

TOWN OF OCEAN VIEW
DELAWARE

October 13, 2026

TO: Honorable Mayor and Council

FROM: Kenneth L. Cimino, Director of Planning, Zoning & Development

VIA: Carol S. Houck, Town Manager

SUBJECT: Monthly Update for the Dept. of Planning, Zoning & Development as of
October 7, 2026

Maintenance and Operations

A pipe failure in Bear Trap Dunes along Willow Oak Avenue and a pipe failure in Wedgefield along St. George Street were both identified and repaired.

Additional tree trimming was completed in Savannah's Landing in September after receiving complaints from the Millville Volunteer Fire Company that the tree canopy was interfering with their fire apparatus. The canopy was raised to a height of 16 feet above the roadway.

Land Use and Development

Shore Vista Residential Community: construction of dwelling units in Phase I continues.

Silver Woods Mixed Use Planned Community: construction of dwelling units in Phase 2C and 2D continues.

Board of Adjustment

Application V-474: A variance submitted by the applicant Daniel Streebig of Coastline Sunrooms and Awnings, on behalf of the property owners, Constantine and Eleni Kourgelis. Article VII, §140-50-B of the Town Code sets some dimensional regulations for Planned Communities, allows Town Council to set other dimensional regulations, and indicates that dimensional regulations not defined will comply with those set forth in R-3 zoning requirements. The required rear yard setback for principal structures in Ocean View Beach Club is 30 feet as defined in Ordinance 214 adopted by Town Council on March 6, 2007. Article V, §140-32 of the Town Code indicates that accessory structures attached to the principal structure shall have the same setback from the rear lot line as the principal structure.

The property owners wish to construct an attached accessory structure (screened porch) that will encroach approximately five (5) feet into the required rear yard setback on property zoned R.P.C. (Residential Planned Community) located at 38 Beach Club Avenue (PIDN: 408.071 / CTM# 134-17.00-880.00).

Capital Improvement Projects

OVPZ&D 26-05, Woodland Avenue Sidewalks, commenced on Monday, September 14, 2026. To date, all drainage features have been installed, and the contractor is currently working on sidewalk installation. Photos of the progress are included with this report.

OVPZ&D 26-07, Berzins Nature Park and Trail, is expected to commence in December 2026.

Design for OVPZ&D 27-02, Oakland and Oakwood Avenue Sidewalks, via Central Avenue continues.

Design for OVPZ&D 27-03, Cottages Drainage Final Phase, continues.

Code Enforcement

Staff issued **12** violations for failure to obtain a business license and/or building permit, property maintenance, violations of our construction activities (allowable work hours) code. The work outside of approved hours, violating §84-16 of the Town Code, was the third such instance of this violation and resulted in a seven hundred fifty dollar (\$750.00) fine to **Beazer Homes**.

Permits & Certificates of Occupancy (C.O.'s)

Total building & sign permits issued in September: **34**

Total C.O.'s issued in September: **24**

Business & Rental Licenses

- Total Business Licenses issued for CY26: **801**
- Total Rental Licenses issued for CY26: **556**





