

Kenneth Cimino

From: Jo-Ann Tatnall <jctatnall@gmail.com>
Sent: Monday, March 14, 2022 11:26 AM
To: Kenneth Cimino
Subject: RE: P-258/260 Ocean View Beach Club (PIDN: 408.000)

Dear Mr. Cimino,

We are homeowners in the OVBC community and we strongly oppose the current proposal of our Developer, Convergence, to build multi-family units without garages in our community. This type of construction will dramatically impact our parking availability.

Our streets will become heavily congested and safety issues will be a matter of concern.

The 32 additional homes that Convergence proposes to build between Bowers and Muddy Neck road will have a dramatic impact on our roads, pools and clubhouse.

Consideration of trash removal for these units would be a areas of concern also.

We hope that you plan to be an advocate for our community to ensure all areas of concern are addressed and that our developer does not construct anything that will be detrimental to our community.

Regards,

Jo-Ann & Jeff Tatnall
50 Bennett Point Ln
Ocean View, DE

Kenneth Cimino

From: Susan Rule <rulesusan@aol.com>
Sent: Tuesday, March 15, 2022 9:16 PM
To: Kenneth Cimino
Subject: Opposition to revisions to P-258/260 Ocean View Beach Club (PIDN: 408.000)

Dear Ken Cimino,

I am a homeowner in Ocean View Beach Club. My name is Susan Rule and my husband is Philip Wagner. We are full time Ocean View residents and registered voters. We appreciate the opportunity to be heard.

Our Opposition is to revisions to P-258/260 Ocean View Beach Club (PIDN: 408.000) which is on the agenda of March 17 Planning & Zoning commission meeting. Ocean View Beach Club is a beautiful community and a wonderful place to live. However, OVBC character and environmental quality is in jeopardy. The potential Multi family units will reduce green space which is critical for Flora and Fauna ecological systems and Human mental and physical health. Below is an excerpt from a fabulous article that I encourage you to read prior to making any decisions to reduce green space in OVBC or any community in Ocean View 19970.

"Researchers are still working out exactly why green space is so beneficial, but it clearly provides health benefits across the population. It can encourage exercise, provide spaces for socializing, decrease noise and air pollution, and improve immune function by providing exposure to beneficial microbiota. It also can help with psychological restoration; that is, green space provides a respite for over-stimulated minds."

NASA Earth Observatory image by Joshua Stevens, using data courtesy of Engemann, K., et al. (2019). Story by Laura Rocchio, Landsat Science Outreach Team, with Mike Carlowicz.

Please don't give into the almighty dollar and sacrifice the Earth's precious green space for concrete and asphalt. We don't want to be overpopulated or over-polluted with streets full of cars. We moved to Ocean View to escape the urban density and live with nature at its best. Please preserve Ocean View for generations to come ❤️

Sincerely,
Susan Rule and Philip Wagner

Sent from my iPhone

Kenneth Cimino

From: KAREN SULLIVAN <KARENSULLY@msn.com>
Sent: Monday, March 14, 2022 7:38 PM
To: Kenneth Cimino
Cc: jamesfreiberg@gmail.com
Subject: OVBC

To whom it may concern,

We are writing to voice our opposition to revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN 408.000) which is on the agenda of the March 17 Planning & Zoning Commission meeting. We are currently part time residents of this beautiful community and plan on becoming full time residents soon. We were first attracted to this community because of the open feel and common areas. Unlike many of the newer communities in the area OVBC appeared to want to maintain the intimate and quiet sense of calmness that the surrounding area is known for. It currently is a safe neighborhood where families and dogs love to walk. We can see this all changing if the township allows these sites to be developed. Parking will be greatly affected and cars will have to be parked on the streets thus creating many safety issues. Another safety issue with the lack of parking will be access and egress for emergency vehicles as there is only 1 road into and out of the community.

