



TOWN OF OCEAN CITY

The White Marlin Capital of the World

BOARD OF ZONING APPEALS AGENDA

Thursday, May 30, 2024

6:00 p.m.

Meetings are held in the Council Chambers of City Hall located at 301 Baltimore Avenue, Ocean City, Maryland.

I. Public Hearings

AT 6:00 PM

Pursuant to the provisions of Section 110-93(2), Powers of the Code, an appeal of Sections 110-94(3)(a) and 110-94(2)(b) has been filed to request (1) a special yard exception from the front yard to build upon an existing dwelling that has a legally nonconforming front yard setback of 8 feet, rather than 10 feet required by Code; and (2) a special parking exception to waive 0.5 (1) parking space from the required three (3) parking spaces. The site of the appeal is described as Lot 7 of the plat entitled "Beach Village". It is further described as being located on the east side of Wight Street and is locally known as 14022 Wight Street, in the Town of Ocean City, Maryland.

APPLICANT: ROBERT WRIGHT AND TERESA RODRIGUEZ-WRIGHT (BZA 2684 #24-09400007)

AT 6:10 PM

Pursuant to the provisions of Section 110-93(2), Powers of the Code, an appeal of Sections 110-94(2)(b) has been filed to request a special parking exception from design standards to allow for 8 out of 42 required garaged parking spaces to have dimensions of 10' X 18'. The site of the appeal is described as Lots 13, 14, 15, 16, 17, and 18, Block 108, of the plat entitled "Oceanbay City." It is further described as being located on the north side of the 75th Street and is locally known as 110 75th Street, in the Town of Ocean City, Maryland.

APPLICANT: JOSEPH E. MOORE, FOR BAYSIDE 75 (BZA 2688 #24-09400010)

MAYOR
RICHARD W. MEEHAN

CITY COUNCIL

MATTHEW M. JAMES
President

ANTHONY J. DELUCA
Secretary

PETER S. BUAS
JOHN F. GEHRIG, JR.
J. FRANKLIN KNIGHT
CAROL L. PROCTOR
WILLIAM C. SAVAGE III

CITY MANAGER
TERENCE J. MCGEAN, PE

CITY CLERK
DIANA L. CHAVIS, MMC



STAFF REPORT

DATE: May 30, 2024

TO: Board of Zoning Appeals

FROM: George Bendler, AICP, Planning & Zoning Director
Karen J. (Kay) Gordy, Zoning Administrator
Chase Phillips, Zoning Analyst

RE: Requests for a special yard exception and a special parking exception for expansion of living space for an existing townhome
BZA 2684 (24-09400007)

Applicant: Robert Wright and Teresa Rodriguez-Wright
11214 Riverview Drive
Potomac, Maryland 20854

Subject Property: 14022 Wight Street
Ocean City, Maryland 21842

Request: The applicant has made two (2) requests:

- A special yard exception from the front property line to build upon an existing townhome and for this addition to be 8 feet from front property line; and,
- A special parking exception to waive 0.5 (1) parking space from the required off-street parking (**Applicant Exhibit #1**)

Property Description: The property is described as Lot 7 of the Beach Village – Ocean City, Worcester County, Maryland Plat. It is further described as being on the east side of Wight Street and is locally known as 14022 Wight Street, in the Town of Ocean City, Maryland. (**Staff Exhibit #1**)

Zoning: Moderate Residential (R-3A) Zoning District

Relevant Code References:

1. Ocean City Code – Chapter 110

Article II, Division 4, Board of Zoning Appeals

Section 110-93 (Powers of the Board of the Zoning Appeals)

(2) To hear and decide on applications for special exceptions upon which the Board is specifically authorized to pass under this chapter.

Special exceptions are permitted if the Board finds that, in its opinion and as a matter of fact, such exceptions will not substantially or adversely affect the uses of adjacent and neighboring property.

2. Ocean City Code – Chapter 110

Article II, Division 4, Board of Zoning Appeals

Section 110-94 (Special Exceptions)

(3)(a) An exception to the yard regulations is permitted on a lot where, on said lot or on the adjacent lot, there is a front side or rear yard that does not conform to such yard regulations

(2)(b) Waiver or reduction of the parking requirements and design standards in any district whenever the character or use of the building is such as to make the unnecessary the full provision of parking facilities. Waivers shall not be permitted for the portion of a development project that utilizes transferable development rights to increase its base density.

3. Ocean City Code – Chapter 110

Article IV, Division 5, R-3A Moderate Residential District

Section 110-366 (Bulk Regulations)

(4) Minimum depth of front yard shall be ten (10) feet

4. Ocean City Code – Chapter 110

Article V Division 3, Off-Street Parking

Section 110-932

(b)(2) – Multiple family dwelling and townhouse: 2.5 spaces for each three-bedroom unit, plus one-half space per each additional bedroom over three bedrooms.

4 bedrooms total = 3 spaces required. 2 present – request is to waive 0.5

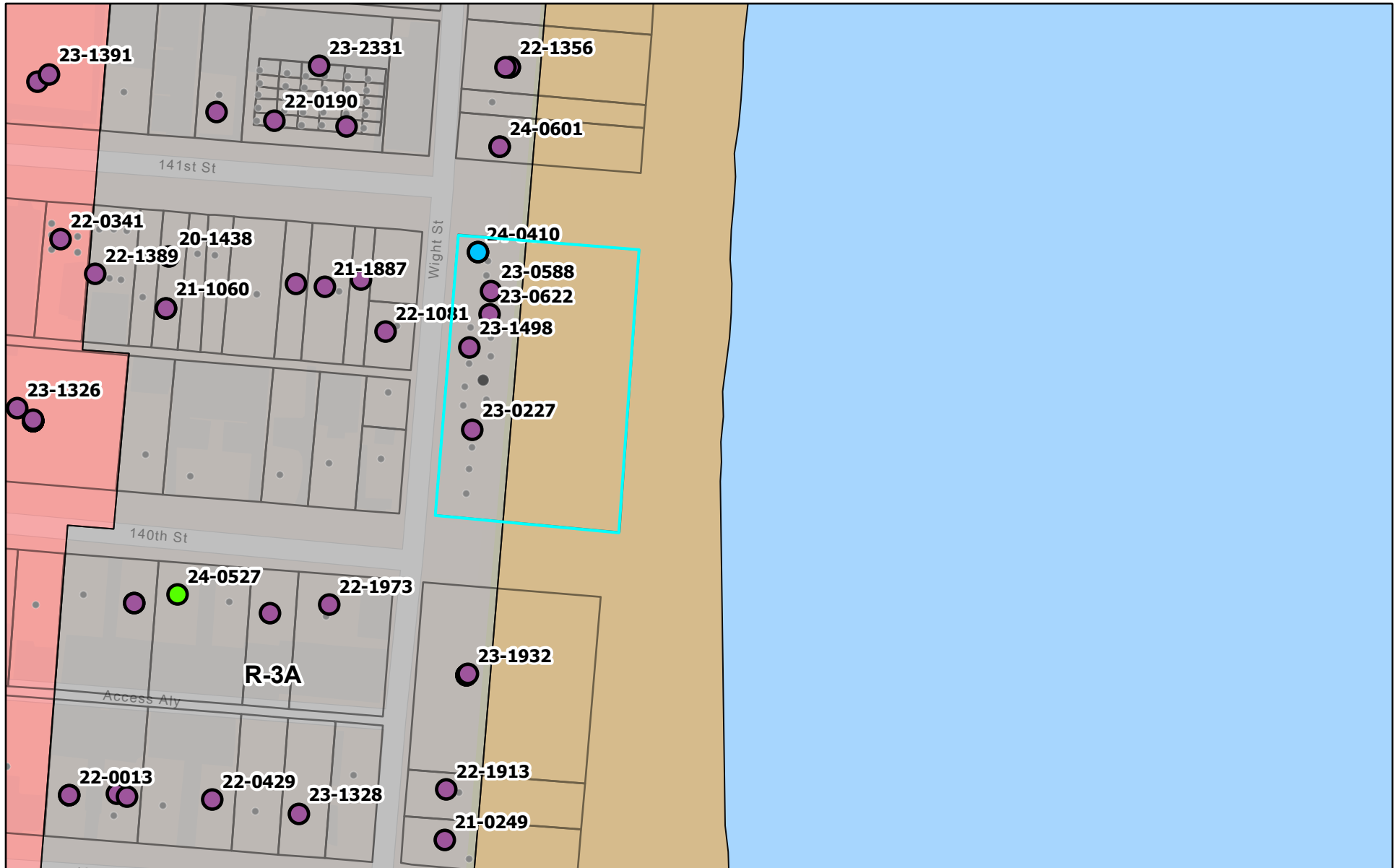
Public Comment: As of April 5, 2024, the Department of Planning and Community Development has not received any letters of public comment.

Staff Recommendation: Staff respectfully ask that the Board carefully review the application materials and staff report, accept testimony from the applicant and any persons who come forward to testify, then weigh the evidence and craft the decision including findings of fact with advice from the Board attorney for these requests:

- A special yard exception from the front property line to build upon an existing townhome and for this addition to be 8 feet from front property line; and,
- A special parking exception to waive 0.5 (1) parking space from the required off-street parking



14022 Wight Street



4/8/2024, 2:28:59 PM

Active Building Permits

- Approved
- Issued

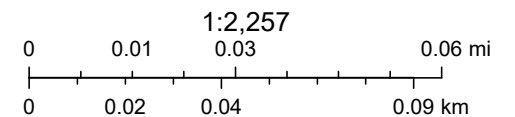
● Pending

TOC_Parcels_

Zoning

- LC-1
- BR

R-3A



Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

Department of Planning & Community Development
Town of Ocean City, MD

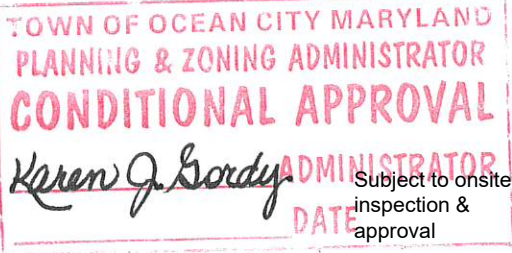
14022 Wight Street



Shawn M. Nave

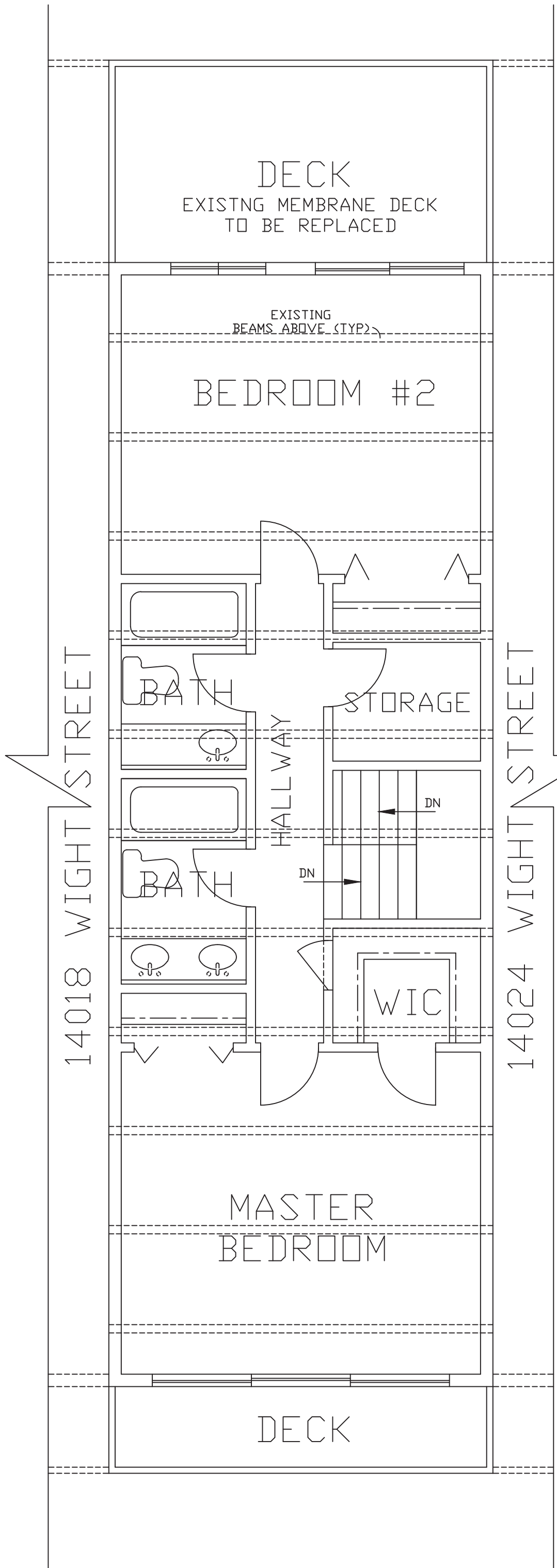
Shawn M. Nave
ICC Certified Building Plans Examiner

3-15-2024

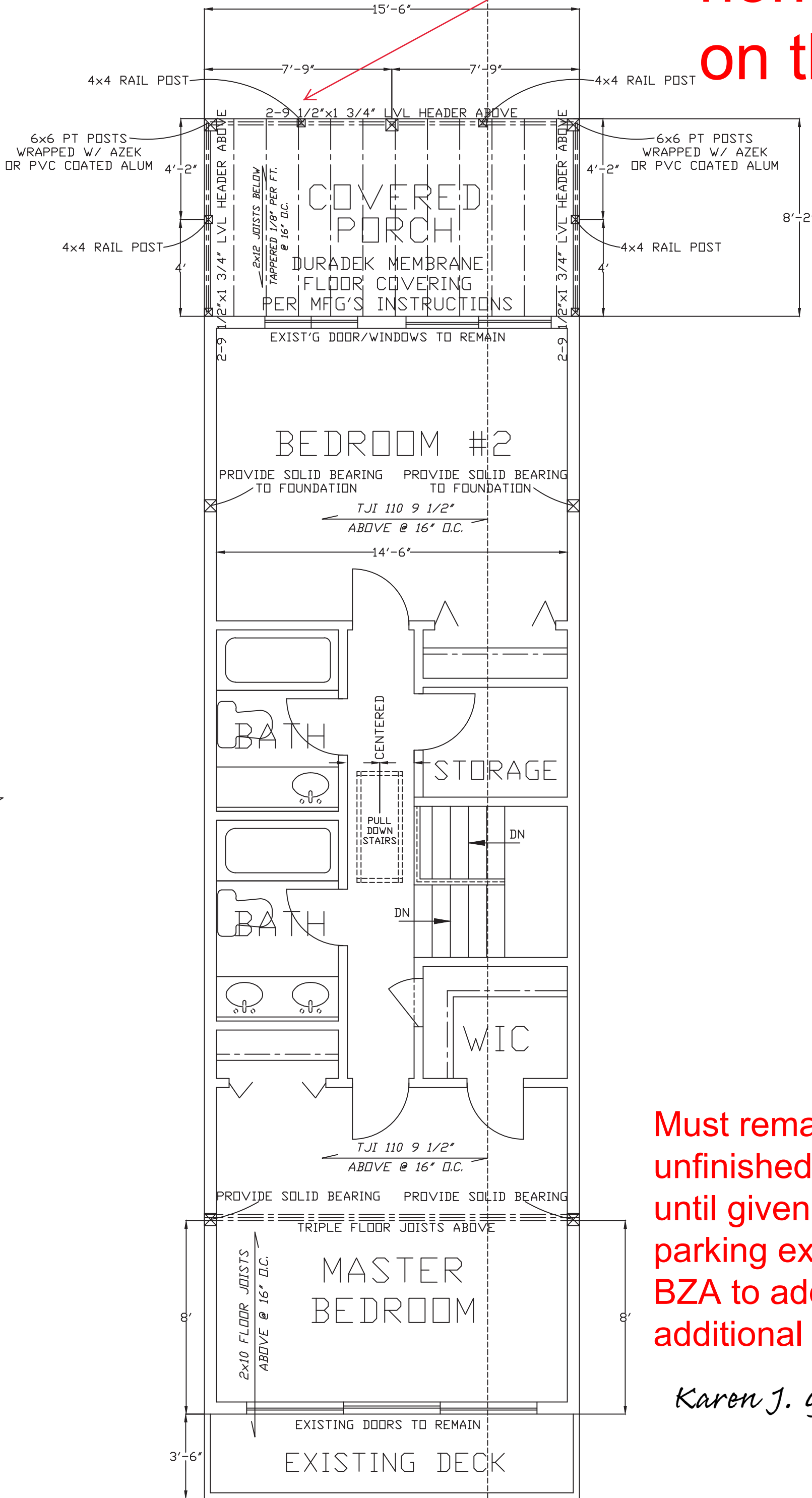


3/15/2024

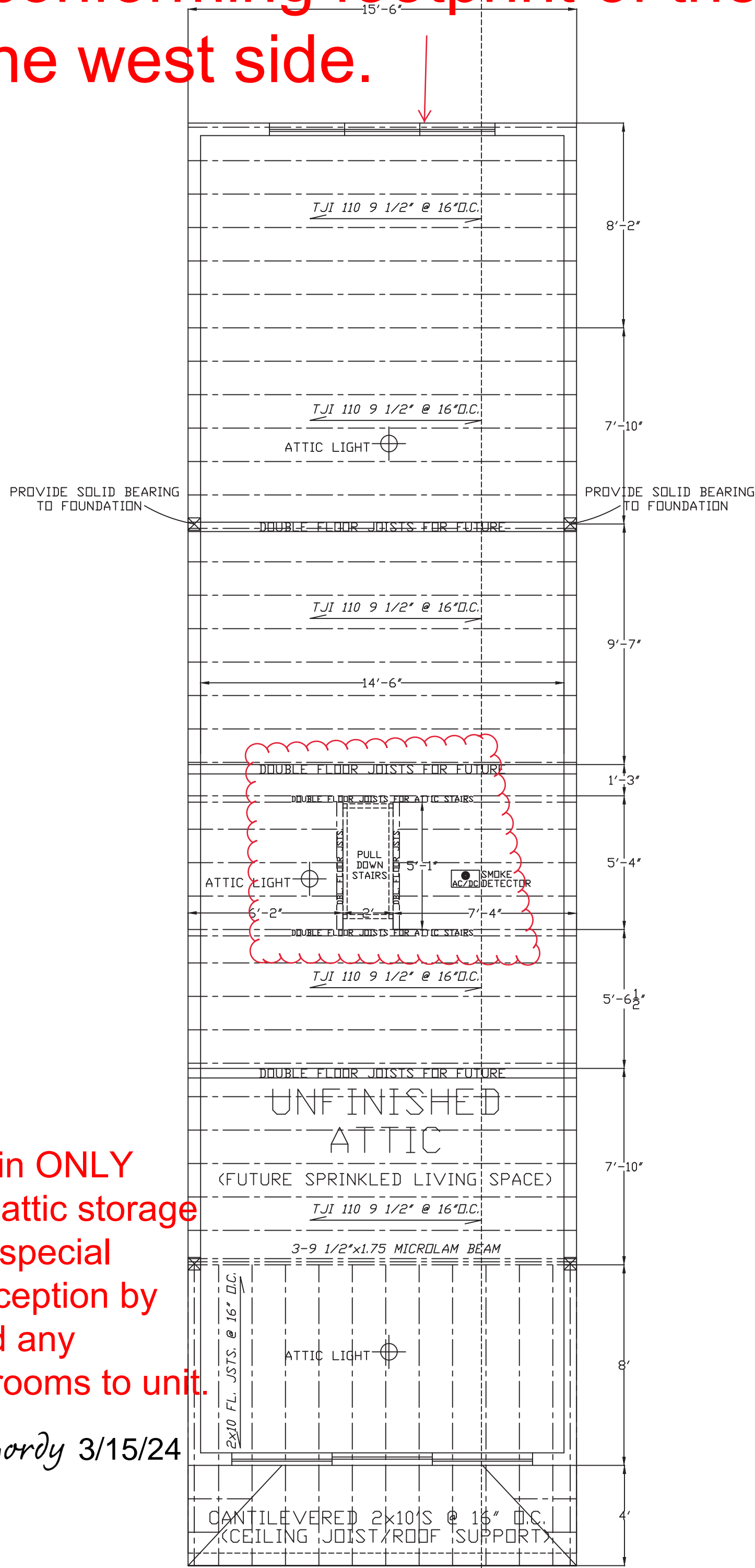
Area requiring BZA special yard exception to build over top the legally nonconforming footprint of the building on the west side.



