

ARCHITECTURAL REVIEW COMMITTEE AGENDA
July 18, 2023
Administration Conference Room

<i>ARC Meeting Agenda 7-18-23</i>				
<i>Public Comments</i>				
<i>Variances/Exceptions:</i>				
<i>Time</i>	<i>Sec/Lot</i>	<i>Address</i>	<i>Discussion</i>	<i>Comments</i>
1:05 p.m.	04/0275	175 Teal Circle	Exception to install a second boatlift.	<i>No need for exception – approved</i>
1:25 p.m.	10/1163	35 Robin Hood Trail	Variance to install an addition to the home that will extend beyond the 35' BRL by approximately 4'.	<i>Tabled for future meeting</i>
1:45 p.m.	10/0907	35 High Sheriff Trail	Exception to extend the existing fence to the rear property line.	<i>Tabled for future meeting</i>
<i>Violations:</i>				
	<i>Sec/Lot</i>	<i>Address</i>	<i>Discussion</i>	<i>Comments</i>
	01B/0707	60 White Sail Circle	Non-Compliance: Box Trailer	<i>To BOD for 2nd Letter</i>
	03/0067	138 Sandyhook Road	Non-Compliance: No Permit – Privacy Fence/Fire Pit	<i>To BOD for 2nd Letter</i>
	04/0486	7 Lookout Point	Non-Compliance: Maintenance	<i>To BOD for 2nd Letter</i>
	06/0584	99 Seafarer Lane	Non-Compliance: Vehicle Parking	<i>To BOD for 2nd Letter</i>
	06/0631	23 Abbyshire Road	Non-Compliance: No Permit – RV Parking	<i>To BOD for 2nd Letter</i>
	10/0563	9 Hemlock Lane	Non-Compliance: No Permit – RV Parking	<i>To BOD for 2nd Letter</i>
	11/0266	785 Ocean Parkway	Non-Compliance: No Permit – Color Change	<i>To BOD for 2nd Letter</i>
	11/0388	10 Deerfield Court	Non-Compliance: No Permit – Fire Pit	<i>To BOD for 2nd Letter</i>

ARCHITECTURAL REVIEW COMMITTEE

July 18, 2023

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

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

175 Teal Circle – Exception to install a 2nd boatlift on the property:

Mr. Jones attended the hearing. He stated he has 2 boats and with only one boatlift, he had the 2nd boatlift tied to the pilings and it caused damage. With less than 100' of bulkhead, he is only allowed one boatlift.

John stated that the Guidelines state that a second boatlift will be considered if there is a finger pier and there is ample room for another boatlift. For permit application, he will only need to provide a survey with the actual setbacks and an exception is not needed.

35 Robin Hood Trail – Variance to install an addition to the home that will extend beyond the 35' BRL by approximately 4':

Mr. Smith, the contractor, attended on behalf of the homeowner. He had the Worcester County permit but was unaware that Ocean Pines required a permit.

Kevin is concerned about the possible water problem from the addition. Mr. Smith stated that a corrugated pipe will be added and has been approved by Worcester County. Would need a copy of the engineering drawings of the proposed drainage prior to approving this variance.

Kevin made a motion to table the motion for a future meeting so Mr. Smith can provide the Committee a copy of the engineering drawings of the drainage. Susan seconded and all were in favor.

35 High Sheriff Trail – Exception to extend the existing fence to the rear property line:

Mr. Blanchard attended the hearing. Neighbors also attended the hearing that wanted to know what was proposed as they live on the cul-de-sac and to voice their concerns about the fence.

Kevin made a motion to table this exception for further review of the property and adjoining neighbors properties. Susan seconded and all were in favor.

Violations

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

60 White Sail Circle	Box Trailer
138 Sandyhook Road	No Permit – Privacy Fence/Fire Pit
7 Lookout Point	Maintenance
99 Seafarer Lane	Vehicle Parking
23 Abbysshire Road	No Permit – RV Parking
9 Hemlock Lane	No Permit – RV Parking
785 Ocean Parkway	No Permit – Color Change
10 Deerfield Court	No Permit – Fire Pit

Minutes

No changes were needed to the minutes. Susan made a motion to approve the minutes of the last meeting, Kevin seconded, and all were in favor.

Old Business/New Business

Discussion was had on Resolution M-01. It is being reviewed by legal then it is up to the Board to approve the changes.

Kevin asked if the new 2nd letter was sent to those violations in legal due to HB615 that states that they can request a hearing.

The updated Guidelines were discussed, with final revisions to be submitted for approval in September to the Board.

Adjournment

Susan made a motion to adjourn the meeting, Kevin seconded, and all were in favor.
The meeting adjourned at 3:35 p.m.