance: Box Trailer	<i>To BOD for 2nd Letter</i>
	09/0069	8 Crest Haven Drive	Non-Compliance: Trash Cans	<i>To BOD for 2nd Letter</i>
	10/0033	36 Nottingham Lane	Non-Compliance: Trash Cans	<i>To BOD for 2nd Letter</i>
	11/0277	745 Ocean Parkway	Non-Compliance: Maintenance	<i>To BOD for 2nd Letter</i>
	11/0309	13 Westfield Circle	Non-Compliance: Maintenance	<i>To BOD for 2nd Letter</i>
	11/0429	2 Westfield Circle	Non-Compliance: Unregistered Vehicle	<i>To BOD for 2nd Letter</i>

ARCHITECTURAL REVIEW COMMITTEE

June 6, 2023

PRESENT: Susan Holt, Kevin Middleton, Gary Murray, Beth Gismondi
ALSO PRESENT: Josh Vickers (Chief Inspector), Colette Horn (ARC liaison)

Susan called the meeting to order at 1:00 p.m.

866 Ocean Parkway – Exception to keep a RV long-term parking on the property:

Dr. & Mrs. Vail presented their case by showing the committee all the approved long-term RV parking permits in Ocean Pines and compared them to theirs. Upon hearing the evidence and weighing the property issues, the Committee was split 2-1, with Susan and Gary voting yes to approve the long-term parking, and Kevin voting to deny the approval due to lack of a new site plan and not adhering to the ARC Guides for long-term parking. The exception was approved by majority.

1 Teal Circle – Variance to install a porch five (5) feet over the 35' BRL deeded line, for egress purposes:

On behalf of Mr. Fitrell, Mr. Alan Halle presented the case by showing the complete plans of the 5' x 18.5' 2 story porch. He also stressed the fact that this was the rear egress of the main building, which is needed for code. After hearing the evidence in favor of the porch, Kevin made a motion to approve the variance with corrections to the description on the request, Susan seconded, and all were in favor.

10 Brookside Road – Variance to install a fence 4' from the property line on the right side:

Mr. Ausherman presented his case on why he needed the fence to be located 4' from the property line. The reasons were due to placement issues from the porch, deck, and walkway. Due to these issues, Kevin made a motion to approve the variance, Gary seconded, and all were in favor.

20 Windward Court – Variance to install a privacy fence on the property line between 20 and 22 Windward Court:

Mr. and Mrs. Franas presented their case on why they need the 6' privacy fence between them and 22 Windward Court on the property line. The reason was due to issues of placement closer to the home, a cement pad being in the way, and the reason for the fence was due to debris next to the residents at 22 Windward Court. Due to the lack of pictures, evidence, and a new site plan, Susan made a motion to deny the variance and for them to come back with more information, Kevin seconded, and all were in agreement to deny the variance.

26 Bridgewater Road – Variance to install 28' of privacy fencing in rear of the property:

Mrs. Scheirer presented her case on why 28' of privacy fence is needed. Gary made a motion to approve the extra footage of privacy fencing, Kevin seconded, and all were in favor.

Violations

The Committee unanimously agreed to send the violations to the BOD's for approval for a final 15-day letter, upon their approval they will be forward to the General Manager for action:

45 White Horse Drive	Box Trailer
8 Crest Haven Drive	Trash Cans
745 Ocean Parkway	Maintenance
13 Westfield Circle	Maintenance
2 Westfield Circle	Unregistered Vehicle

Susan made a motion to approve sending the violations to BOD, Kevin seconded the motion, and all were in favor.

Minutes

Susan made a motion to approve the minutes of the May 16, 2023 meeting, Kevin seconded, and all were in favor.

Old Business/ New Business

Susan gave thanks to Dr. Horn for her assistance in obtaining approval for fines of properties at the May Board Meeting.

The Committee reviewed questions regarding long-term RV parking.

Dr. Horn gave an update on Resolution M-01.

Adjournment

Susan made a motion to adjourn the meeting, Kevin seconded, and all were in favor.
The meeting adjourned at 4:00 p.m.