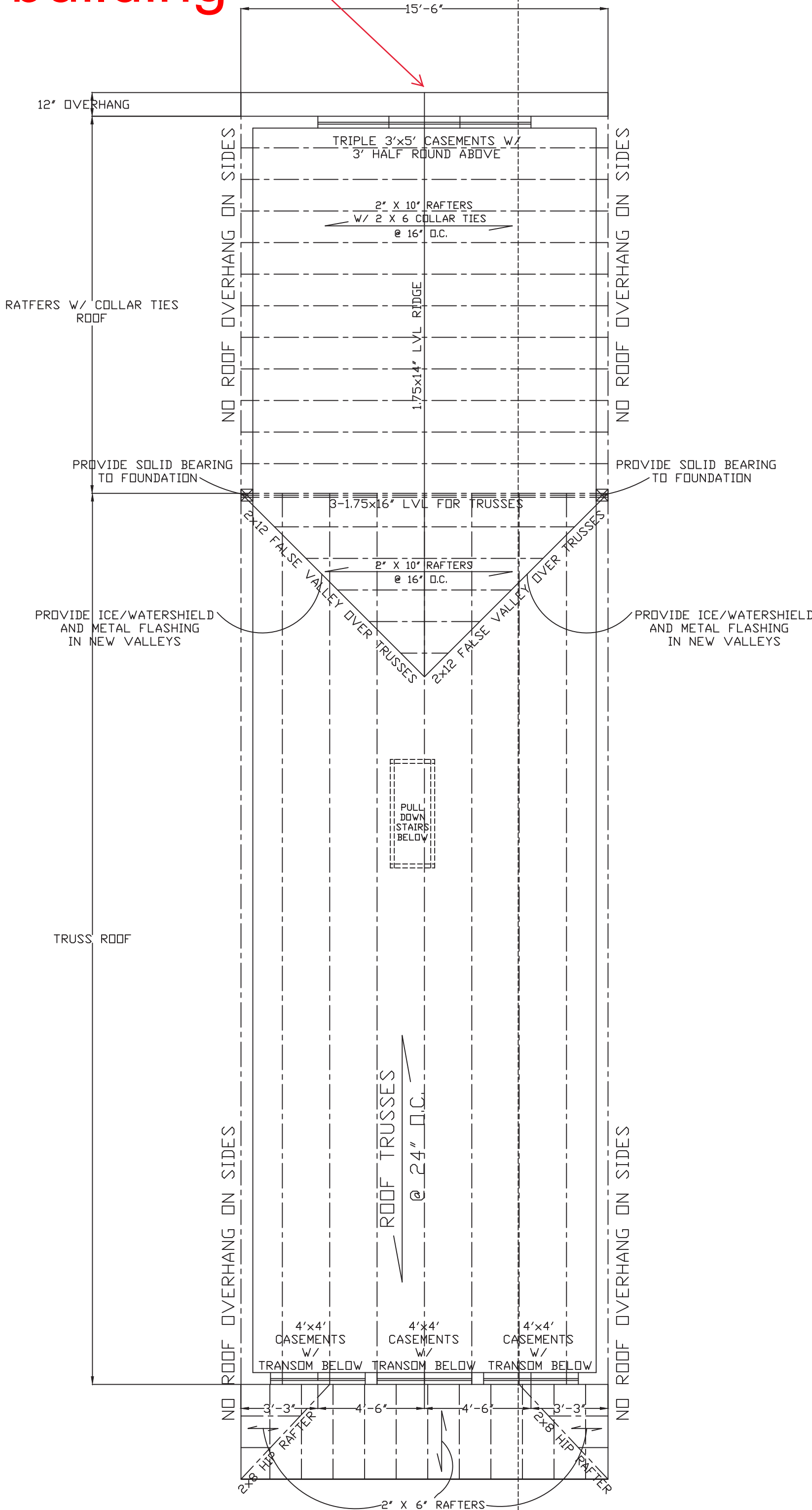
EXIST'G 3RD. FLOOR



PROPOSED 3RD. FLOOR



ATTIC FLOOR FRAMING PLAN



ROOF FRAMING PLAN

Must remain ONLY unfinished attic storage until given special parking exception by BZA to add any additional rooms to unit.

Karen J. Gordy 3/15/24

Applicant Exhibit #1 Page 1

ALL WORK SHALL BE IN ACCORDANCE WITH THE IRC 2018 CODE, TOWN OF OCEAN CITY CODE, ANY STATE OR FEDERAL CODES.

CRITICAL AREA AND STORMWATER WAIVER

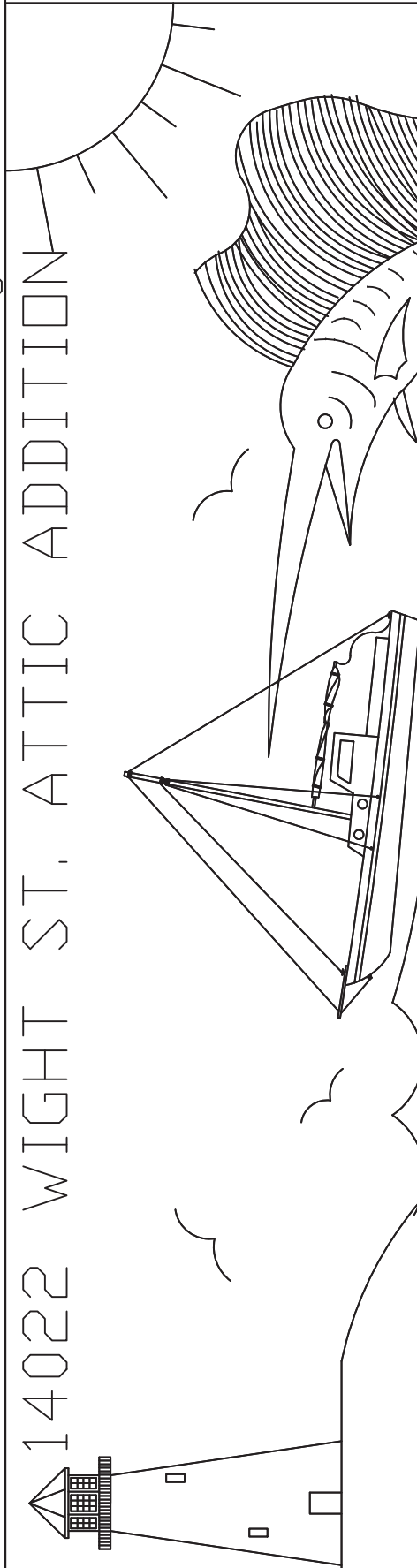
MAINTENANCE, REPAIR, REPLACEMENT

NO CHANGE IN FOOTPRINT, USE, OR PERVIOUSNESS

Signature

Date

GEORGE F. VITAK JR, T/A
ATLANTIC ARCHITECTURAL
DESIGNING/DRAFTING/CONSTRUCTION
443-614-7826



DESIGNER:
GEORGE VITAK
CAD INDEX:GV14022WIGHTZ1
PROJECT: 14022 WIGHT ST
DATE: MARCH 19, 2022
REV. MAY 23, 2023

ENGINEER:
PROFESSIONAL CERTIFICATION: I HERBY CERTIFY THAT THESE DOCUMENTS WERE REVISED AND APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THIS STATE.

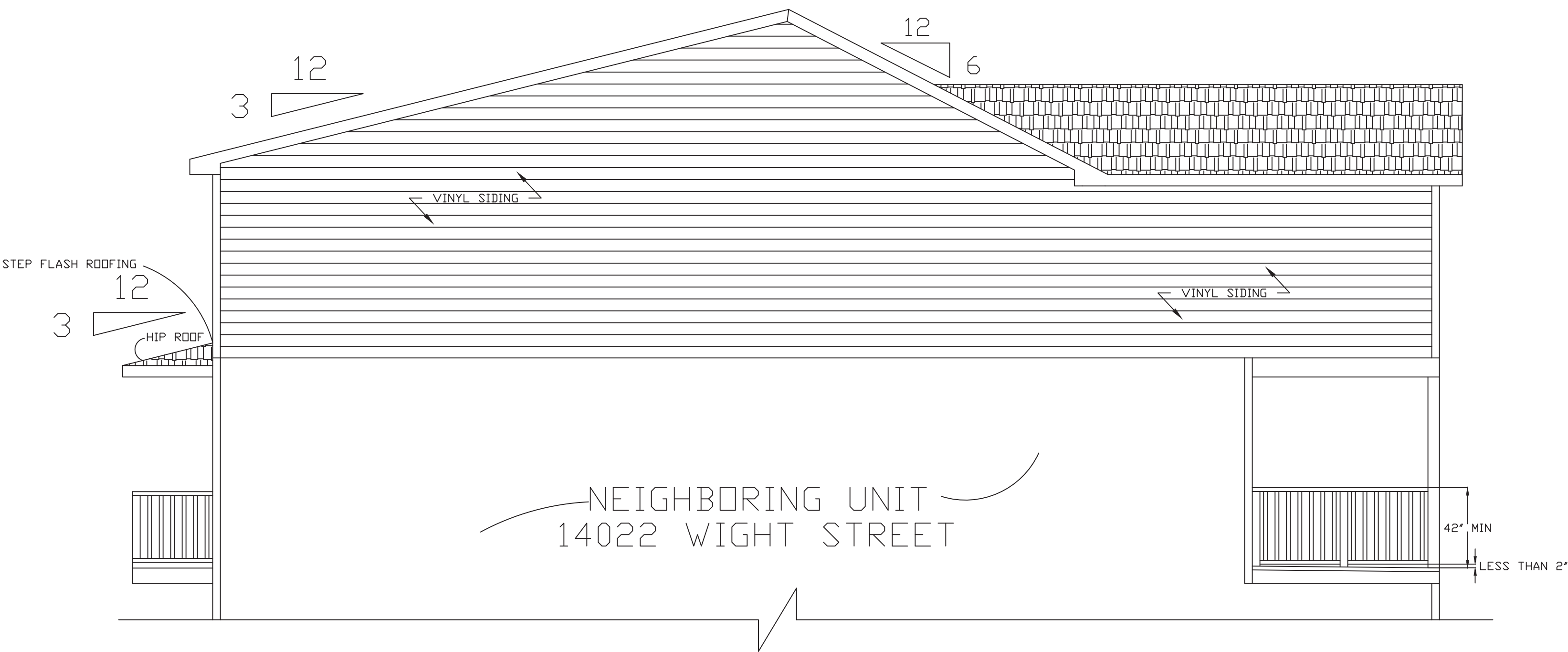
LICENSE NO. DE 028556
EXPIRATION DATE: December 31, 2024



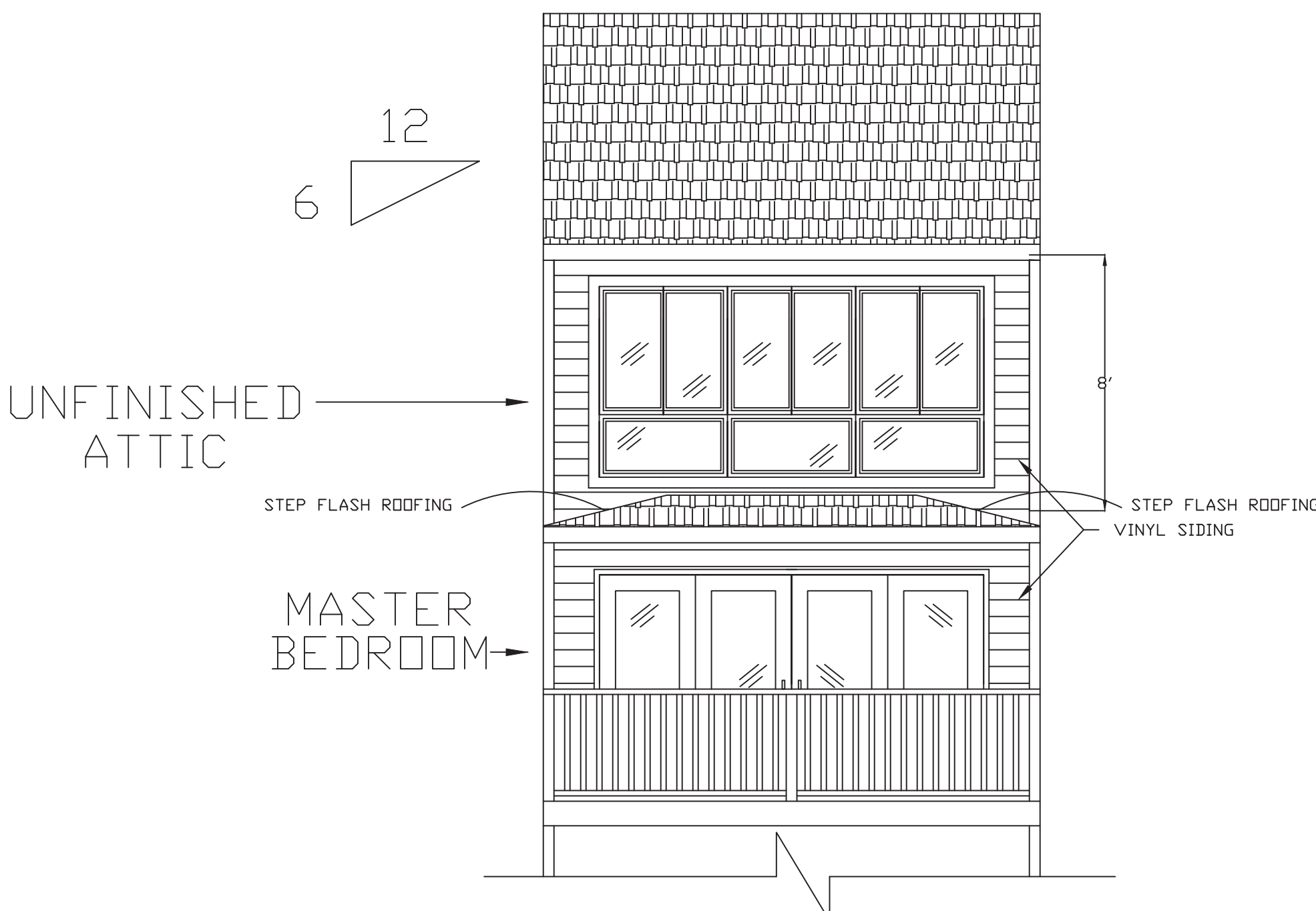
SCALE: 1/4" = 1'-0"

ATTIC PLANS

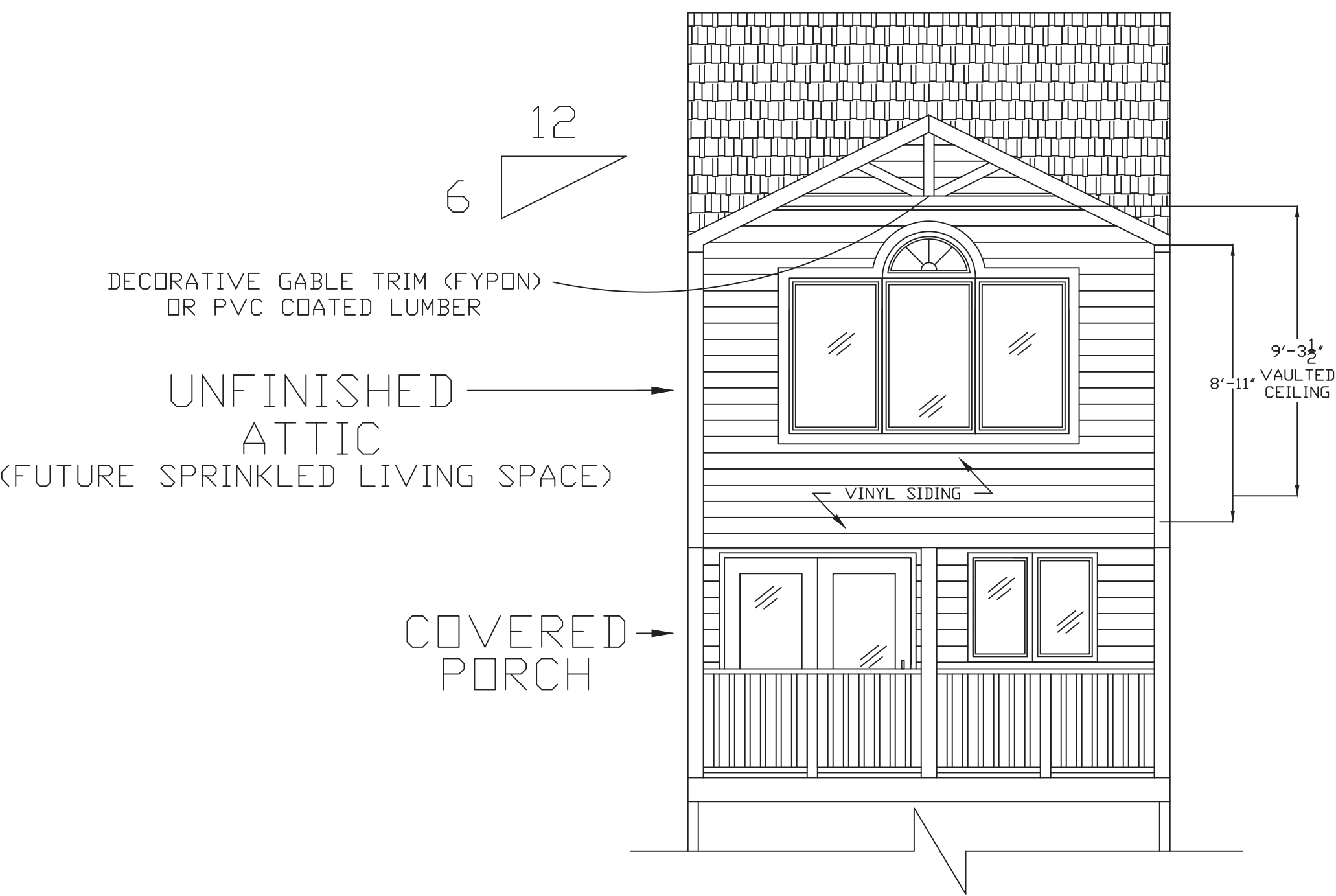
A-1



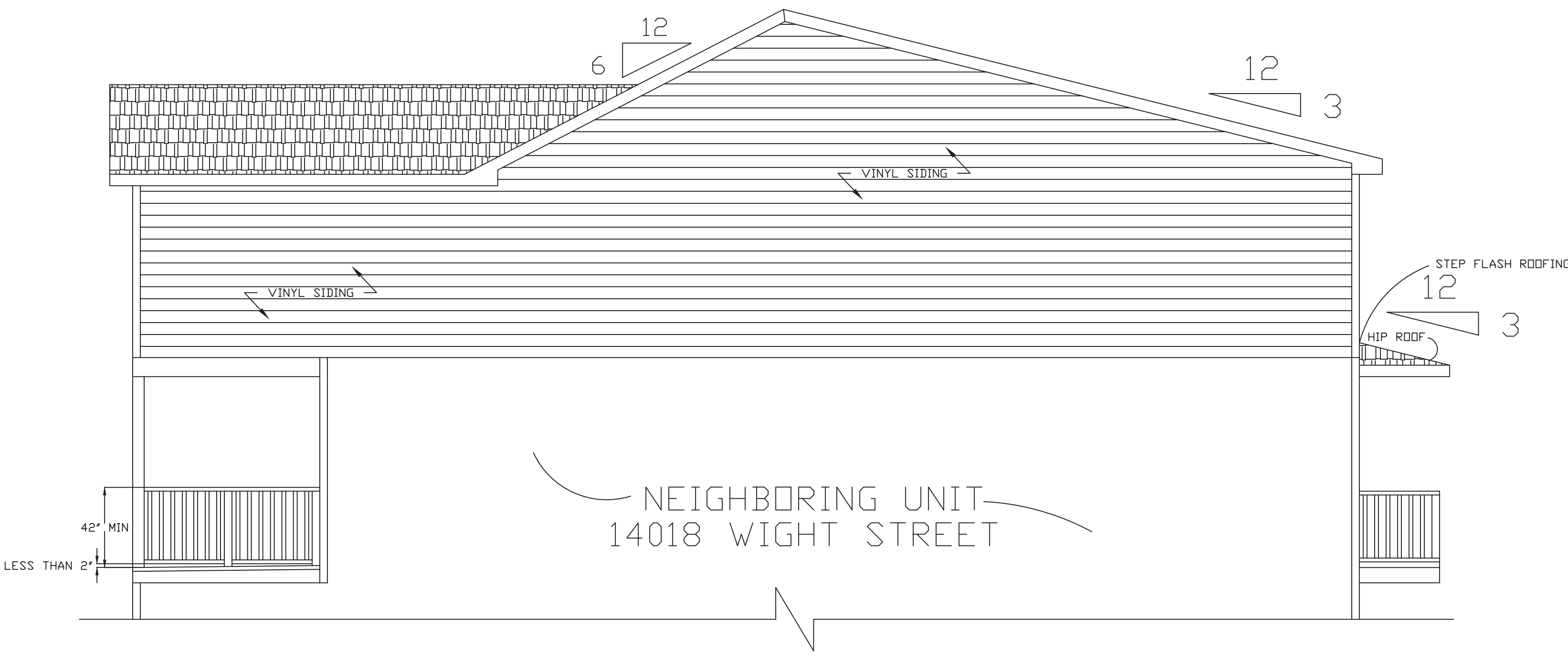
NORTH SIDE ELEVATION



OCEAN ELEV.



