

# **TOWN OF OCEAN VIEW PUBLIC NOTICE BOARD OF ADJUSTMENT HEARING**

**21 Port Royal Road  
(PIDN: 094.730 / CTM# 134-12.00-2118.00)**

NOTICE IS HEREBY GIVEN BY the Board of Adjustment of the Town of Ocean View that a public hearing will be held on the following variance application:

**V-463:** a request for a variance from Article V, §140-35, which requires decks to adhere to the same front yard setback as the principal structure. The property owners wish to enlarge their existing front porch by way of a 4'x20' deck extension. The front yard setback in the R-1 single-family residential zone is 25' as established in Article V, §140-28 of the Town Code. As proposed, the deck extension would project approximately 3.5' into the required 25-foot front yard setback.

The application is submitted by the applicant and property owners, Mark and Maureen Nicholson, for property zoned R-1 (Single Family Residential), located at 21 Port Royal Rd. (PIDN: 094.730 / CTM: 134-12.00-2118.00).

The Town will hold this hearing on **Thursday, December 18, 2025 at 3:00pm** or as soon as possible thereafter in the Ocean View Community Center located at 32 West Avenue, adjacent to John West Park. All interested parties are welcome to attend. The meeting 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](http://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, please contact Kenneth L. Cimino, Director of Planning, Zoning & Development, at (302) 539-1208 or via email at [kcimino@oceanviewde.gov](mailto:kcimino@oceanviewde.gov)