Karen and John Sullivan
17 Middlesex Drive
OVBC

Kenneth Cimino

From: veradubois@netzero.net
Sent: Tuesday, March 15, 2022 12:04 PM
To: Kenneth Cimino
Subject: P258/260 Ocean View Beach Club (PIDN:408.000)

To Whom It May Concern:

My family and I are full time residents of Ocean View Beach Club North.

Regarding the above subject, we would like to go on record and state that we strongly oppose the planned multi family units.

The added traffic, parking issues, crowding of our facilities are just a few of the issues we will have to deal with.

E. A. DuBois

34304 Goosebery Avenue

Ocean View, DE 199770

Kenneth Cimino

From: Ray King <raywking22@yahoo.com>
Sent: Tuesday, March 15, 2022 2:52 PM
To: Kenneth Cimino
Subject: P-258/260 OCEAN VIEW BEAVH Club (PIDN 408.000) Opposition to Convergence proposal to add multi family units to OVBC.

Dear Mr. Cimino,

We are currently homeowners in the Ocean View, Delaware development of Beach Club and have recently been made aware of the developer, Convergence's, proposal to build multi family units without driveways and without garages within the existing Beach Club community.

We are strongly opposed to Convergence's proposal !

It is difficult to overestimate the safety issue that would result from the vehicles for the 32 proposed units (reasonably totaling 150 vehicles or more in total) clogging already overflowing streets and intersections as they would have nowhere else to park. This would undoubtedly create an unsafe environment for neighborhood children walking and riding bikes and for fire and rescue units as Beach Club has only one entrance and exit onto Muddy Neck Road and crowded streets would inhibit access in the event of an emergency.

Another impact of the Convergence proposal is how it would change the look and feel of Beach Club by "squeezing in" apartment type units, most that would likely be rentals, again, with no driveways or garages, on small plots of land on corners of the existing single family and townhouse neighborhood. This change will absolutely detract from the value of our home investment.

For the aforementioned reasons we urge Ocean View Planning & Zoning to reject the Convergence Proposal to add multi family units to Ocean View Beach Club.

Thank You,

Ray & Patty King
37072 Beach Club Avenue
Ocean View, DE 19970

Sent from my iPad

Kenneth Cimino

From: Jack Maskell <maskell47@yahoo.com>
Sent: Monday, March 14, 2022 2:07 PM
To: Kenneth Cimino
Subject: In re : P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)

Mr. Cimino -- We are homeowners in Ocean View Beach Club, and we are writing to strongly oppose the addition of multi-family units in OVBC. As avid bicyclists, and grandparents to twin 5-year old boys who frequently join us, we are very concerned about increased safety risks resulting from more cars on the streets which such development will bring. Additionally, the overcrowding of our limited recreational facilities -- particularly the gym and pool -- will most certainly have a negative impact on all of our home values, as well as on our enjoyment (and the desirability) of the neighborhood generally. Clearly, the increased density is an overall negative to our community.

Thank you - Jack and Geri Maskell

Kenneth Cimino

From: Maxwell Stearns <mstrn@aol.com>
Sent: Tuesday, March 15, 2022 4:33 PM
To: Kenneth Cimino
Subject: Letter in Opposition to Ocean View Beach Club Site-Plan modification subject to March 17, 2022 hearing

Dear Mr. Cimino,

My name is Max Stearns, and my wife, Vered Stearns, and I own a vacation home at 29 Fogland Lane, in Ocean View Beach Club. I am writing to express our strong opposition to the proposed revisions to P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000), which the Planning & Zoning Commission Commission is scheduled to discuss tomorrow, Wednesday, March 17.

I have several concerns, but the main ones involve impacts on public safety, limited parking in the community, and adverse effects on the Town of Ocean View and OVBC. Although these proposed structures were once approved, that was back in 2013. The developments since then have made the proposal increasingly problematic as a consequence of larger occupancies of newly constructed residential properties. Even the 2020 Comprehensive Land Use Plan for Ocean View concedes that the population growth reported in the 2010 Census vastly exceeds 2010 projections.