STREET ELEVATION



SOUTH SIDE ELEVATION

GEORGE F. VITAK JR., T/A
ATLANTIC ARCHITECTURAL
DESIGNING/DRAFTING/CONSTRUCTION
443-614-7826

14022 WIGHT ST. ATTIC ADDITION

DESIGNER:
GEORGE VITAK
CAD INDEXGV14022WIGHT28

PROJECT: 14022 WIGHT ST

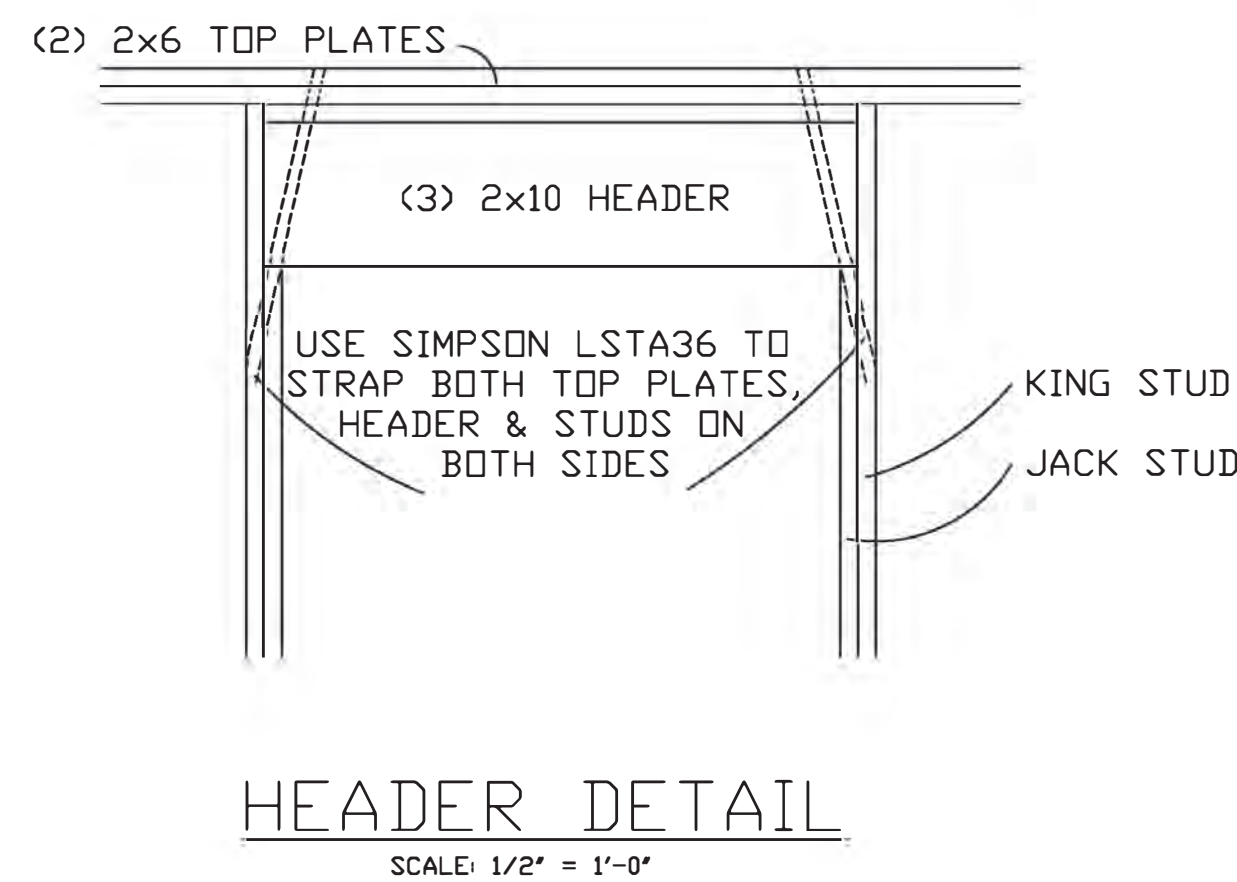
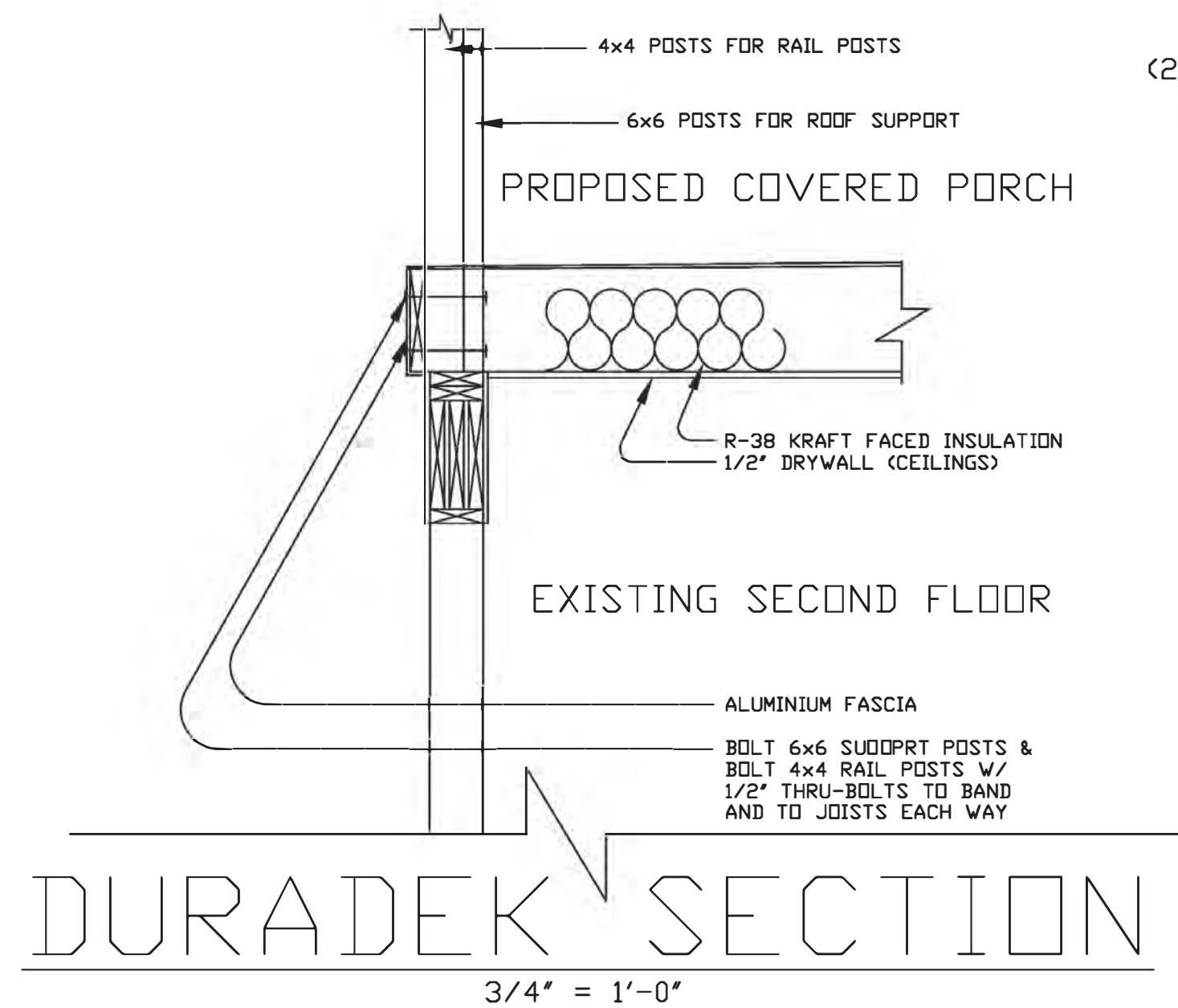
DATE: MARCH 19, 2022
REV. MAY 23, 2023

ENGINEER:
PROFESSIONAL CERTIFICATION: I HERBY
CERTIFY THAT THESE DOCUMENTS WERE
REVIEWED AND APPROVED BY ME AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THIS STATE.
LICENSE NO. DE 028996
EXPIRATION DATE: December 31, 2024

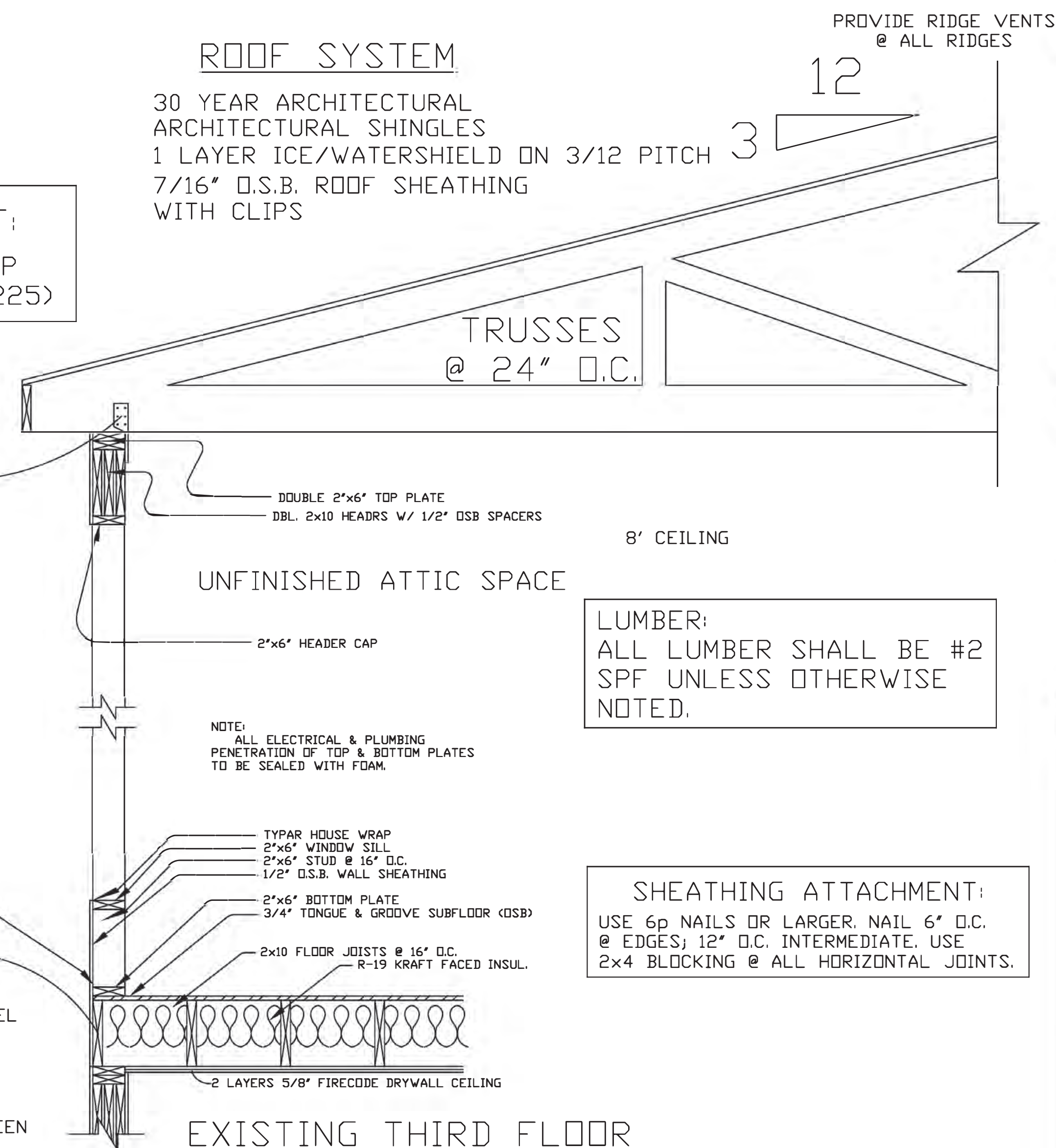
SCALE: 1/4" = 1'-0"

ELEVATIONS

A-2

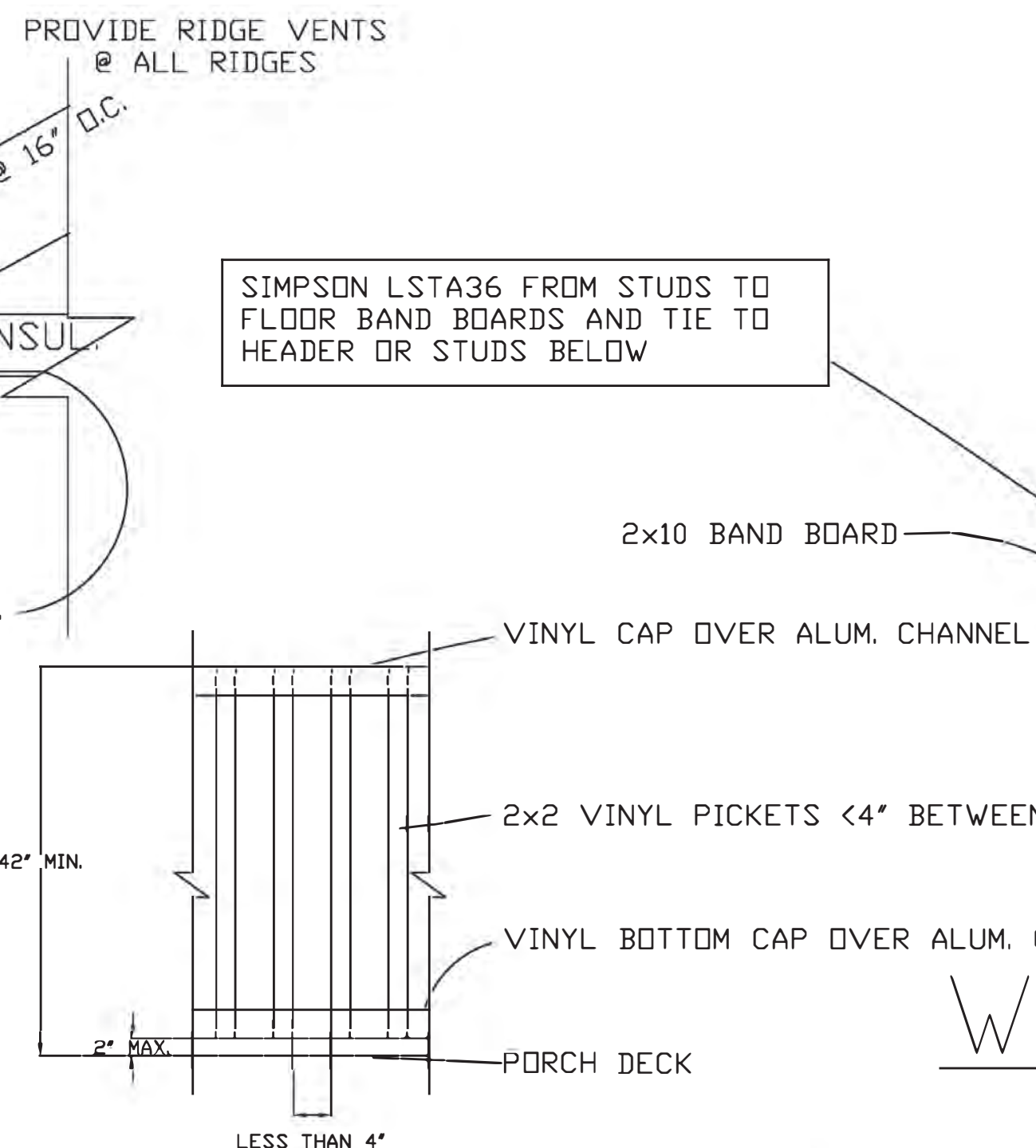


SHINGLE ATTACHMENT:
USE 6 FASTENERS PER STRIP
SHINGLE.(CONFORM TO ASTM D225)

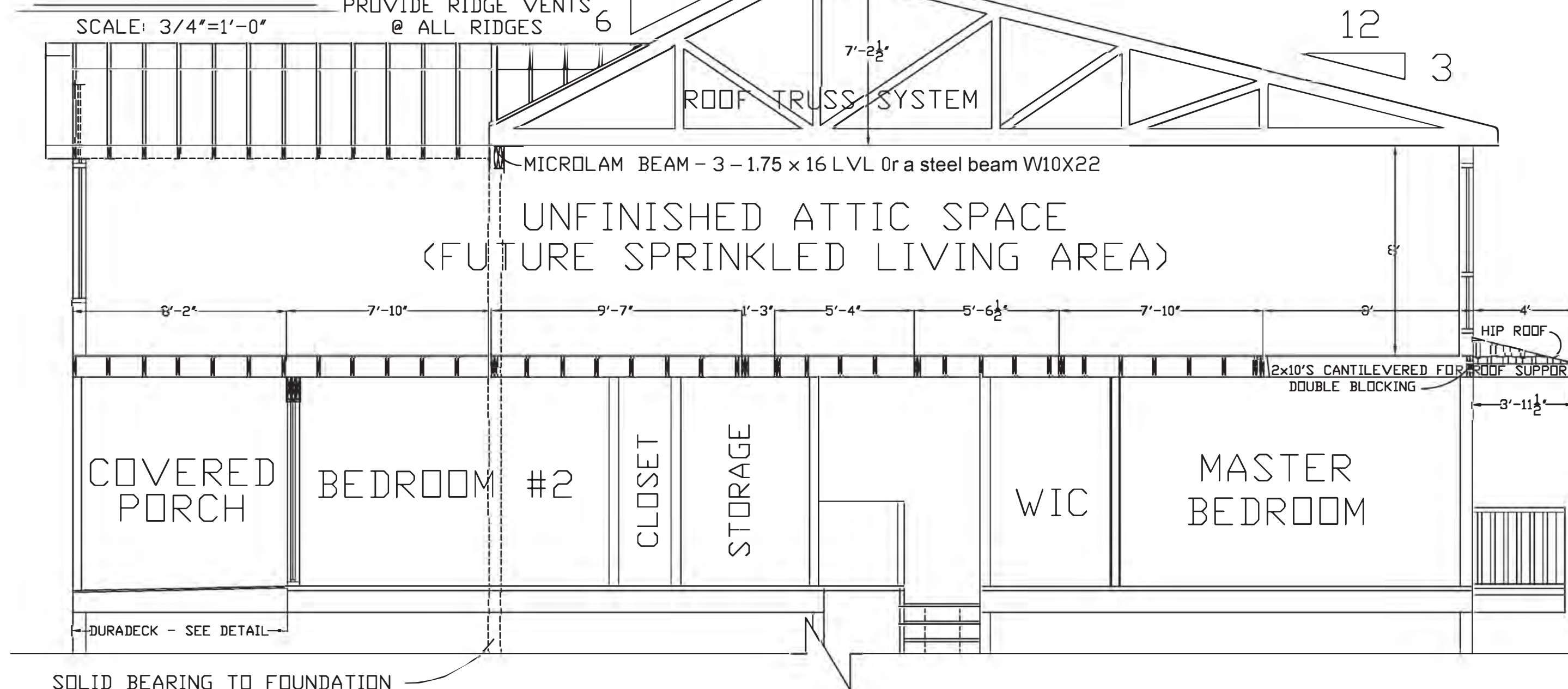


LUMBER:
ALL LUMBER SHALL BE #2
SPF UNLESS OTHERWISE
NOTED.

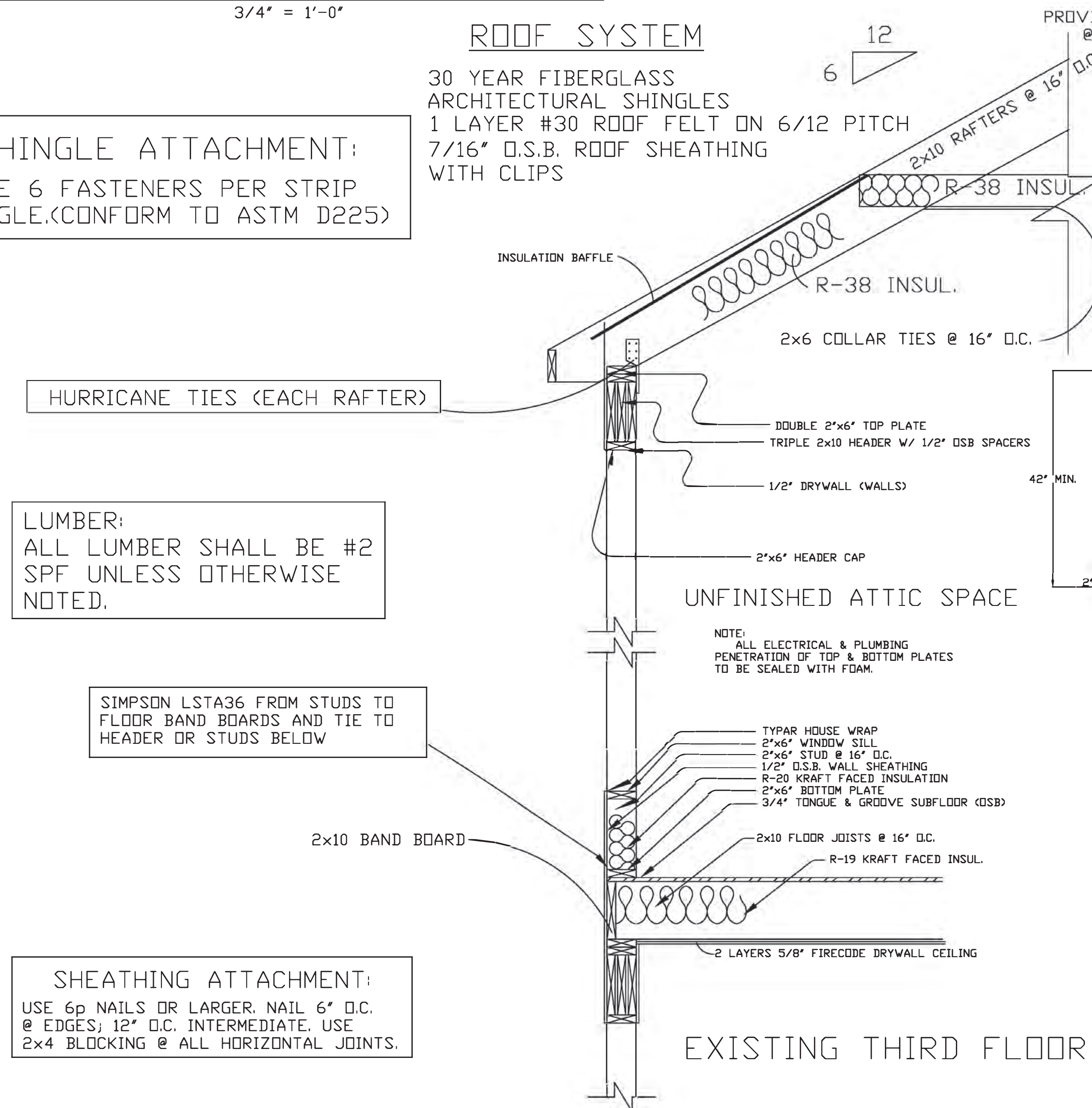
SHEATHING ATTACHMENT:
USE 6p NAILS OR LARGER, NAIL 6" O.C.
@ EDGES; 12" O.C. INTERMEDIATE. USE
2x4 BLOCKING @ ALL HORIZONTAL JOINTS



RAIL DETAIL



THRU SECTION A-A



LUMBER:
ALL LUMBER SHALL BE #2
SPF UNLESS OTHERWISE
NOTED.

SIMPSON LSTA36 FROM STUDS TO
FLOOR BAND BOARDS AND TIE TO
HEADER OR STUDS BELOW

SHEATHING ATTACHMENT:
USE 6p NAILS OR LARGER, NAIL 6" O.C.
@ EDGES; 12" O.C. INTERMEDIATE. USE
2x4 BLOCKING @ ALL HORIZONTAL JOINTS.



ALL WORK SHALL BE IN ACCORDANCE WITH
THE IRC 2018 CODE, TOWN OF OCEAN CITY CODE,
ANY STATE OR FEDERAL CODES.

