BOARD OF ADJUSTMENT MINUTES
TOWN OF OCEAN VIEW
July 16, 2026, 3:00pm

1. The Board of Adjustment Chair Greg Neuner called the meeting to order at 3:00pm with the Pledge of Allegiance. In attendance were Board Members Ron Galey, Jeffrey Byrd, Preston Coppels and Eric Thornton. Planning, Zoning and Development Director Ken Cimino, Solicitor Lisa Hatfield, Town Engineer Jim Lober, and Planner Jill Oliver. Town Clerk Donna Schwartz was present. The meeting was being held at 32 West Avenue.

2. APPROVAL OF THE AGENDA
   A motion was made by Mr. Galey, seconded by Mr. Coppels, to approve the agenda. The motion was carried unanimously 5/0.

3. APPROVAL OF THE MINUTES
   A motion was made by Mr. Coppels, seconded by Mr. Byrd, to approve the minutes for the meeting June 18, 2026. The motion was carried unanimously 5/0.

4. NEW BUSINESS
   A. V-473 70 Atlantic Avenue (PIDN 065.001 / CTM 134-12.00-530.00).

   Application V-473, submitted by the property owner, Phillips & Gay, and the property owner Terrell-Phillips, LLC requests relief from Article V, §140-65 - Signs permitted in GB-1 and GB-2 Zones which sets the maximum area of a wall sign at 10 sq. ft. on property zoned GB-1 (General Business District), located at 70 Atlantic Ave (PIDN 065.001/CTM 134-12.00-530.00).

   The property owners wish to install a 19.75 sq. ft. wall sign, which exceeds the maximum allowable area of 10 sq. ft. by 9.75 sq. ft.

   A Variance is outlined in Article XVII, § 140-108 with the following definition:

   > A "variance" is relief from the strict application of the provisions of this chapter when, owing to special conditions or exceptional situations, a literal interpretation of this chapter will result in exceptional practical difficulties to the property owner.

   Article XVII, § 140-108-G lists the Required Findings for the granting of a Variance.

   > G. Required findings. Pursuant to Title 22, Section 327, of the Delaware Code and applicable law, the Board of Adjustment shall determine whether each variance application meets the following criteria:
   >
   > 1. The variance relates to a specific parcel of land, and the hardship is not shared generally by other properties in the same zoning district and vicinity;

2. The variance can be granted without substantial detriment to the public good;
3. The benefits from granting the variance would substantially outweigh any detriment;
4. Approval of the variance would not substantially impair the intent and purposes of the Comprehensive Plan or this chapter; and
5. All requirements for the granting of a variance under Delaware law.

Town Comments
As of the date of this letter, the Department has not received any correspondence in support of or in opposition to the application.

Mr. Phillips was sworn in by Ms. Hatfield. He spoke to the Board and explained that they want to erect a wall sign on the side of the building. He noted that the property is in GB-1 and will have no impact on anyone else. He stated that the sign would be about the size of C & E Furniture sign. Mr. Matt Mariner was sworn in and was asked what the sign distance from the road would be.

PUBLIC COMMENT – none
PUBLIC CLOSED

A motion was made by Mr. Thornton, seconded by Mr. Byrd, to approve the application as presented because it caused no determent to the Town. Mr. Coppels said he agreed, and Mr. Galey stated that he supported the application based on the exceptional practical difficulty the sign posed. Mr. Neuner agreed with the others. The motion carried unanimously 5/0.

5. ADJOURNMENT

A motion was made by Mr. Galey, seconded by Mr. Coppels, to adjourn the meeting at 3:19 pm. The motion was carried unanimously 5/0.

Respectfully submitted,
Donna M. Schwartz, MMC, Town Clerk