The OVBC community already confronts major parking concerns, including many cars parked on the street in the summer and even sometimes off season. When combined with a single means of entry and exit at the Beach Club, this is more than a visual problem. It implicates safety, especially with so many children riding bicycles and otherwise present throughout the community, including on streets. It also risks unduly burden common amenities, and creating problems of storage for the ordinary equipment associate with beach vacations as the proposed villas will lack garages.

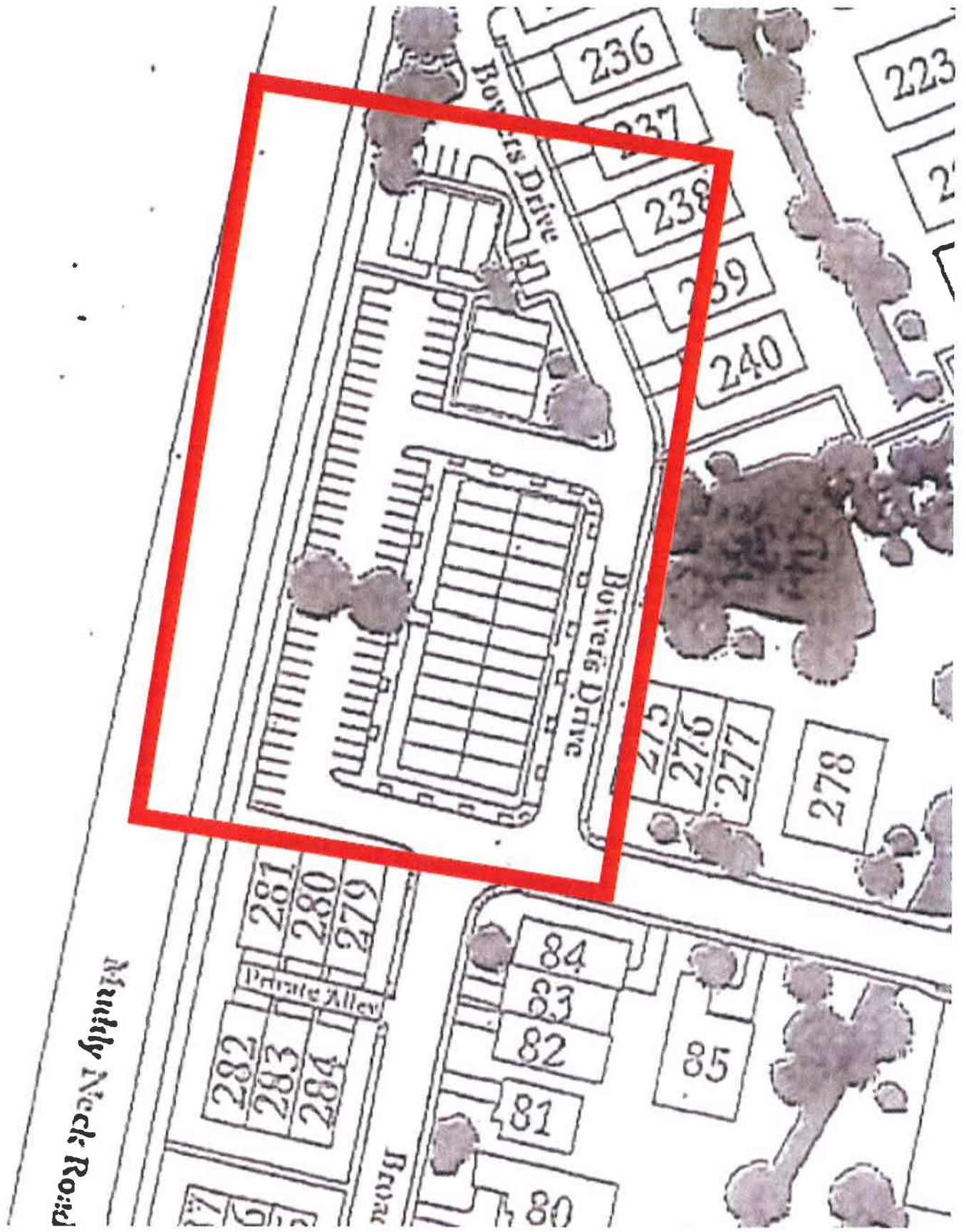
The 2020 Comprehensive Plan markets multi-family housing options as providing a "diverse housing stock that is attractive to current and future residents," including affordable housing options for local workforce, retirees and families. This is commendable, but the OVBC Facebook page (maintained by Nally Ventures), are advertising these homes as "the perfect coastal retreat or a real estate investment that's sure to yield a high return." These proposed units surely better fit the investment/rental than home category. This means more visitors who are not invested in the community, who will arrive more cars, and who will impose greater burdens on traffic and amenities.