GEORGE F. VITAK JR, T/A
ATLANTIC ARCHITECTURAL
DESIGNING/DRAFTING/CONSTRUCTION
443-614-7826

14022 WIGHT ST, ATTIC ADDITION

DESIGNER:
GEORGE VITAK
CAD INDEXGV14022WGHTZ
PROJECT: 14022 WGHT ST
DATE: MARCH 19, 2022
REV. MAY 23, 2023

ENGINEER:

PROFESSIONAL CERTIFICATION: I HERBY CERTIFY THAT THESE DOCUMENTS WERE REVISED AND APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THIS STATE:

LICENSE NO: DE 028358
EXPIRATION DATE: December 31, 2024

SCALE: AS NOTED

DETAILS/SECTIONS





STAFF REPORT

DATE: May 30, 2024

TO: Board of Zoning Appeals

FROM: George Bendler, AICP, Planning & Zoning Director
Karen J. (Kay) Gordy, Zoning Administrator
Chase M. Phillips, Zoning Analyst

RE: A request for a special parking exception from design standards to allow for 8 out of 42 required parking spaces to be 10' X 18'
BZA 2688 #24-09400010

Applicant: Joseph E. Moore, For Bayside 75
Williams, Moore, Shockley & Harrison, L.L.P.
3509 Coastal Highway
Ocean City, Maryland 21842

Property Owners: Geetika Singh
1521 Board Run Road
Landenberg, Pennsylvania 19350

Request: The applicant has filed an appeal to request a special parking exception from design standards to allow for 8 out of 42 required spaces to be 10' X 18'. These 8 spaces are proposed garaged spaces for a townhome development, and the request pertains to 1 space per unit (8 in total). (**Applicant Exhibit #1 and #2**)

Property Description: The site of the appeal is described as Lots 13, 14, 15, 16, 17, and 18, Block 108, of the plat entitled "Oceanbay City." It is further described as being located on the north side of the 75th Street and is locally known as 110 75th Street, in the Town of Ocean City, Maryland. (**Staff Exhibit #1**)

Zoning:

LC-1 Local Commercial Zoning District

**Project
History:**

There is no current use of this property. However, it was previously utilized for short-term rentals, and remaining improvements on the property (collectively known as 110 75th Street) include one single-family dwelling, one accessory building behind this home, and 6 small cottages with off-street parking.

The Department of Planning and Community Development has accepted a site plan application for the redevelopment of 14 townhomes to be divided between 4 buildings – 2 buildings to have 3 units each and 2 buildings to have 4 units each. The residential units are proposed to be supported by a combination of garaged and open-air off-street parking to meet the 42-parking space minimum. This site plan has completed the review from the Technical Review Committee (TRC) and is tentatively scheduled for review by the Planning Commission on June 4, 2024.

During site plan review, it was identified that each of the 8 units split between the two 4-unit buildings will have 1 garaged parking space that will not meet the minimum dimensions of 10' X 20' that were recently adopted by Mayor and City Council on May 20, 2024, through Ordinance #2024-07.

Relevant Code References**Ocean City Code – Chapter 110****Article II, Division 4, Board of Zoning Appeals****Section 110-93 – Powers**

...

(2) The board shall have the power to hear and decide upon application for special exceptions upon which the board is specifically authorized to pass under this chapter.

In order to provide for adjustments in the relative location of uses and buildings of the same or different classifications, to promote the usefulness of these regulations as instruments for fact finding, interpretation, application and adjustment, and to supply the necessary elasticity to their efficient operation, special exceptions are permitted within the allowed district as stated in this section.

Special exceptions are permitted if the board finds that, in its opinion, as a matter of fact, such exceptions will not substantially affect adversely the uses of adjacent and neighboring property under the terms of this chapter.

Ocean City Code – Chapter 110

Article II, Division 4, Board of Zoning Appeals

Section 110-94 – Special Exceptions

...

(2)(b) Waiver or reduction of the parking requirements and design standards in any district whenever the character or use of the building is such as to make the unnecessary the full provision of parking facilities. Special exceptions to parking requirements are not permitted for a portion of a development project that utilizes transferable development rights to increase its base density.

Ocean City Code – Chapter 110

Article V, Division 3, Off-Street Parking

Section 110-935 – Design Standards

...

Enclosed garage spaces (with a 90-degree angle between space and drive aisle) shall have minimum dimensions of **10' X 20'**, whenever there is either a 20-foot or 22-foot clear aisle width.

Staff Recommendation: Staff respectfully ask that the Board carefully review the application materials and staff report; accept testimony from the applicant and any persons who come forward to testify; then weigh the evidence and craft the decision including findings of fact with advice from the Board attorney for these requests:

- a. The applicant has filed an appeal to request a special parking exception from design standards to allow for 8 out of 42 required spaces to be 10' X 18'



5/29/2024, 12:28:30 PM

TOC_Parcels_

2022 Imagery

Red: Band_1

Green: Band_2

Blue: Band_3

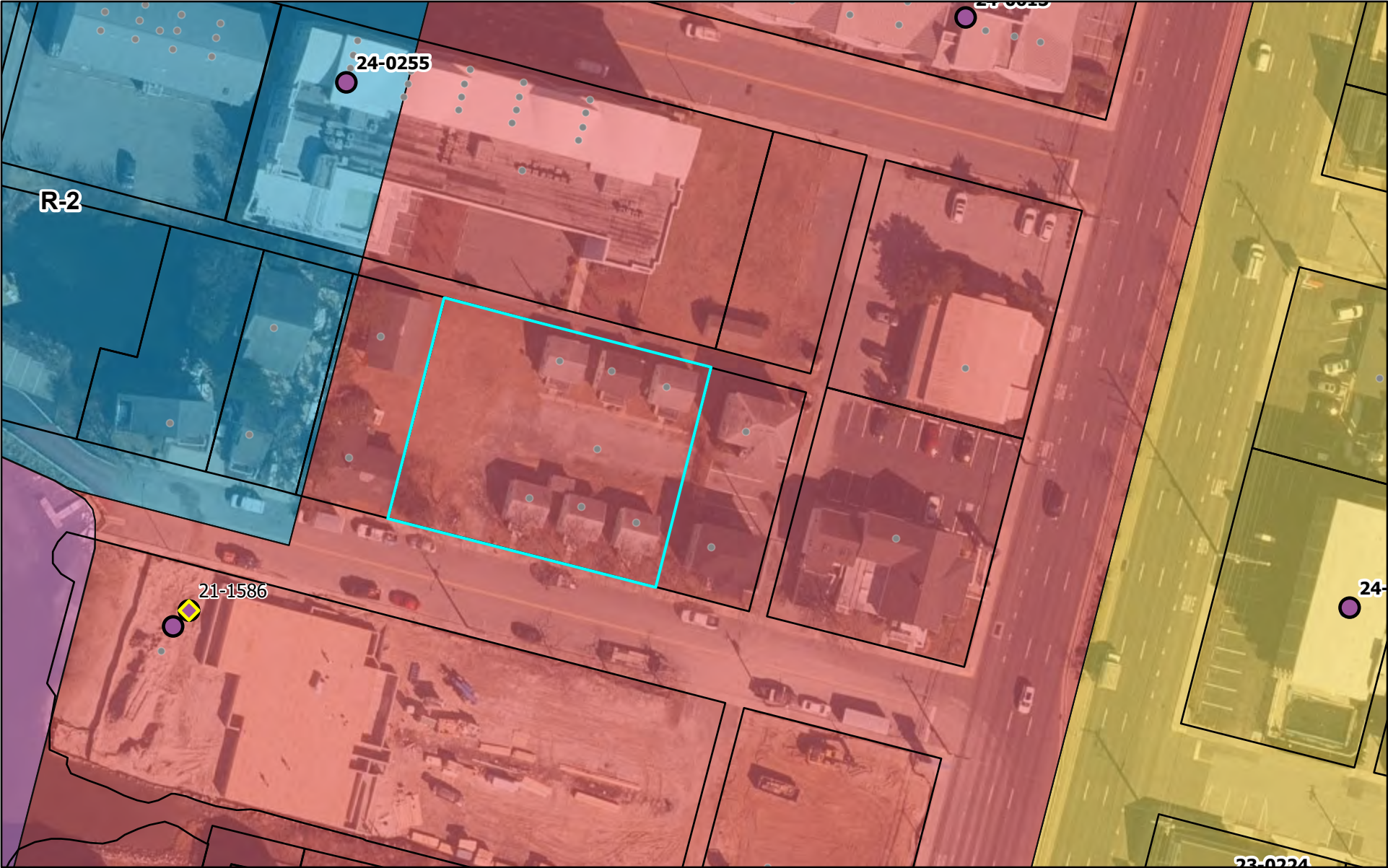
A scale bar with two units. The top scale is in miles, with markings at 0, 0.01, and 0.02. The bottom scale is in kilometers, with markings at 0, 0.01, and 0.02. The text '1:564' is positioned above the mile scale.

Esri Community Maps Contributors, Town of Ocean City, MD, VGIN, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
Department of Planning & Community Development
Town of Ocean City, MD




Bayside 75 – Street View looking N / NW from 75th Street


Bayside 75 Zoning



5/29/2024, 12:58:09 PM


Active Building Permits - Revised


 Issued


 Issued


TOC_Parcels_

Zoning


 LC-1


 R-2


 R-3

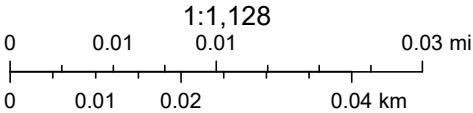
 RC-1

2022 Imagery

 Red: Band_1

 Green: Band_2

 Blue: Band_3



Esri Community Maps Contributors, Town of Ocean City, MD, VGIN, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
Department of Planning & Community Development
Town of Ocean City, MD



TOWN OF OCEAN CITY

The White Marlin Capital of the World

April 15, 2024

Russell Hammond
Russel T. Hammond Surveying, LLC
10310 Hotel Road
Bishopville, Md, 21813

Re: 75TH Street Townhouses, SWM Concept

Mr. Hammond,

The stormwater management review is a three-phased process. A concept phase, preliminary site plan phase and a final site plan/building permit phase. All projects over 5,000 sq ft must follow the three-phase review. The first phase, concept review, must be initially submitted to Environmental Programs for a review and approval. This review will ensure that Environmental Site Design has been incorporated in to the site plan to the Maximum Extent Practicable.

We have reviewed the stormwater management concept plan for the above reference property. The stormwater management plan you have submitted adequately includes the Environmental Site Design into the proposed site via the use of pervious pavement/pavers and rain gardens. This letter constitutes the approval to proceed to the preliminary site plan phase.

This approval is for the concept phase only. Stormwater Site Development Plan approval is required prior to the project being reviewed by the Planning Commission. Final Stormwater Plan approval is required prior to permit issuance. Should you have any questions please call us at (410) 289- 8825.

Sincerely,

Jenelle Gerthoffer
Environmental Programs

MAYOR

RICHARD W. MEEHAN

CITY COUNCIL

MATTHEW M. JAMES
President

ANTHONY J. DELUCA
Secretary

PETER S. BUAS
JOHN F. GEHRIG, JR.
J. FRANKLIN KNIGHT
CAROL L. PROCTOR
WILLIAM C. SAVAGE III

CITY MANAGER

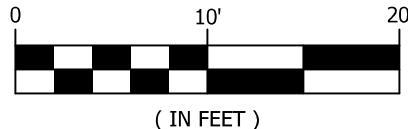
TERENCE J. MCGEAN, PE

CITY CLERK

DIANA L. CHAVIS, CMC

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21320, EXPIRATION DATE: 10/02/25.



- MIN. ACCURACY = 0.1'±
- LEGEND**
- DENOTES CONC. MON. FOUND
 - DENOTES IRON PIPE FOUND
 - DENOTES IRON ROD FOUND
 - ⊙ DENOTES IRON ROD SET
 - ×3.8' DENOTES EX. SPOT ELEVATION (NAVD 88)
 - ⊕ DENOTES BENCHMARK REFERENCE - OC 5

NF
LANDS OF BRZ SERVICES, LLC.
LOT 14 - BLOCK 108
DEED REF.: SRB 7469/410
PLAT REF.: ODC 2/78
TAX MAP 114 - PARCEL 204A
IMPROVED

NF
LANDS OF ROBERT B. TRUMPOWER
AND ANNE TRUMPOWER
LOT 19 - BLOCK 108
DEED REF.: FWH 801/655
PLAT REF.: ODC 2/76
TAX MAP 114 - PARCEL 201A
IMPROVED

EXISTING CONDITIONS

EXISTING BUILDINGS (8) = 4,121 SQ. FT.
EXISTING COV. POR./STEPS (9) = 1,014 SQ. FT.
EXISTING CONC. SIDEWALKS/PAD = 563 SQ. FT.
EXISTING SHED = 84 SQ. FT.
EXISTING PAVEMENT WALK = 21 SQ. FT.
EXISTING ASPHALT DRIVE = 2,127 SQ. FT.
EXISTING GRAVEL DRIVE = 3,284 SQ. FT.

TOTAL EXISTING SITE COVERAGE = 11,214 SQ. FT. ±

11,214 SQ. FT. ± / 24,000 SQ. FT. = 0.4672 OR 46.7% COVERAGE

GENERAL NOTES:
ADDRESS: 110 75TH STREET
TAX MAP 114, PARCELS 202A, 203A & 924A
DEED REF.: SRB 0635/108
PLAT REF.: ODC 2/76
LOT AREA: 24,000 S.F.± OR 0.551 ACRES±
EX. ZONING: LC-1
ZONING SETBACKS:
FRONT: 10', REAR: 10'
SIDES: 5' FOR 1-3 STORY BUILDINGS
SIDES: 10' FOR 4-5 STORY BUILDINGS
FLOOD ZONE: AE (EL. 4')
PER FIRM NO. 245207 0064 H
DATED JULY 16, 2015.
CRITICAL AREA DESIGNATION: 1DA

EXISTING CONDITIONS SURVEY
LANDS OF R&R INVESTMENTS OF VIRGINIA, LLC.
LOT 15, 16, 17 & 18 - BLOCK 108
PLAT OF OCEANBAY CITY, MARYLAND
TOWN OF OCEAN CITY
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND

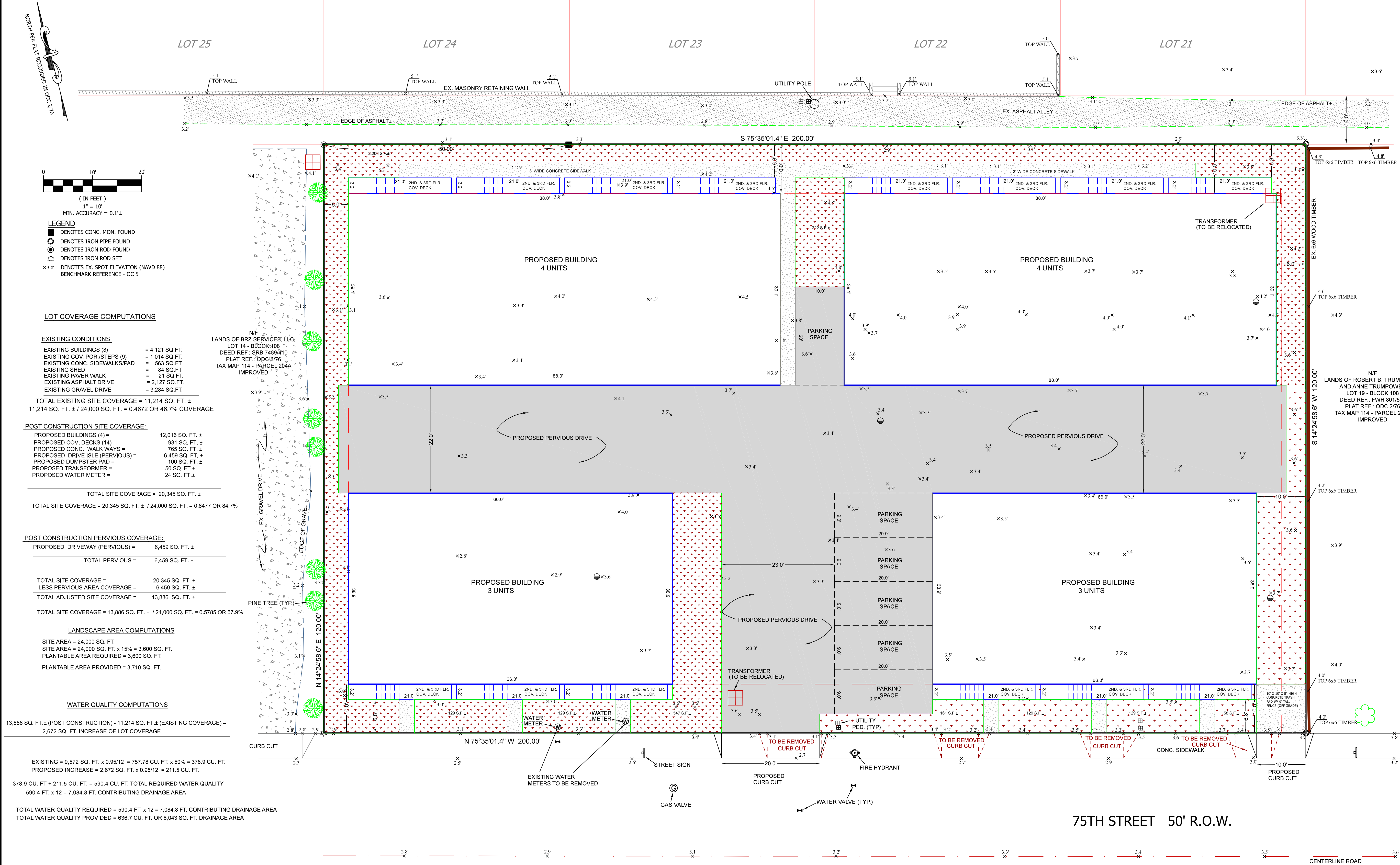
75TH STREET 50' R.O.W.

RUSSELL T. HAMMOND
Surveying, LLC

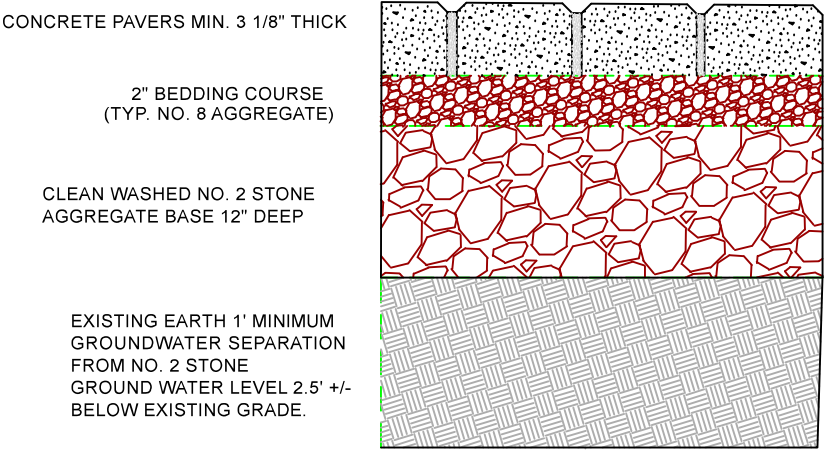
SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410) 726-8076

DESIGNED BY	N/A	SURVEYED BY	RS/GTH	FILE #	2024-3563
DRAWN BY	R. SAVAGE	DATE	03/12/2024	SHEET 1 OF 3	
CHECKED BY	R.T. Hammond	SCALE	1" = 10'		

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

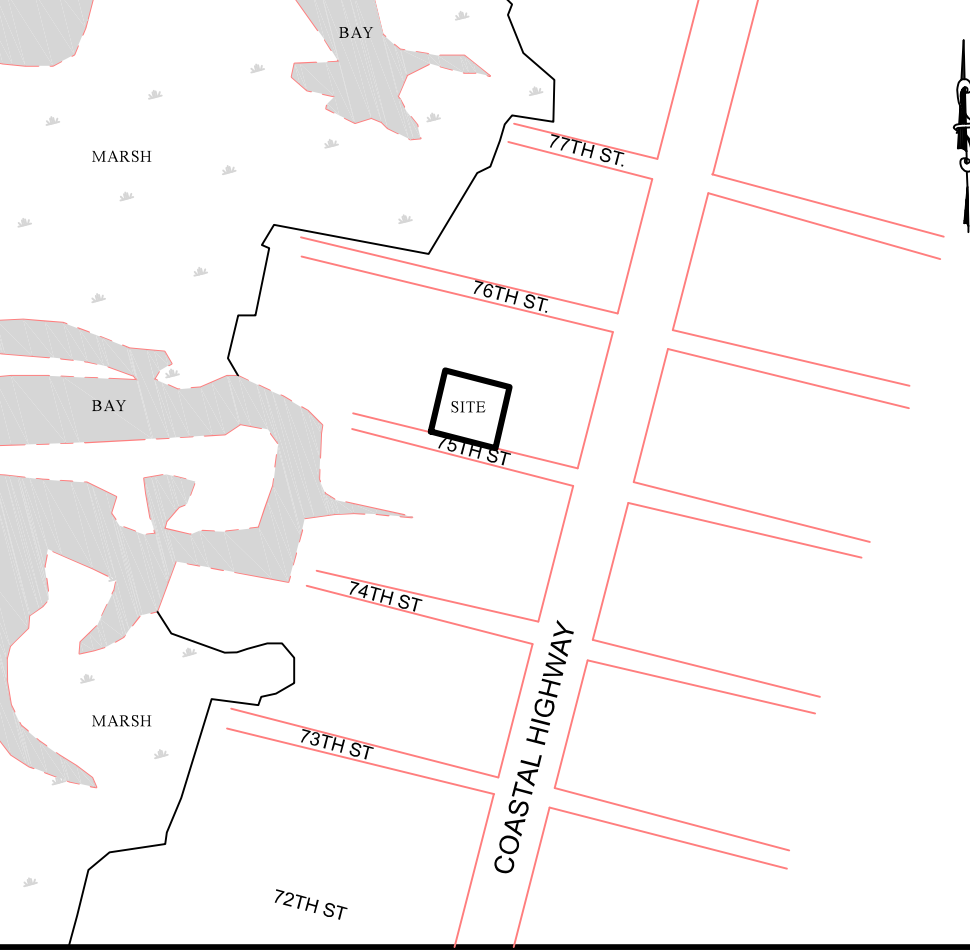


PERMEABLE PAVEMENT DETAIL



CONTRACTOR TO PROVIDE PRODUCT INFORMATION TO ENGINEER AND OWNER PRIOR TO INSTALLATION FOR APPROVAL. ALL CONSTRUCTION IS TO CONFORM TO TOWN OF OCEAN CITY AND MARYLAND SHA STANDARDS. 8" COMPACTED AGGREGATE BASE TO BE LEVEL.

