

ARCHITECTURAL REVIEW COMMITTEE AGENDA
April 16, 2024
Administration Conference Room

<i>ARC Meeting Agenda 4-16-24</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.	01-0659	253 Ocean Pkwy	Variance to reduce minimum clearance between side property line and privacy fence from five (5) feet to (2) feet.	<i>Tabled</i>
1:25 p.m.	09-0591	56 Tail of the Fox Dr	Variance for a 12' x 16' Shed	<i>Tabled</i>
1:45 p.m.	15B-0064	102 Port Aurthur Ct	Exception for neighbor concern of navigational problems with walk and dock. All State and Federal Guideline have been met and a Tidal Wetlands permit has been issued.	<i>Approved</i>
2:05 p.m.	06-0071	203 Windjammer Rd	Variance for waiver of the shrub plantings around the perimeter of the fence given the majority of the fence is in a wooded area.	<i>Approved</i>

ARCHITECTURAL REVIEW COMMITTEE

April 16, 2024

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

John called the meeting to order at 1:01 p.m.

Public Comments:

Nancy Michilson made comments regarding sign approvals for the public education signs on Ocean Pines properties.

253 Ocean Parkway – Variance to reduce minimum clearance between side property line and privacy fence from five feet to 2 feet:

Mrs. Smith is asking for a variance for her fence. The committee asked her to get an up-to-date survey and stake out the property. Susan made a motion to table the variance, Kevin seconded the motion, and all were in favor.

56 Tail of the Fox Drive – Variance for a 12' x 16' shed:

Mr. Christopher is asking for a size variance for a shed he has on hold but has not purchased yet. He needs the extra sized shed to store more materials and a scooter. John requested that he obtain an up-to-date survey and then they can make a more accurate decision. John made a motion to table the variance, Kevin seconded the motion, and all were in favor.

102 Port Arthur Court – Exception for neighbor concern of navigational problems with walk and dock. All state and federal guideline have been met and a tidal wetlands permit has been issued:

Mr. and Mrs. Baker explained their request. Because MDE and Army Corp Engineer has approved the plans and have all rights to this dock. As there are no navigational hazards, the only thing in question is the size of the walkway, which the Committee had no issues with. Kevin made a motion to approve an 84-foot walkway over the wetland per the revision to the exception request, Susan seconded the motion, and all were in favor.

203 Windjammer Road – Variance for waiver of the shrub plantings around the perimeter of the fence given most of the fence is in a wooded area:

The Committee reviewed the information for Mr. and Mrs. Westlund due to the fact they could not be at the meeting. They are asking for a fence on both sides to be on the 5' setback, setting the fence on the rear 35' deeded BRL, and they will need to acquire a new survey with stakes. Kevin made a motion to allow 5' side BRL setback and rear BRL 35' line with staking and new survey, and also allowing the waiving of the need for screening for the fence. Susan seconded the motion and all were in favor.

Minutes:

Susan made changes to the last meeting minutes. Susan made a motion to approve the minutes of the April 2, 2024 minutes as amended, Kevin seconded, and all were in favor.

Old Business/ New Business:

- In the review of the variance for 9 Moby Dick Drive, the committee reversed their decision. Susan made a motion to allow the fence on the 5' BRL lines and allow on the rear BRL, allowing a picket style fence. John seconded the motion and the variance was approved. Kevin noted that he is against the request because a new survey was not provided.
- The Committee reviewed the violation count and those violations that are in legal.
- The Committee noted that paving needs to be added to the revised Guidelines to require a permit.

Adjournment:

Kevin made a motion to adjourn, Gary seconded, and all were in favor. The meeting adjourned at 3:34 p.m.