Finally, there is ambiguity in the terminology that has been used throughout as between what is a villa, townhome, or multi-family unit. The plans to build multi-unit (4 units per building) structure on Old Orchard Ave and Slaughter Lane and the condominium building at Bowers Drive and Muddy Neck Road were illustrated in like manner with future townhouses. We had no reason to envision structures lacking driveways and garages where ordinary beach gear, and cars, would properly rest during a visit to OVBC. It is regrettable that the plans now demonstrate that such reasonable assumptions were misplaced.

My wife and I love this community and Ocean View. We understand the financial objectives of the developers and builders. But those must be balanced against the interests of those, like us and others in this wonderful community, who have already made this their permanent home, who use this as a dedicated vacation property, or who might move here permanently in retirement. We hope we can balance these concerns in a manner that respects the interests of this engaged community.

Thank you for your consideration.

Best wishes,
Max and Vered Stearns
29 Fogland Lane



March 15, 2022

Terry Cohen
Marcia Bondroff
Ocean View Beach Club
43 Bennett Point Ln.
Ocean View, DE 19970

Mr. Kenneth L. Cimino
Director of Planning, Zoning & Development
Town of Ocean View
201 Central Avenue
Ocean View, DE 1997

Dear Mr. Cimino:

We would like to voice our objection to the proposed revisions to **P-258/260 OCEAN VIEW BEACH CLUB (PIDN: 408.000)** which is on the agenda for the March 17 Planning and Zoning Commission meeting.

We purchased our home in January 2018 and have been full time residents since July 2020. We have watched the community grow and have experienced the challenges that come along with that growth. We have watched Convergence try and give us a hot tub instead of an indoor pool. We have watched Convergence try to jam 24 town homes on the 5 acres behind Fogland Lane. Now Convergence is attempting to change the footprint from one single apartment building to multiple multi-family dwelling units. These units are being advertised as investment properties. it's not possible for the owners that rent to provide the required number of parking spots per bedroom under current Ocean View code. Where are 96 cars (32 Units X 3 parking spaces) going to park during the summer season? The answer is simple, on our already overcrowded streets. This poses an additional public safety hazard.

I understand that in 2013 Convergence got approval to build the apartment structure. I further understand that in 2013 there was no requirement for a builder to provide parking spaces based on the number of bedrooms for units that would be rented. Convergence chose to wait until 2022 to start the building process. Currently there are parking restrictions in the town of Ocean View for owners that rent their property. My question is "why isn't Convergence required to adhere to the current town of Ocean View parking requirements?" Convergence had from 2013 until 2020 to build the structure without any parking restrictions to consider. They chose not to. Laws change all the time. Why are they not being held accountable to the new code?

We implore the commission to reject the proposed revision and require Convergence to adhere to the original plan. While I understand the original plan will not provide the required parking, I feel as though the apartments are less likely to be leased as rental units.

I would like to thank you for all your support over the last 4 years. You have been very helpful to us personally as well as the entire community.

Sincerely,

Terry Cohen & Marcia Bondroff