CONCEPTUAL COVERAGES AND PLANTABLE AREA
LANDS OF R&R INVESTMENTS OF VIRGINIA, LLC.
LOT 15, 16, 17 & 18 - BLOCK 108
PLAT OF OCEANBAY CITY, MARYLAND
TOWN OF OCEAN CITY
TENTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND



- PROJECT AND SITE DATA
- R & R INVESTMENTSW OF VIRGINIA
1521 BROAD RUN ROAD
LANDENBERG, PA 19350
 - ARCHITECT
CORE DESIGN GROUP
STEVEN CIRCLE
 - SURVEYOR
RUSSELL T. HAMMOND SURVEYING, LLC
10310 HOTEL ROAD
BISHOPVILLE, MD 21813
(410) 352-5674
 - SITE ADDRESS: 75TH STREET
OCEAN CITY, MARYLAND 21842
 - TOTAL LOT AREA : 24,000 SF±
 - ZONING: LC-1
 - EXISTING USE: SINGLE FAMILY RESIDENCE
 - PROPOSED USE: SINGLE FAMILY RESIDENCES
 - BUILDING HEIGHT ALLOWABLE: 5 STORIES, 50 FT
 - DEED REFERENCE: SRB 9635/108
ITEM 1
TAX MAP 114 - PARCEL 203A
LOT 15 - BLOCK 108
PLAT OF OCEANBAY CITY
 - ITEM 2
TAX MAP 114 - PARCEL 203A
LOTS 16, 17, & 18 - BLOCK 108
PLAT OF OCEANBAY CITY
 - PLAT REFERENCE: ODC 2/76
 - PER FIRM NO. 24047C0064H PROPERTY LIES WITHIN FLOOD ZONE AE (BFE = 4'), DATED JULY 16, 2015.
 - NO WETLANDS OR WETLANDS BUFFERS FIELD LOCATED AT THIS TIME.
 - SITE SOILS: ENTIRE SIDE IS UFA, URBAN LAND - FOX HILL COMPLEX

TOWN OF OCEAN CITY ATLANTIC COASTAL BAYS CRITICAL AREA LAW
THIS PROPERTY LIES WITHIN THE TOWN OF OCEAN CITY ATLANTIC COASTAL BAYS CRITICAL AREA LAW AND ALL PROPOSED DEVELOPMENT ACTIVITIES MUST MEET THE REQUIREMENTS OF SECTION 50 (ENVIRONMENTAL), ARTICLE VII (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND, AS FROM TIME TO TIME AMENDED, IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITIES.

13,886 SQ. FT.± (POST CONSTRUCTION) - 11,214 SQ. FT.± (EXISTING COVERAGE) = 2,672 SQ. FT. INCREASE OF LOT COVERAGE

EXISTING = 9,572 SQ. FT. x 0.95/12 = 757.78 CU. FT. x 50% = 378.9 CU. FT.
PROPOSED INCREASE = 2,672 SQ. FT. x 0.95/12 = 211.5 CU. FT.

378.9 CU. FT. + 211.5 CU. FT. = 590.4 CU. FT. TOTAL REQUIRED WATER QUALITY
590.4 FT. x 12 = 7,084.8 FT. CONTRIBUTING DRAINAGE AREA

TOTAL WATER QUALITY REQUIRED = 590.4 FT. x 12 = 7,084.8 FT. CONTRIBUTING DRAINAGE AREA
TOTAL WATER QUALITY PROVIDED = 636.7 CU. FT. OR 8,043 SQ. FT. DRAINAGE AREA

REVISION	DATE	BY
REVISED PER T.O.C. COMMENTS.....PENDING CODE CHANGE	4/11/2024	RTH
REVISED PER T.O.C. COMMENTS - CONCEPTUAL SWM COMMENTS, DATED 4/15/2024	4/15/2024	RTH

RUSSELL T. HAMMOND
Surveying, LLC

SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 - (410)726-8076

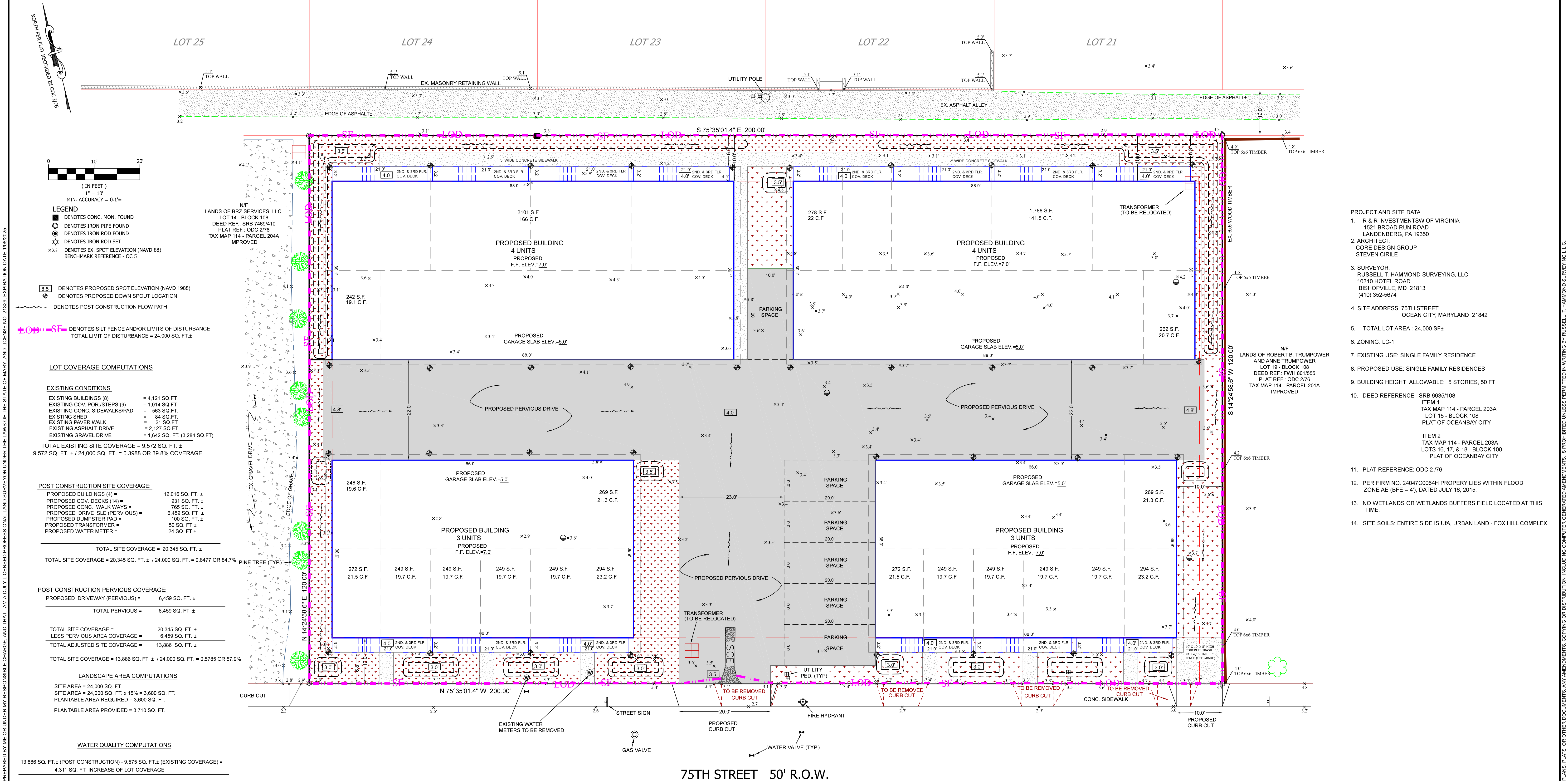
DESIGNED BY	N/A	SURVEYED BY	RS/GTH	FILE #	2024-3563
DRAWN BY	R. SAVAGE	DATE	03/12/2024		
CHECKED BY	R.T.Hammond	SCALE	1" = 10'		

SHEET 2 OF 3

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 10/02/2025.

RUSSELL T. HAMMOND SURVEYING, LLC RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS, PLAYS, OR OTHER DOCUMENTS. ANY AMENDMENTS, INCLUDING COMPUTER GENERATED AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING, LLC.

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT, AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.



LOT COVERAGE COMPUTATIONS

EXISTING BUILDINGS (8)	= 4,121 SQ. FT.
EXISTING COV. POR./STEPS (9)	= 1,014 SQ. FT.
EXISTING CONC. SIDEWALKS/PAD	= 563 SQ. FT.
EXISTING SHED	= 84 SQ. FT.
EXISTING PAVEMENT WALK	= 21 SQ. FT.
EXISTING ASPHALT DRIVE	= 2,127 SQ. FT.
EXISTING GRAVEL DRIVE	= 1,642 SQ. FT. (3,284 SQ. FT.)
TOTAL EXISTING SITE COVERAGE = 9,572 SQ. FT. ±	
9,572 SQ. FT. ± / 24,000 SQ. FT. = 0.3988 OR 39.8% COVERAGE	

POST CONSTRUCTION SITE COVERAGE:

PROPOSED BUILDINGS (4)	= 12,016 SQ. FT. ±
PROPOSED COV. DECKS (14)	= 931 SQ. FT. ±
PROPOSED CONC. WALKWAYS	= 1,014 SQ. FT. ±
PROPOSED DRIVE ISLE (PERVIOUS)	= 6,459 SQ. FT. ±
PROPOSED DUMPSTER PAD	= 100 SQ. FT. ±
PROPOSED TRANSFORMER	= 50 SQ. FT. ±
PROPOSED WATER METER	= 24 SQ. FT. ±
TOTAL SITE COVERAGE = 20,345 SQ. FT. ±	
TOTAL SITE COVERAGE = 20,345 SQ. FT. ± / 24,000 SQ. FT. = 0.8477 OR 84.7% COVERAGE	

POST CONSTRUCTION PERVIOUS COVERAGE:

PROPOSED DRIVEWAY (PERVIOUS)	= 6,459 SQ. FT. ±
TOTAL PERVIOUS = 6,459 SQ. FT. ±	
TOTAL SITE COVERAGE = 20,345 SQ. FT. ±	
LESS PERVIOUS AREA COVERAGE = 6,459 SQ. FT. ±	
TOTAL ADJUSTED SITE COVERAGE = 13,886 SQ. FT. ±	
TOTAL SITE COVERAGE = 13,886 SQ. FT. ± / 24,000 SQ. FT. = 0.5785 OR 57.9% COVERAGE	

LANDSCAPE AREA COMPUTATIONS

SITE AREA = 24,000 SQ. FT.
SITE AREA = 24,000 SQ. FT. x 15% = 3,600 SQ. FT.
PLANTABLE AREA REQUIRED = 3,600 SQ. FT.
PLANTABLE AREA PROVIDED = 3,710 SQ. FT.

WATER QUALITY COMPUTATIONS

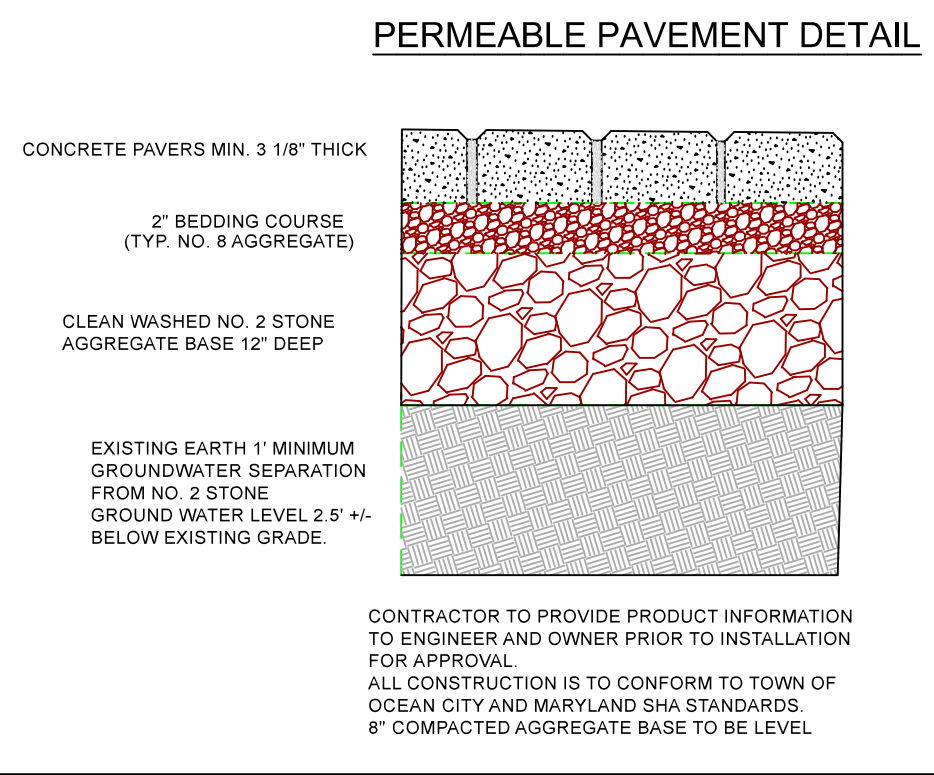
13,886 SQ. FT. ± (POST CONSTRUCTION) - 9,575 SQ. FT. ± (EXISTING COVERAGE) =
4,311 SQ. FT. INCREASE OF LOT COVERAGE

EXISTING = 9,572 SQ. FT. x 0.95/12 = 757.78 CU. FT. x 50% = 378.9 CU. FT.
PROPOSED INCREASE = 4,311 SQ. FT. x 0.95/12 = 341.3 CU. FT.

378.9 CU. FT. + 341.3 CU. FT. = 720.2 CU. FT. TOTAL REQUIRED WATER QUALITY
720.2 FT. x 12 = 8,642.4 FT. CONTRIBUTING DRAINAGE AREA

TOTAL WATER QUALITY REQUIRED = 720.2 FT. x 12 = 8,642.4 FT. CONTRIBUTING DRAINAGE AREA
TOTAL WATER QUALITY PROVIDED = 715 CU. FT. OR 8,580 SQ. FT. DRAINAGE AREA

REVISION	DATE	BY
REVISED PER T.O.C. COMMENTS.....PENDING CODE CHANGE	4/11/2024	RTH
REVISED PER T.O.C. COMMENTS - CONCEPTUAL SWM COMMENTS, DATED 4/15/2024	4/15/2024	RTH



CONCEPTUAL DRAINAGE AREAS

LANDS OF R&R INVESTMENTS OF VIRGINIA, LLC.

LOT 15, 16, 17 & 18 - BLOCK 108

PLAT OF OCEANBAY CITY, MARYLAND

TOWN OF OCEAN CITY

TENTH TAX DISTRICT

WORCESTER COUNTY, MARYLAND

- PROJECT AND SITE DATA
1. R & R INVESTMENTS OF VIRGINIA
1521 BROAD RUN ROAD
LANDENBERG, PA 19350
 2. ARCHITECT
CORE DESIGN GROUP
STEVEN CIRLE
 3. SURVEYOR
RUSSELL T. HAMMOND SURVEYING, LLC
10310 HOTEL ROAD
BISHOPVILLE, MD 21813
(410) 352-5674
 4. SITE ADDRESS: 75TH STREET
OCEAN CITY, MARYLAND 21842
 5. TOTAL LOT AREA : 24,000 SF±
 6. ZONING: LC-1
 7. EXISTING USE: SINGLE FAMILY RESIDENCE
 8. PROPOSED USE: SINGLE FAMILY RESIDENCES
 9. BUILDING HEIGHT ALLOWABLE: 5 STORIES, 50 FT
 10. DEED REFERENCE: SRB 8635/108
ITEM 1
TAX MAP 114 - PARCEL 203A
LOT 15 - BLOCK 108
PLAT OF OCEANBAY CITY
ITEM 2
TAX MAP 114 - PARCEL 203A
LOTS 16, 17, & 18 - BLOCK 108
PLAT OF OCEANBAY CITY
 11. PLAT REFERENCE: ODC 2 /76
 12. PER FIRM NO. 24047C0064H PROPERTY LIES WITHIN FLOOD ZONE AE (BFE = 4'), DATED JULY 16, 2015.
 13. NO WETLANDS OR WETLANDS BUFFERS FIELD LOCATED AT THIS TIME.
 14. SITE SOILS: ENTIRE SIDE IS U/A, URBAN LAND - FOX HILL COMPLEX

RUSSELL T. HAMMOND Surveying, LLC			
SURVEYING - LAND PLANNING 10310 Hotel Road Bishopville, MD 21813 (410) 352-5674 - (410) 726-8076			
DESIGNED BY	N/A	SURVEYED BY	RS/GTH
DRAWN BY	R. SAVAGE	DATE	03/12/2024
CHECKED BY	R.T. Hammond	SCALE	1" = 10'
FILE #		2024-3563	
SHEET		3 OF 3	

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21329, EXPIRATION DATE 10/02/2025.

RUSSELL HAMMOND SURVEYING, LLC, RESERVES ITS COMMON LAW COPYRIGHT IN THESE PLANS. PLAYS, OR OTHER DOCUMENTS ANY AMENDMENTS, IS PROHIBITED UNLESS PERMITTED IN WRITING BY RUSSELL T. HAMMOND SURVEYING, LLC.

BZA REQUESTS FOR THIS PROJECT:
1.) TO ALLOW (8) SPACES OF THE REQUIRED (42) SPACES TO BE 10' WIDTH X 18'-0" LENGTH
2.) TO ALLOW TWO SPACES INSIDE GARAGES TO BE A STACKED CONFIGURATION AS SHOWN AT (8) UNITS

PARKING REQUIREMENTS FOR PROJECT:
EACH UNIT AT (4) BEDROOMS REQUIRES 3 SPACES, 2.5 FOR THREE BEDROOM PLUS .5 SPACES ADDITIONAL FOR THE 4TH BEDROOM
SIX UNITS FRONTING 75TH ST. WILL HAVE (2) OF THE (3) REQUIRED PARKING SPACES INSIDE THE GARAGE AND THE THIRD REQ. SPACE
WILL BE PROVIDED ON SITE AND ASSIGNED TO EACH OF THE SIX UNITS-NUMBERED ON SITE PLAN ONE THRU SIX
TOTAL UNITS: (14) UNITS
FOURTEEN UNITS AT FOUR BEDROOMS EACH REQUIRED PARKING: (3) PARKING SPACES EACH
TOTAL PROJECT PARKING REQUIRED: (42) SPACES TOTAL PROJECT PARKING PROVIDED (42) SPACES

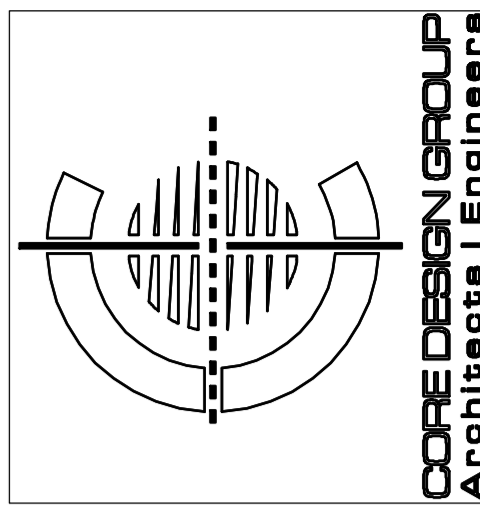
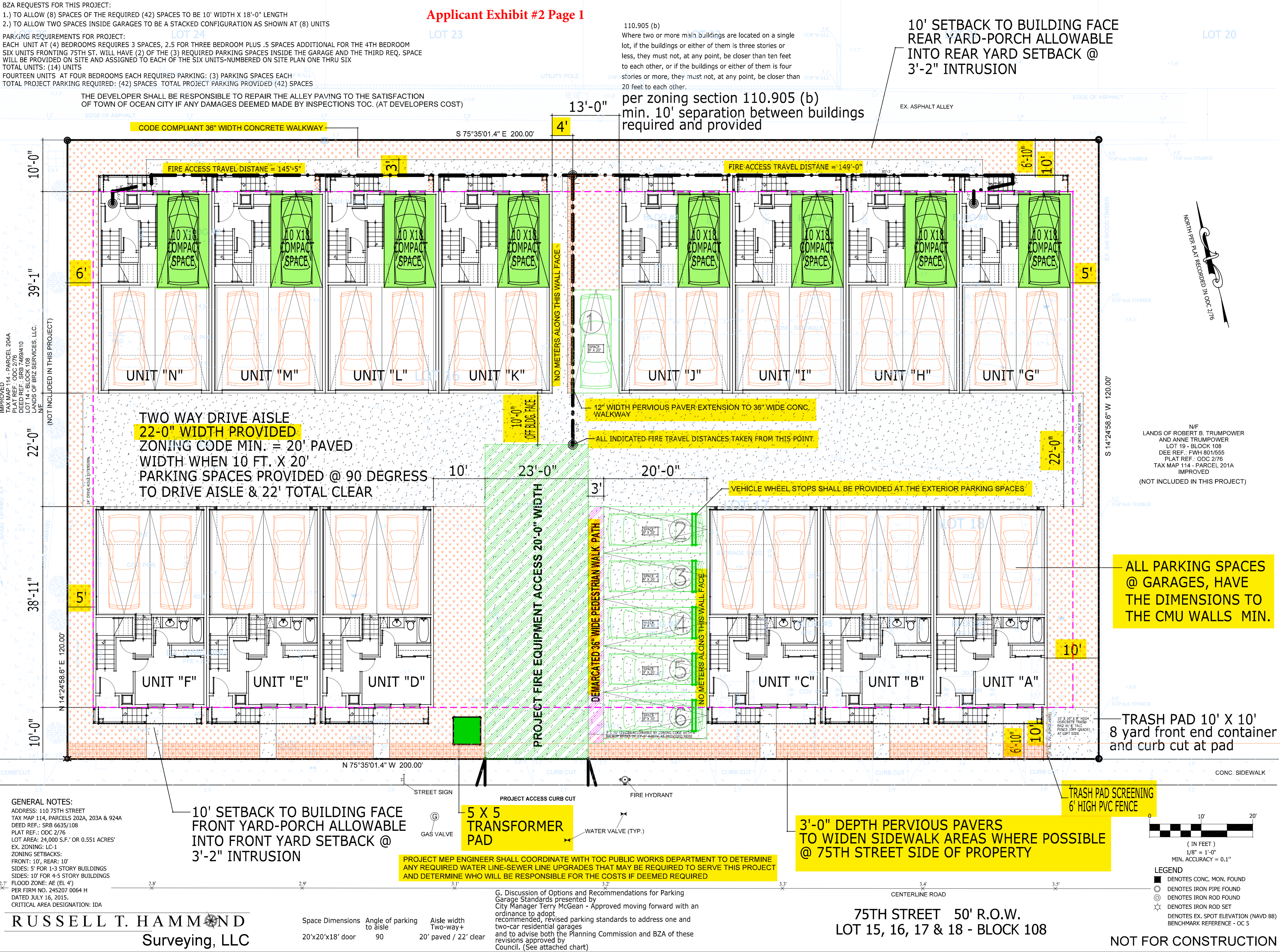
THE DEVELOPER SHALL BE RESPONSIBLE TO REPAIR THE ALLEY PAVING TO THE SATISFACTION
OF TOWN OF OCEAN CITY IF ANY DAMAGES DEEMED MADE BY INSPECTIONS TOC. (AT DEVELOPERS COST)

Applicant Exhibit #2 Page 1

110.905 (b)
Where two or more main buildings are located on a single lot, if the buildings or either of them is three stories or less, they must not, at any point, be closer than ten feet to each other, or if the buildings or either of them is four stories or more, they must not, at any point, be closer than 20 feet to each other.

per zoning section 110.905 (b)
min. 10' separation between buildings required and provided

10' SETBACK TO BUILDING FACE
REAR YARD-PORCH ALLOWABLE
INTO REAR YARD SETBACK @
3'-2" INTRUSION



104 75TH STREET TOWNHOMES ARCHITECTURAL PARKING PLAN

BZA SUBMITTALS - P AND Z SUBMITTALS

© Copyright Notice: CORE Design Group, 2020 - All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of CORE Design Group, Inc.	date 04/11/2024	project ngr. TEEN VERBARES	project no. BZA - 001	drawing set BZA-001 04 11 2024
---	--------------------	-------------------------------	--------------------------	-----------------------------------

drawing title

PARKING LAYOUT

sheet no.

