

TOWN OF OCEAN VIEW PUBLIC NOTICE

BOARD OF ADJUSTMENT HEARINGS

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that public hearings will be held for the following applications on **Thursday, June 18, 2026**, at **3:00 p.m.** or as soon as possible thereafter, at the Town Hall/Ocean View Community Center located at 32 West Avenue, Ocean View, Delaware, 19970, adjacent to John West Park:

Application V-471: A variance is requested from Article V, §140-32, which sets the maximum height of a detached accessory structure to 14 feet. The property owner has constructed a detached accessory structure (garage) to a height of 15.4 feet. The application is submitted by the property owner, Dylan Stedman, for property zoned R-1 (single family residential) located at **4 Oakwood Avenue (PIDN 232.000 / CTM 134-12.00-616.00)**.

Application V-472:

1. A variance is requested from Article V, §140-65 - Signs permitted in GB-1 and GB-2 Zones - Freestanding Sign for a Single Business Site, which sets the maximum area of this type of sign at 24 sq. ft. per side with a total maximum surface area not to exceed 48 sq.ft. for both sides. The property owners wish to add 23.2 sq. ft. of additional sign to the existing 19.9 sq. ft. sign bringing the total requested square footage to 43.1 sq. ft. on each side, for a total of both sides of 86.2 sq. ft. The newly proposed 23.2 sq.ft. is a changeable copy sign.
2. A variance is requested from Article V, §140-63-A(3)(a), which sets the maximum allowable area of changeable copy of a sign face to 50% of the area of that face. Combined with the maximum allowable area of 24 sq. ft. per side, the maximum allowable area of changeable copy is 12 sq. ft. per sign face. The property owners wish to install a sign with a changeable copy area of 20 sq.ft. per face.
3. A variance is requested from Article V, §140-65 - Signs permitted in GB-1 and GB-2 Zones - Freestanding Sign for a Single Business Site, which sets the maximum height of this type of sign at 12 ft. The property owners wish to install a sign to a height of 14 ft.

The application is submitted by the property owner Rebecca Adams of Adams Family Enterprises, LLC and Shipwrecked, LLC for property zoned GB-1 (General Business District), located at **3 Atlantic Ave (PIDN 284.002 / CTM 134-13.00-30.00)**.

All interested parties are welcome to attend. The meetings will be available online via livestream on the Town's YouTube channel. The link to the livestream will appear on the posted agenda for the meeting and in the calendar portion of the Town's website, www.oceanviewde.gov. Please note that the meeting agenda is subject to change. Written comments will be accepted but must be submitted prior to the start of the meeting.

The material may be examined by interested parties on the second floor of the Wallace A. Melson Municipal Building located at 201 Central Avenue between 8:30 a.m. and 12:00 p.m. and 1:00 p.m. through 4:00 p.m., Monday through Friday **by appointment only**. For additional information or to submit public comment, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-9797 x113 or via email at kcimino@oceanviewde.gov.