A.200

NOT FOR CONSTRUCTION

BZA REQUESTS FOR THIS PROJECT:
1.) TO ALLOW (8) SPACES OF THE REQUIRED (42) SPACES TO BE 10' WIDTH X 18'-0" LENGTH
2.) TO ALLOW TWO SPACES INSIDE GARAGES TO BE A STACKED CONFIGURATION AS SHOWN AT (8) UNITS

PARKING REQUIREMENTS FOR PROJECT:
EACH UNIT AT (4) BEDROOMS REQUIRES 3 SPACES, 2.5 FOR THREE BEDROOM PLUS .5 SPACES ADDITIONAL FOR THE 4TH BEDROOM
SIX UNITS FRONTING 75TH ST. WILL HAVE (2) OF THE (3) REQUIRED PARKING SPACES INSIDE THE GARAGE AND THE THIRD REQ. SPACE
WILL BE PROVIDED ON SITE AND ASSIGNED TO EACH OF THE SIX UNITS-NUMBERED ON SITE PLAN ONE THRU SIX
TOTAL UNITS: (14) UNITS
FOURTEEN UNITS AT FOUR BEDROOMS EACH REQUIRED PARKING: (3) PARKING SPACES EACH
TOTAL PROJECT PARKING REQUIRED: (42) SPACES TOTAL PROJECT PARKING PROVIDED (42) SPACES

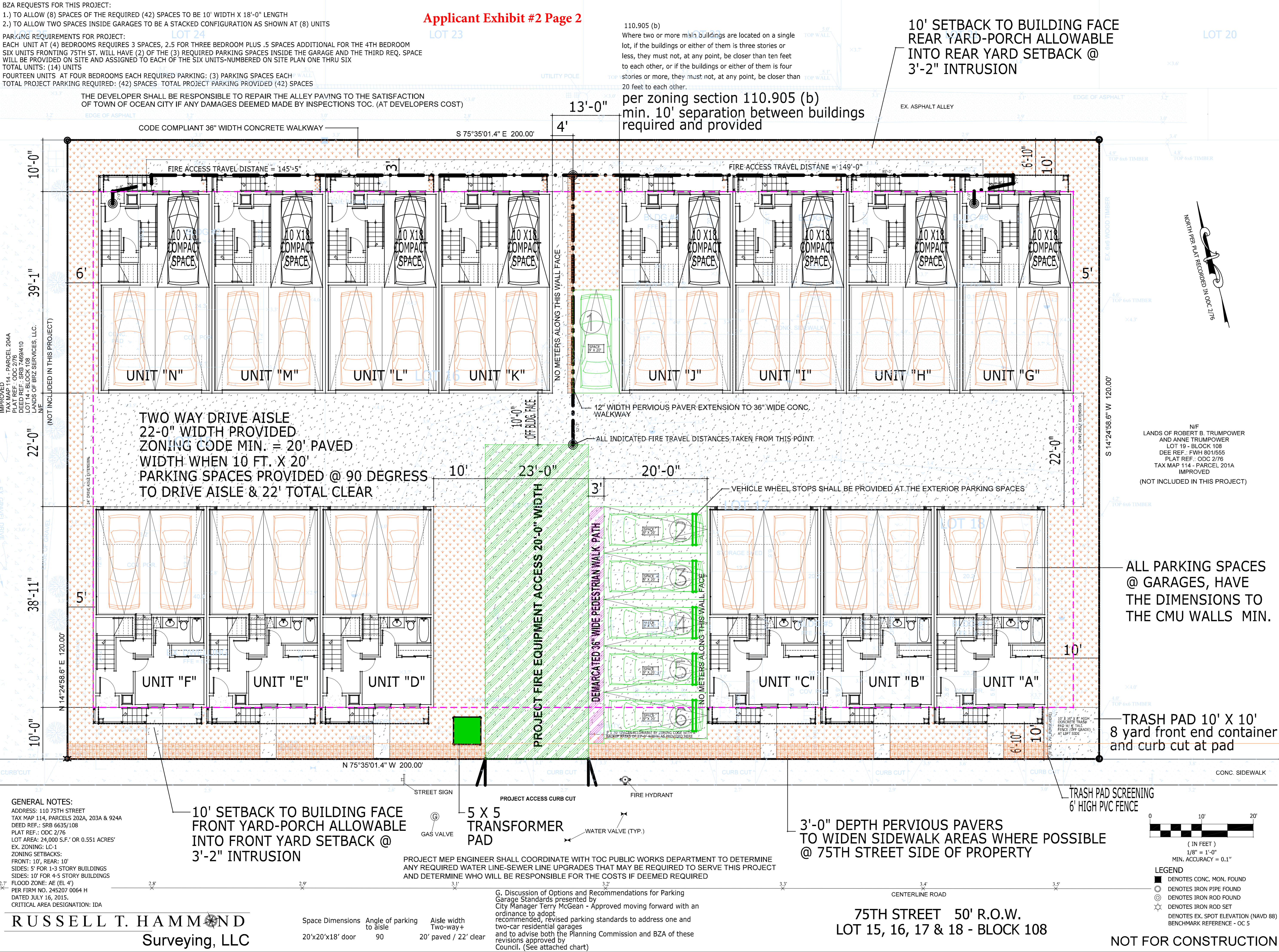
THE DEVELOPER SHALL BE RESPONSIBLE TO REPAIR THE ALLEY PAVING TO THE SATISFACTION
OF TOWN OF OCEAN CITY IF ANY DAMAGES DEEMED MADE BY INSPECTIONS TOC. (AT DEVELOPERS COST)

Applicant Exhibit #2 Page 2

110.905 (b)
Where two or more main buildings are located on a single lot, if the buildings or either of them is three stories or less, they must not, at any point, be closer than ten feet to each other, or if the buildings or either of them is four stories or more, they must not, at any point, be closer than 20 feet to each other.

per zoning section 110.905 (b)
min. 10' separation between buildings required and provided

10' SETBACK TO BUILDING FACE
REAR YARD-PORCH ALLOWABLE
INTO REAR YARD SETBACK @
3'-2" INTRUSION



GENERAL NOTES:
ADDRESS: 110 75TH STREET
TAX MAP 114, PARCELS 202A, 203A & 924A
DEED REF.: SRB 66335/108
PLAT REF.: ODC 2/76
LOT AREA: 24,000 S.F. OR 0.551 ACRES
EX. ZONING: LC-1
ZONING SETBACKS:
FRONT: 10', REAR: 10'
SIDES: 5' FOR 1-3 STORY BUILDINGS
SIDES: 10' FOR 4-5 STORY BUILDINGS
FLOOD ZONE: AE (EL. 4')
PER FIRM NO. 245207 0064 H
DATED JULY 16, 2015.
CRITICAL AREA DESIGNATION: IDA

10' SETBACK TO BUILDING FACE
FRONT YARD-PORCH ALLOWABLE
INTO FRONT YARD SETBACK @
3'-2" INTRUSION

5' X 5'
TRANSFORMER
PAD

PROJECT MEP ENGINEER SHALL COORDINATE WITH TOC PUBLIC WORKS DEPARTMENT TO DETERMINE
ANY REQUIRED WATER LINE-SEWER LINE UPGRADES THAT MAY BE REQUIRED TO SERVE THIS PROJECT
AND DETERMINE WHO WILL BE RESPONSIBLE FOR THE COSTS IF DEEMED REQUIRED

G. Discussion of Options and Recommendations for Parking
Garage Standards presented by
City Manager Terry McGean - Approved moving forward with an
ordinance to adopt
recommended, revised parking standards to address one and
two-car residential garages
and to advise both the Planning Commission and BZA of these
revisions approved by
Council. (See attached chart)

3'-0" DEPTH PERVIOUS PAVERS
TO WIDEN SIDEWALK AREAS WHERE POSSIBLE
@ 75TH STREET SIDE OF PROPERTY

TRASH PAD SCREENING
6' HIGH PVC FENCE

TRASH PAD 10' X 10'
8 yard front end container
and curb cut at pad

0 10' 20'
(IN FEET)
1/8" = 1'-0"
MIN. ACCURACY = 0.1"

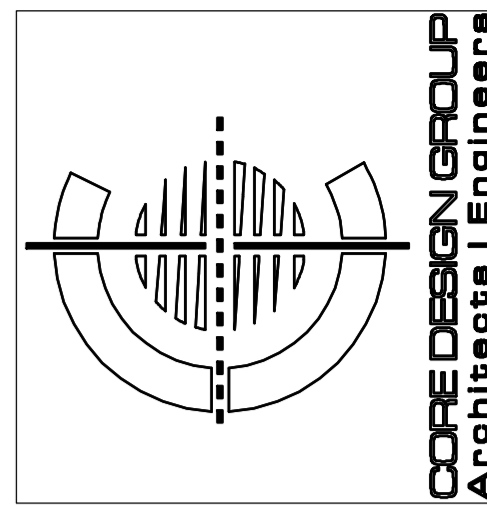
LEGEND
■ DENOTES CONC. MON. FOUND
○ DENOTES IRON PIPE FOUND
○ DENOTES IRON ROD FOUND
☆ DENOTES IRON ROD SET
○ DENOTES EX. SPOT ELEVATION (NAVD 88)
BENCHMARK REFERENCE - OC 5

RUSSELL T. HAMMOND
Surveying, LLC

Space Dimensions
20'x20'x18' door
Angle of parking
to aisle
90
Aisle width
Two-way +
20' paved / 22' clear

75TH STREET 50' R.O.W.
LOT 15, 16, 17 & 18 - BLOCK 108

NOT FOR CONSTRUCTION



104 75TH STREET TOWNHOMES ARCHITECTURAL PARKING PLAN

BZA SUBMITTALS - P AND Z SUBMITTALS

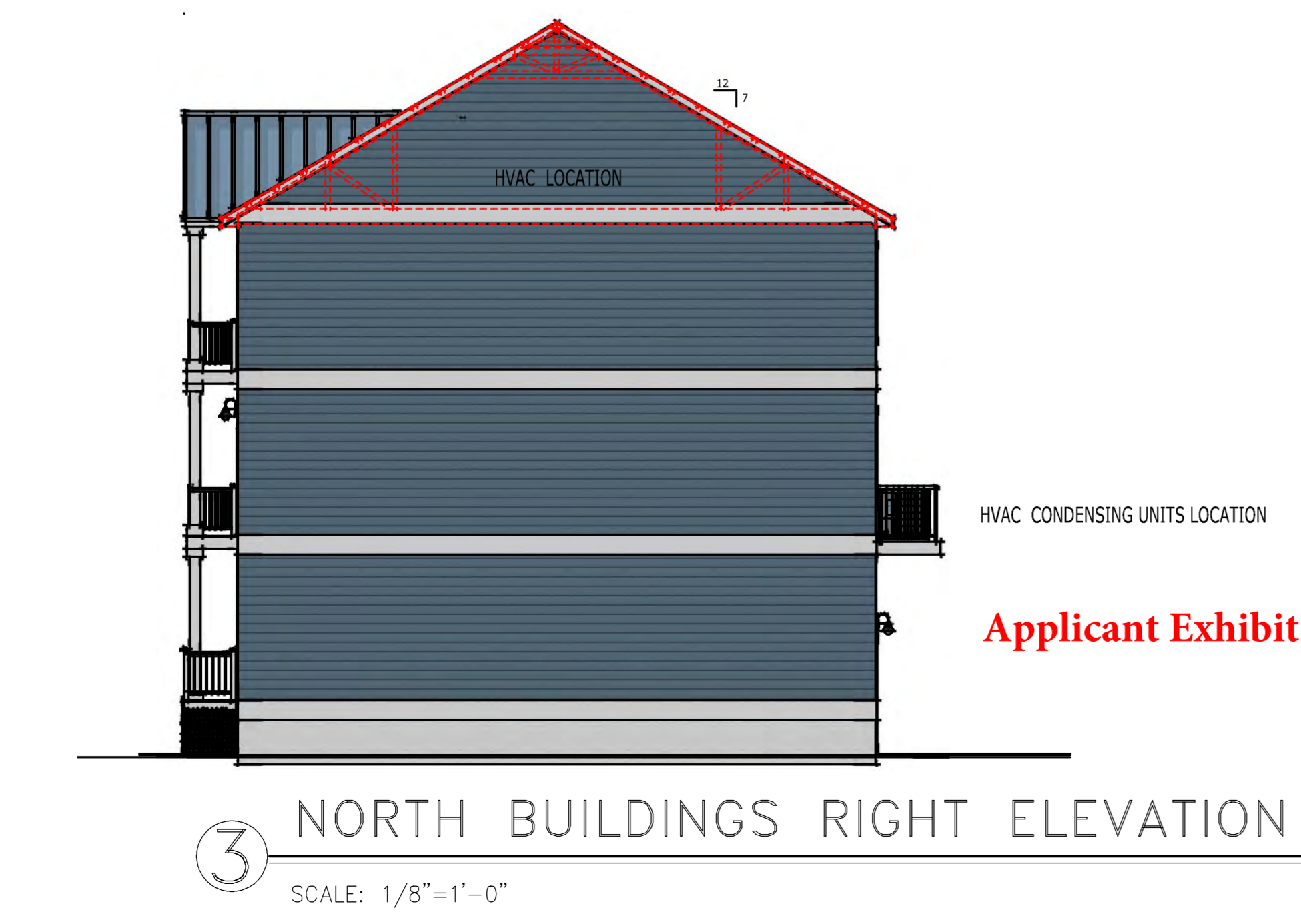
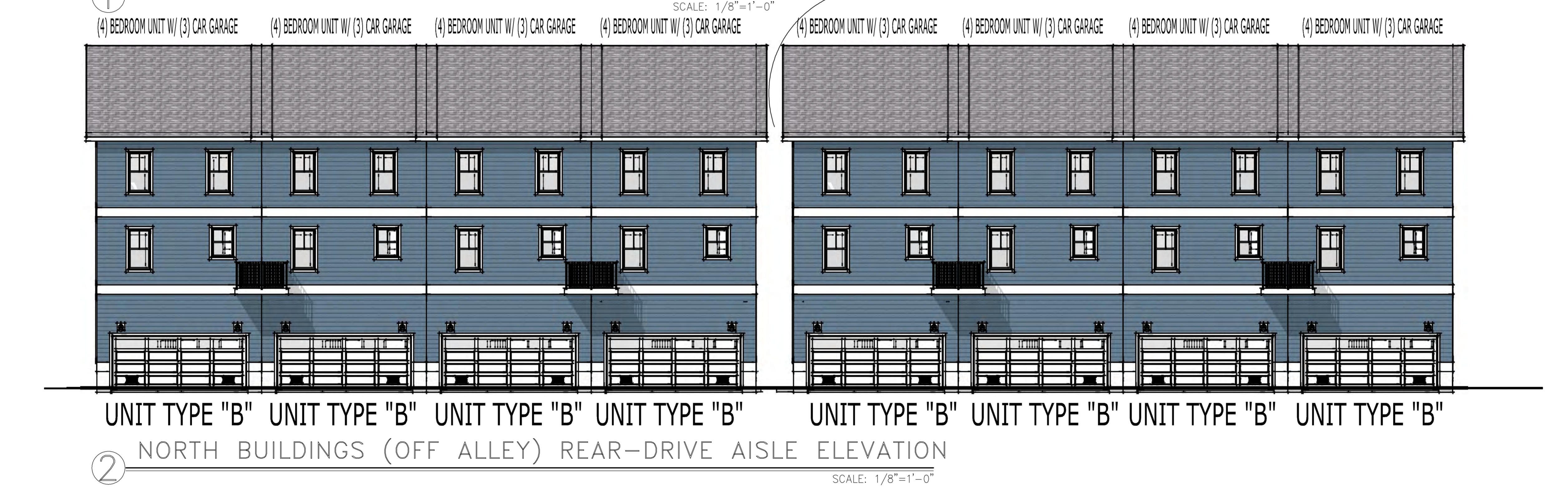
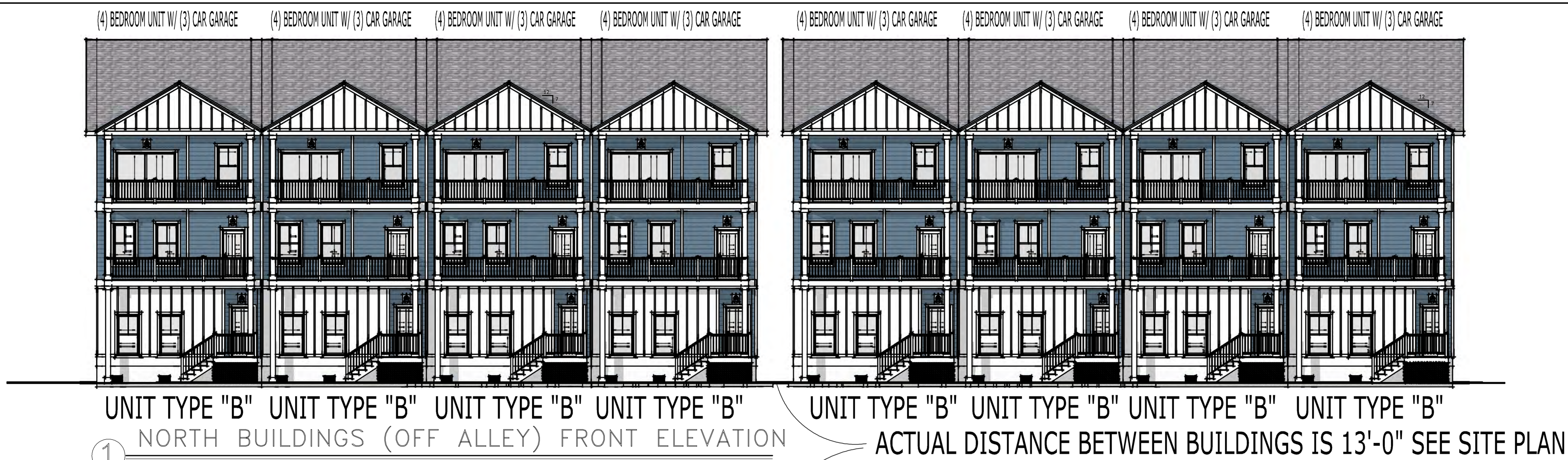
© Copyright Notice: CORE Design Group, 2020 - All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of CORE Design Group.	date 04/11/2024	project ngr. TEEN VERBARES	project no. BZA - 001	drawing set BZA-001 04 11 2024
---	--------------------	-------------------------------	--------------------------	-----------------------------------

drawing title

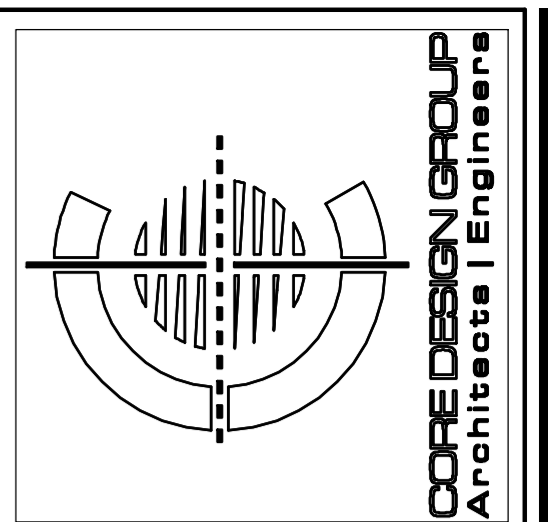
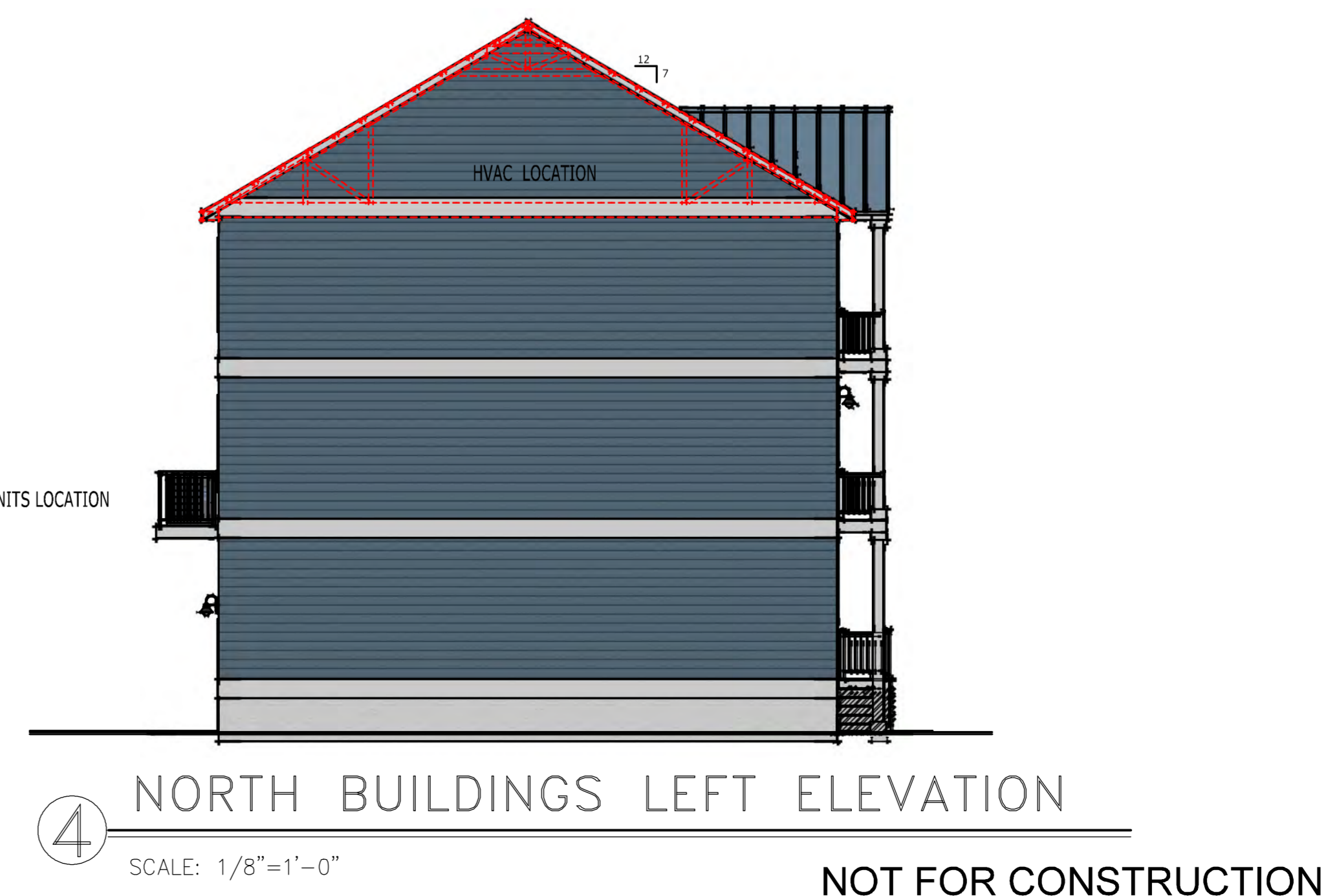
PARKING LAYOUT

sheet no.

A.200



Applicant Exhibit #2 Page 3



seal / stamp

date

75TH STREET TOWNHOMES

BZA SUBMITTALS

© Copyright Notice: CORE Design Group, 2020 - All rights reserved. These plans are the property of CORE Design Group. No part of these plans, in whole or in part, without the written permission of CORE Design Group is forbidden.			
date	04/11/2024	project mgr.	TEEN VERBARES
project no.	BZA - 001	drawing set	BZA-001 04 11 2024

drawing title

ELEVATIONS

sheet no.

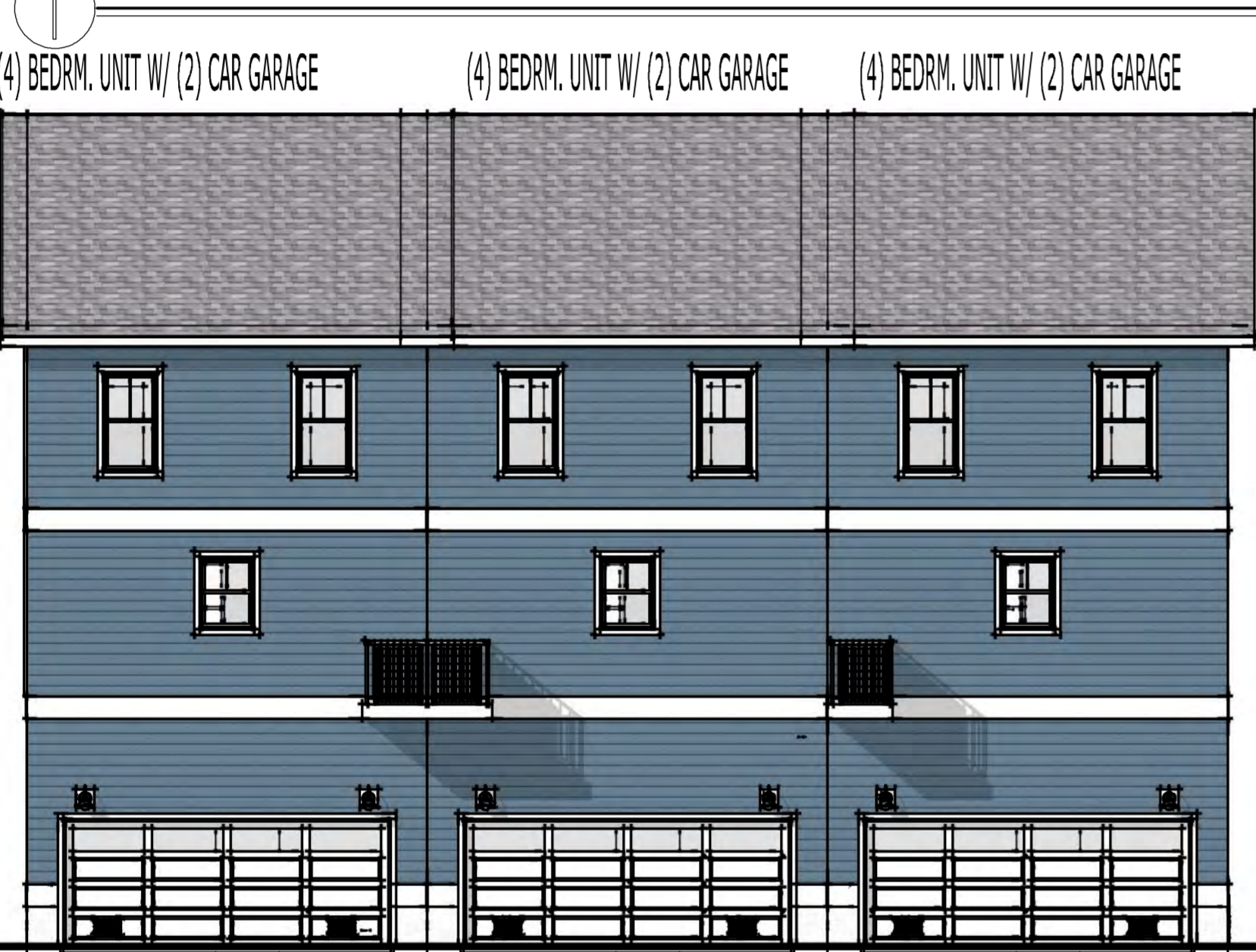
A.001

NOT FOR CONSTRUCTION



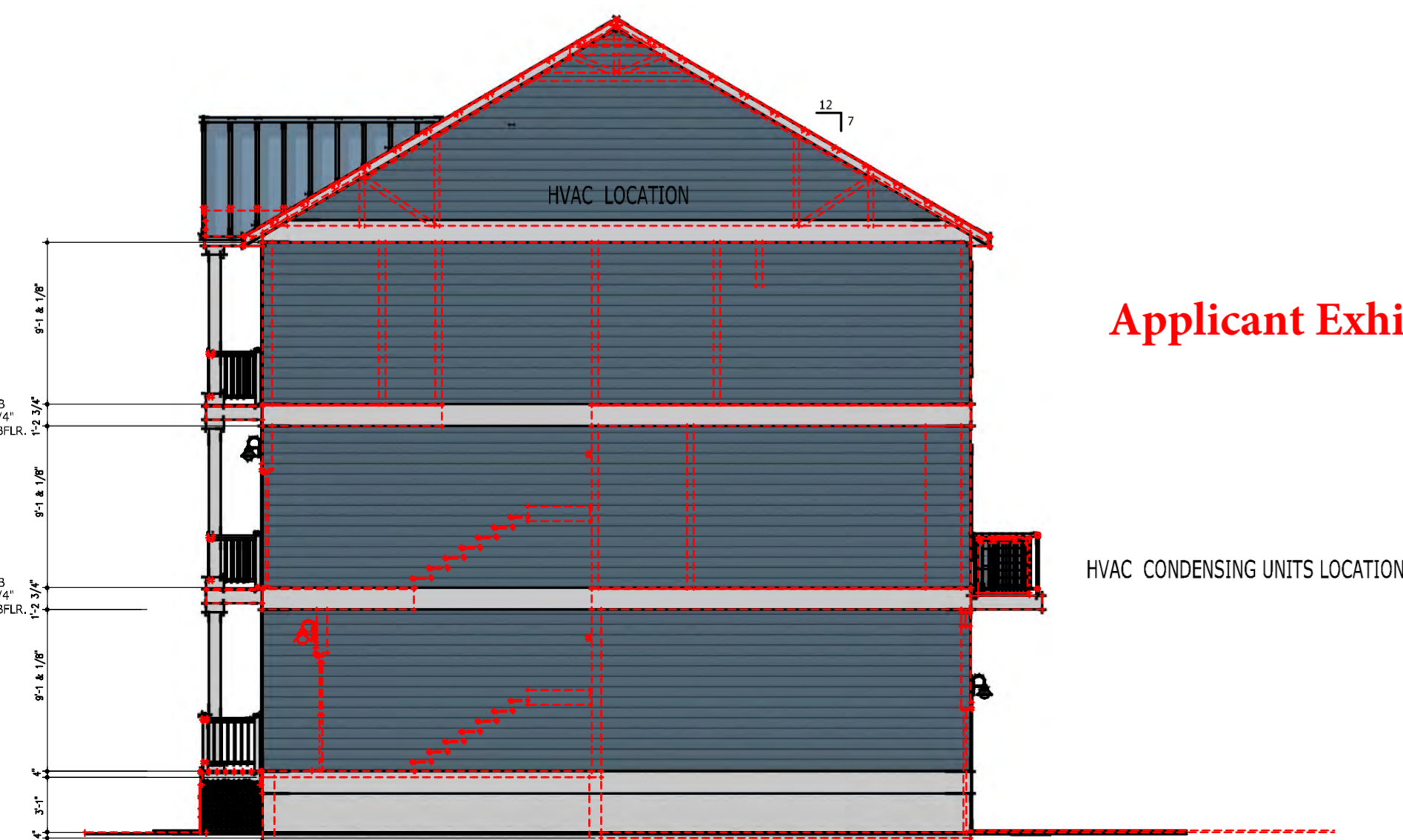
UNIT TYPE "A" UNIT TYPE "A" UNIT TYPE "A"

1 SOUTH BUILDINGS (OFF 75TH ST) FRONT ELEVATION



UNIT TYPE "A" UNIT TYPE "A" UNIT TYPE "A"

2 SOUTH BUILDINGS (OFF 75TH ST) REAR-DRIVE AISLE ELEVATION

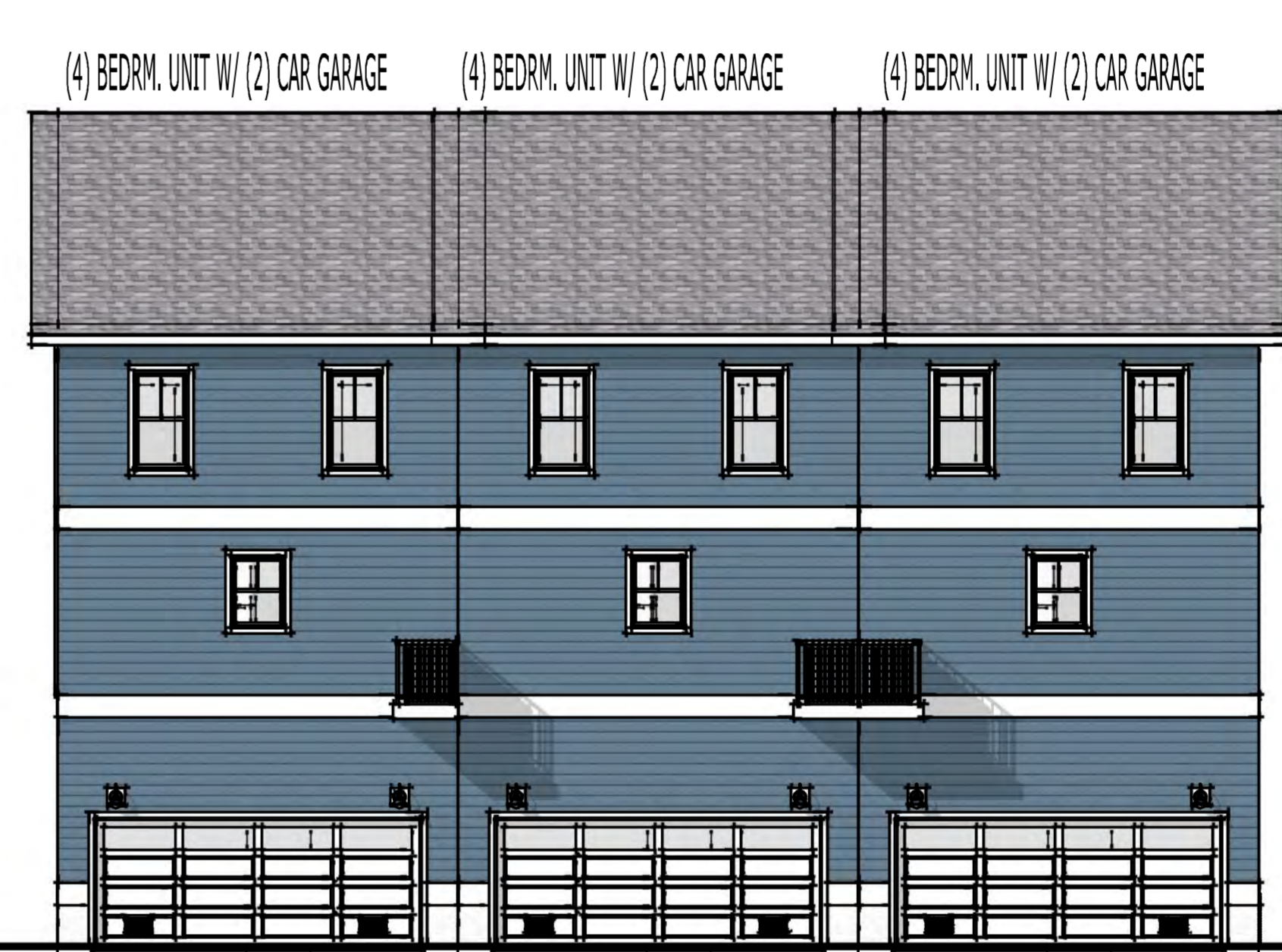


3 SOUTH BUILDINGS RIGHT ELEVATION

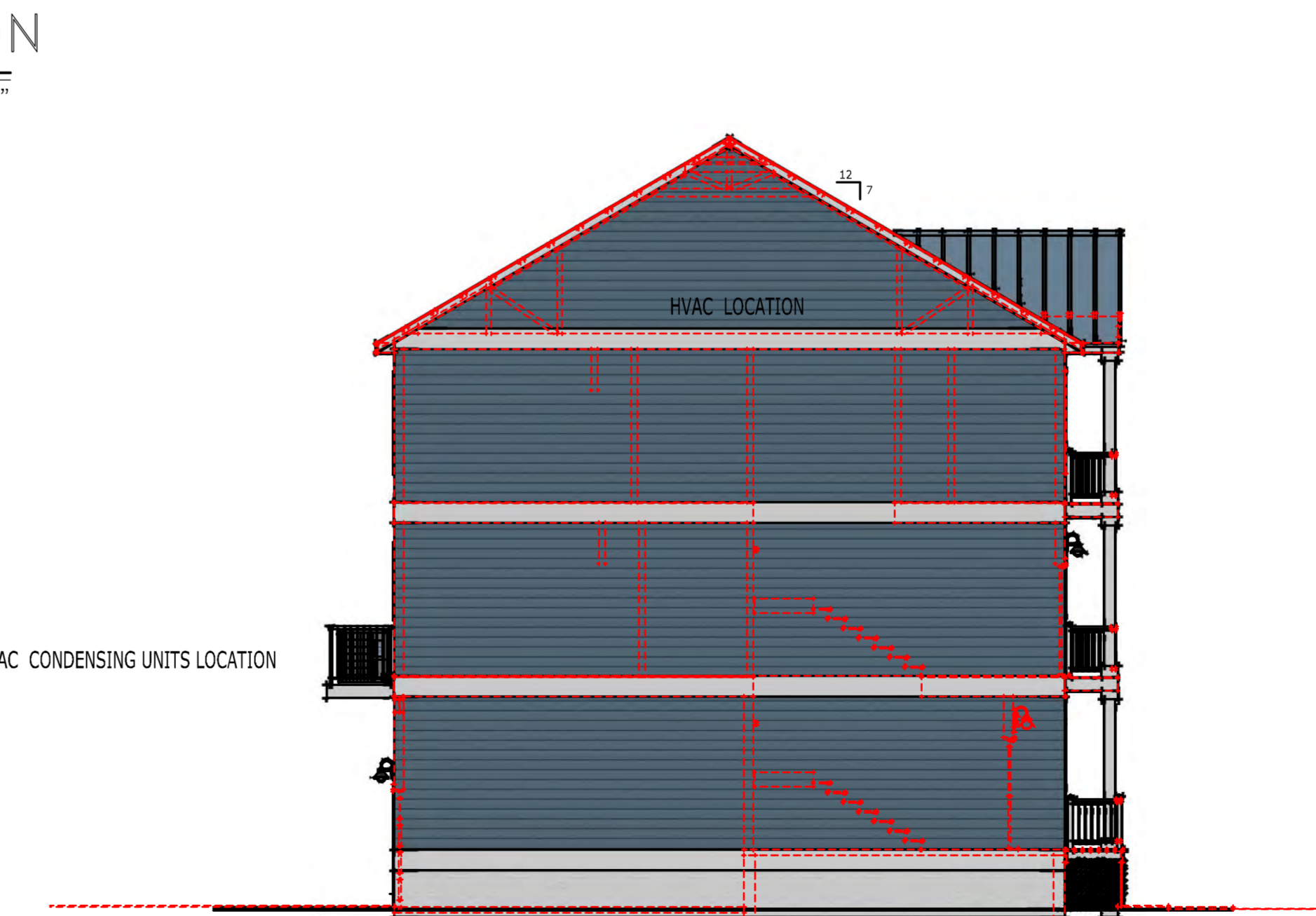
SCALE: 1/8"=1'-0"



UNIT TYPE "A" UNIT TYPE "A" UNIT TYPE "A"



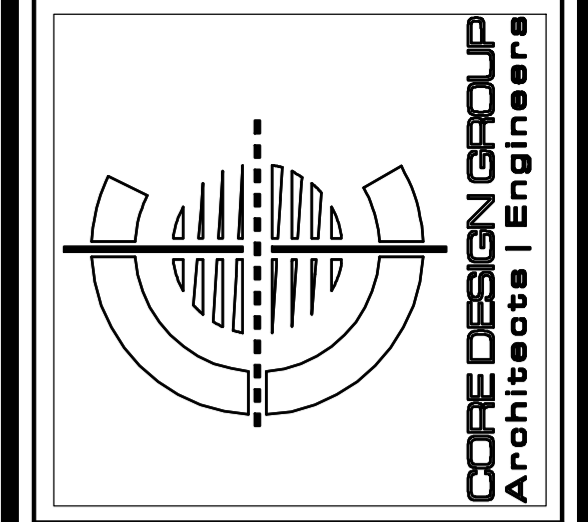
UNIT TYPE "A" UNIT TYPE "A" UNIT TYPE "A"



4 SOUTH BUILDINGS LEFT ELEVATION

SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION



seal / stamp

date

75TH STREET TOWNHOMES

BZA SUBMITTALS

© Copyright Notice: CORE Design Group, 2020. All Rights Reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CORE Design Group, Inc.			
date	04/11/2024	project mgr.	TEEN VERBAEKE
project no.	BZA - 001	drawing set	BZA-001 04 11 2024

drawing title

ELEVATIONS

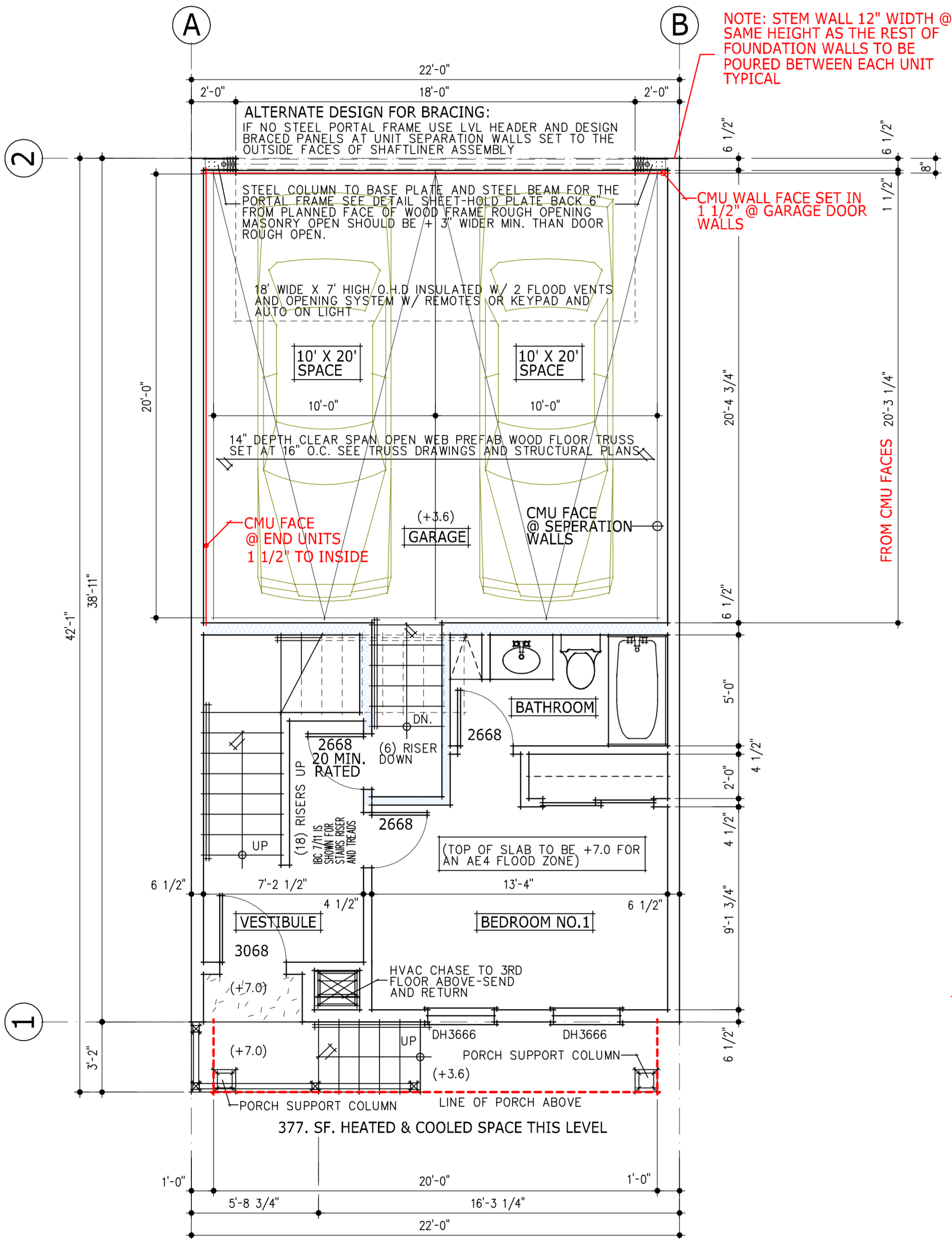
sheet no.

A.002

Applicant Exhibit #2 Page 4

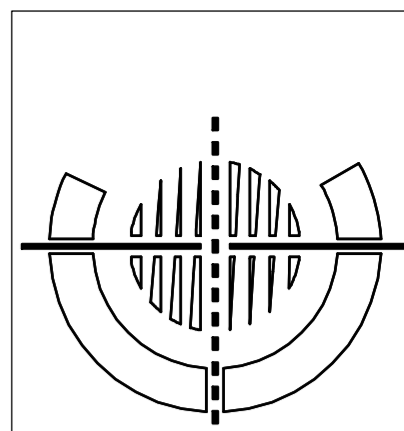
Space Dimensions Angle of parking Aisle width
20'x20'x18' door 90 20' paved / 22' clear

G. Discussion of Options and Recommendations for Parking
Garage Standards presented by
City Manager Terry McGean - Approved moving forward with an
ordinance to adopt
recommended, revised parking standards to address one and
two-car residential garages
and to advise both the Planning Commission and BZA of these
revisions approved by
Council. (See attached chart)



1 1ST LEVEL PLAN UNIT TYPE A
SCALE: 1/4"=1'-0"
IRC CODE SEE TOWN OF OC WEBSITE FOR CURRENT ADOPTED EDITION
STAIRS TO BE IBC STANDARD FOR TRAVERSING COMFORTABLY

ADDITIONAL REQUIRED PARKING IS PROVIDED FOR THESE UNITS ON SITE



75TH STREET TOWNHOMES
UNIT TYPE "A"

18 Core Design Group, Inc. 2024. All Rights Reserved. These plans are the property of Core Design Group, Inc. Any use or reproduction of these plans without the written permission of Core Design Group, Inc. is prohibited.	
date	04/11/2024
project mgr.	TEEN VERBARES
project no.	BZA - 001
drawing set	BZA-001 04 11 2024

drawing title

LEVEL 1 FLR PLAN

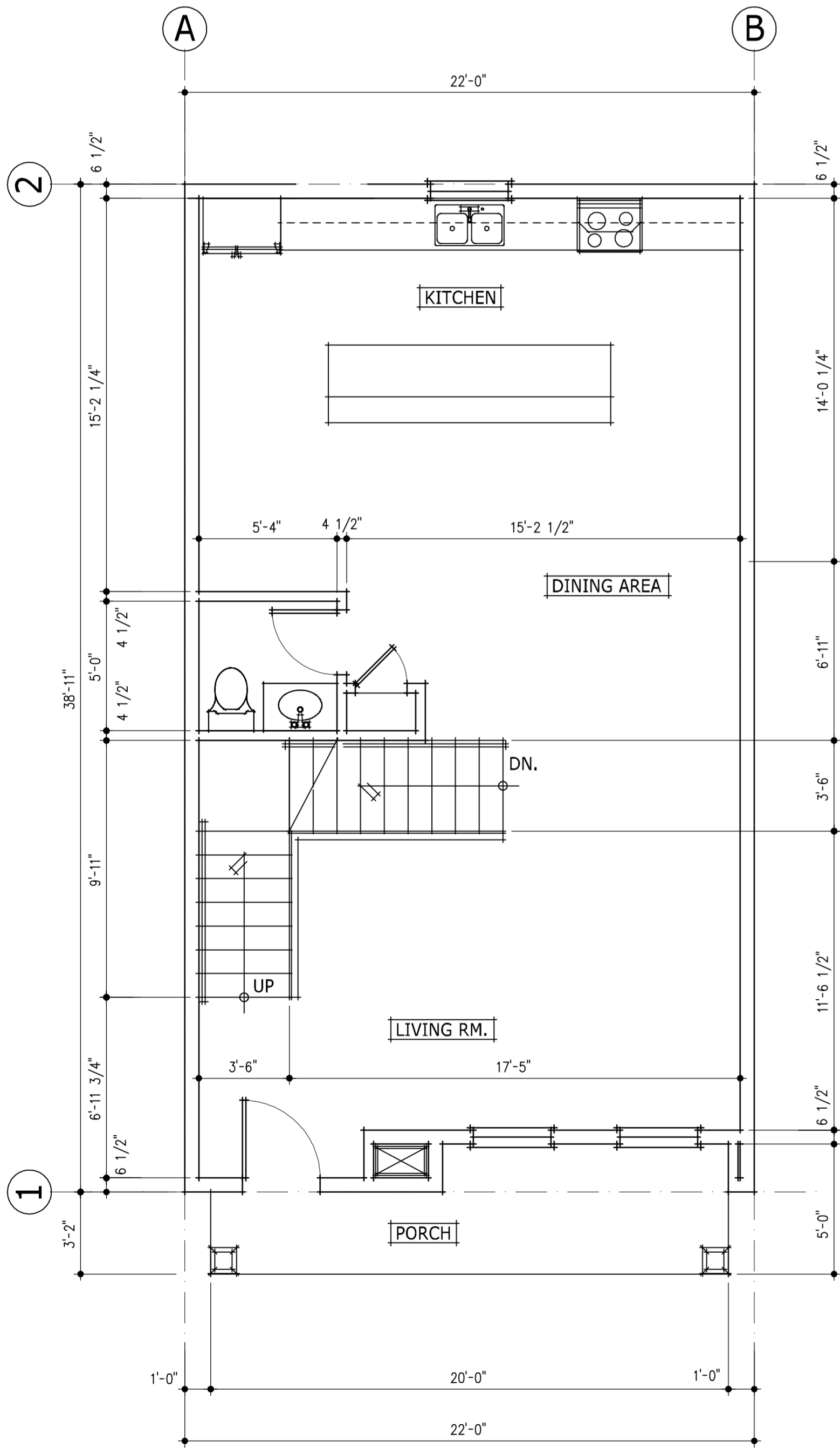
sheet no.

A.100

NOT FOR CONSTRUCTION

Space Dimensions	Angle of parking to aisle	Aisle width Two-way+
20'x20'x18' door	90	20' paved / 22' clear

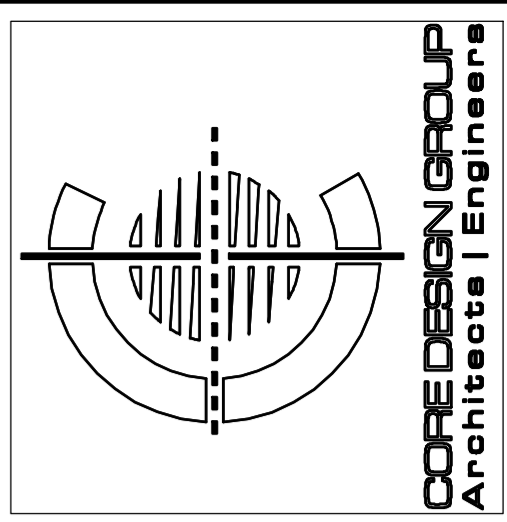
G. Discussion of Options and Recommendations for Parking Garage Standards presented by City Manager Terry McGean - Approved moving forward with an ordinance to adopt recommended, revised parking standards to address one and two-car residential garages and to advise both the Planning Commission and BZA of these revisions approved by Council. (See attached chart)



1 2ND LEVEL PLAN UNIT TYPE A
SCALE: 1/4"=1'-0"

Applicant Exhibit #2 Page 6

NOT FOR CONSTRUCTION



seal / stamp	date
--------------	------

75TH STREET TOWNHOMES
UNIT TYPE "A"

© Copyright Notice, CORE Design Group, 2020 - All Rights Reserved. These plans are the property of CORE Design Group and are not to be reproduced or used in whole or in part without the written permission of CORE Design Group is forbidden.	
date	project npr.
04/11/2024	TEEN VERBARES
project no.	BZA - 001
drawing set	BZA-001 04 11 2024

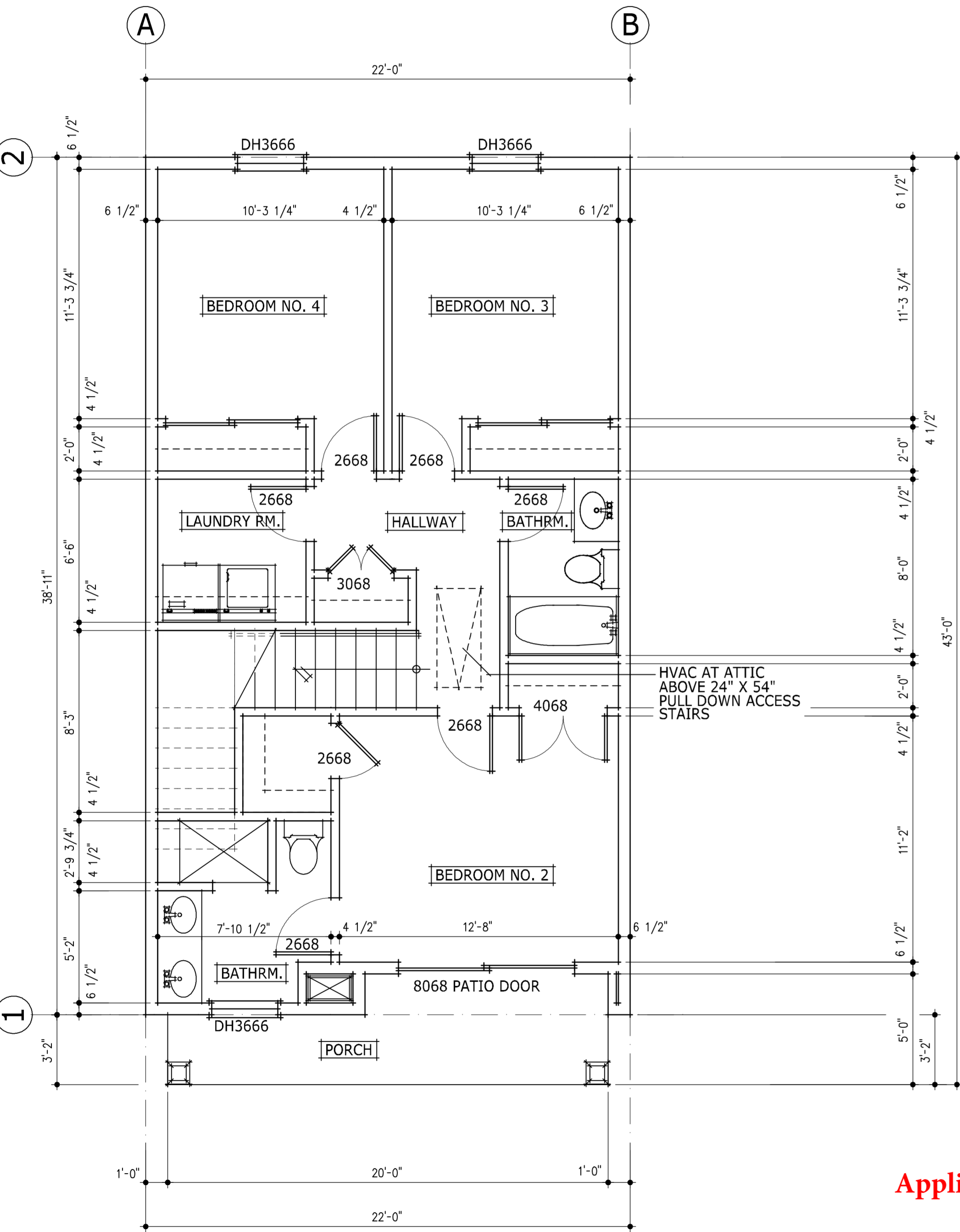
drawing title

LEVEL 2 FLR PLAN

sheet no.
A.101

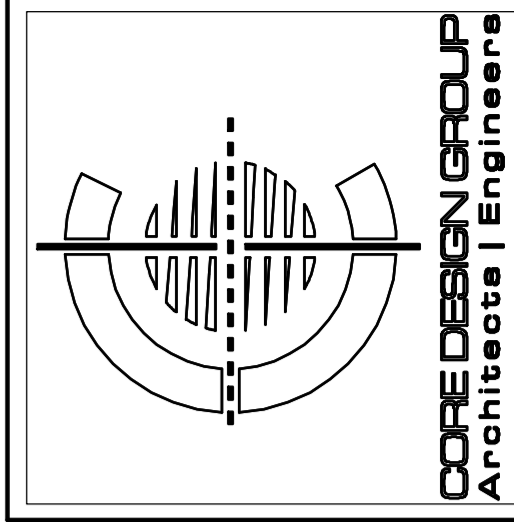
Space Dimensions Angle of parking Aisle width
20'x20'x18' door 90 20' paved / 22' clear

G. Discussion of Options and Recommendations for Parking
Garage Standards presented by
City Manager Terry McGean - Approved moving forward with an
ordinance to adopt
recommended, revised parking standards to address one and
two-car residential garages
and to advise both the Planning Commission and BZA of these
revisions approved by
Council. (See attached chart)



1 3RD LEVEL PLAN UNIT TYPE A
SCALE: 1/4"=1'-0"

Applicant Exhibit #2 Page 7



seal / stamp	date
--------------	------

75TH STREET TOWNHOMES
UNIT TYPE "A"

© Copyright Notice: CORE Design Group, 2020 - All Rights Reserved. These plans are the property of CORE Design Group. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of CORE Design Group is forbidden.			
date	04/11/2024	project mgr.	TEEN VERBARES
project no.	BZA - 001		
drawing set	BZA-001 04 11 2024		

drawing title

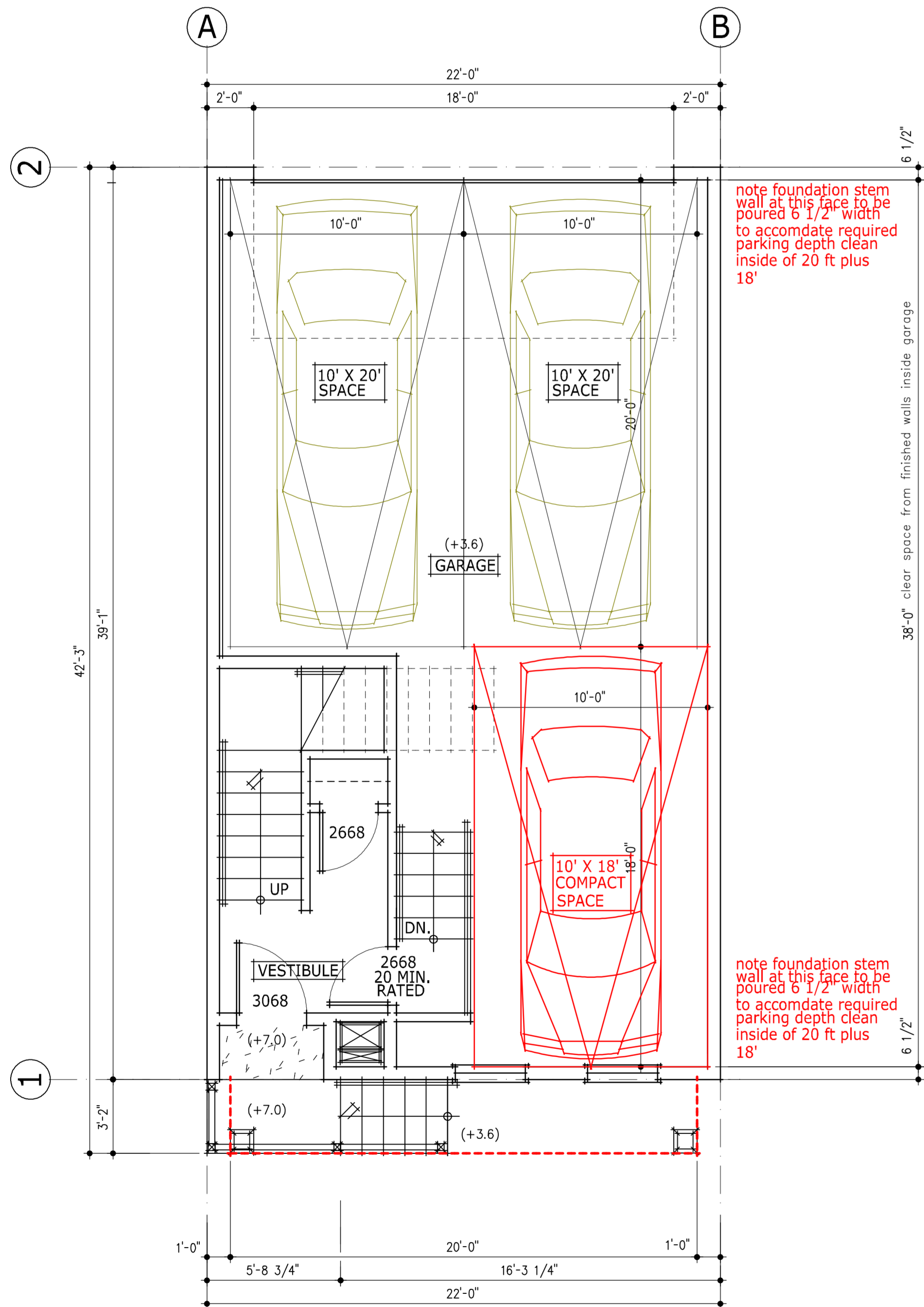
LEVEL 3 FLR PLAN

sheet no.
A.102

NOT FOR CONSTRUCTION

G. Discussion of Options and Recommendations for Parking
Garage Standards presented by
City Manager Terry McGean - Approved moving forward with an
ordinance to adopt
recommended, revised parking standards to address one and
two-car residential garages
and to advise both the Planning Commission and BZA of these
revisions approved by
Council. (See attached chart)

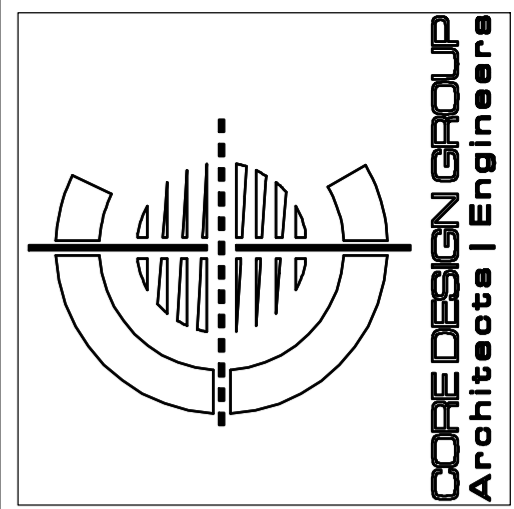
Space Dimensions Angle of parking Aisle width
20'x20'x18' door to aisle Two-way+
90 20' paved / 22' clear



1 1ST LEVEL PLAN UNIT TYPE B
SCALE: 1/4"=1'-0" IRC CODE SEE TOWN OF OC WEBSITE FOR CURRENT ADOPTED EDITION
STAIRS TO BE IBC STANDARD FOR TRAVERSING COMFORTABLY

REQUIRED PARKING IS PROVIDED FOR THESE UNITS @ GARAGE
SUBJECT TO BZA APPROVAL OF ONE SPACE TO BE OF COMPACT SIZE
AT 10 FEET WIDTH X 18 FEET LENGTH A 2 FT. REDUCTION IN LENGTH ONLY

Applicant Exhibit #2 Page 8



seal / stamp date

75TH STREET TOWNHOMES
UNIT TYPE "B"
BZA SUBMITTALS

© Copyright Notice: CORE Design Group, 2020 - All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CORE Design Group. Any use or reproduction of these plans, in whole or in part, without the written permission of CORE Design Group is prohibited.			
date	04/11/2024	project mgr.	TEEN VERBARES
project no.	BZA - 001	drawing set	BZA-001 04 11 2024

drawing title

LEVEL 1 FLR PLAN

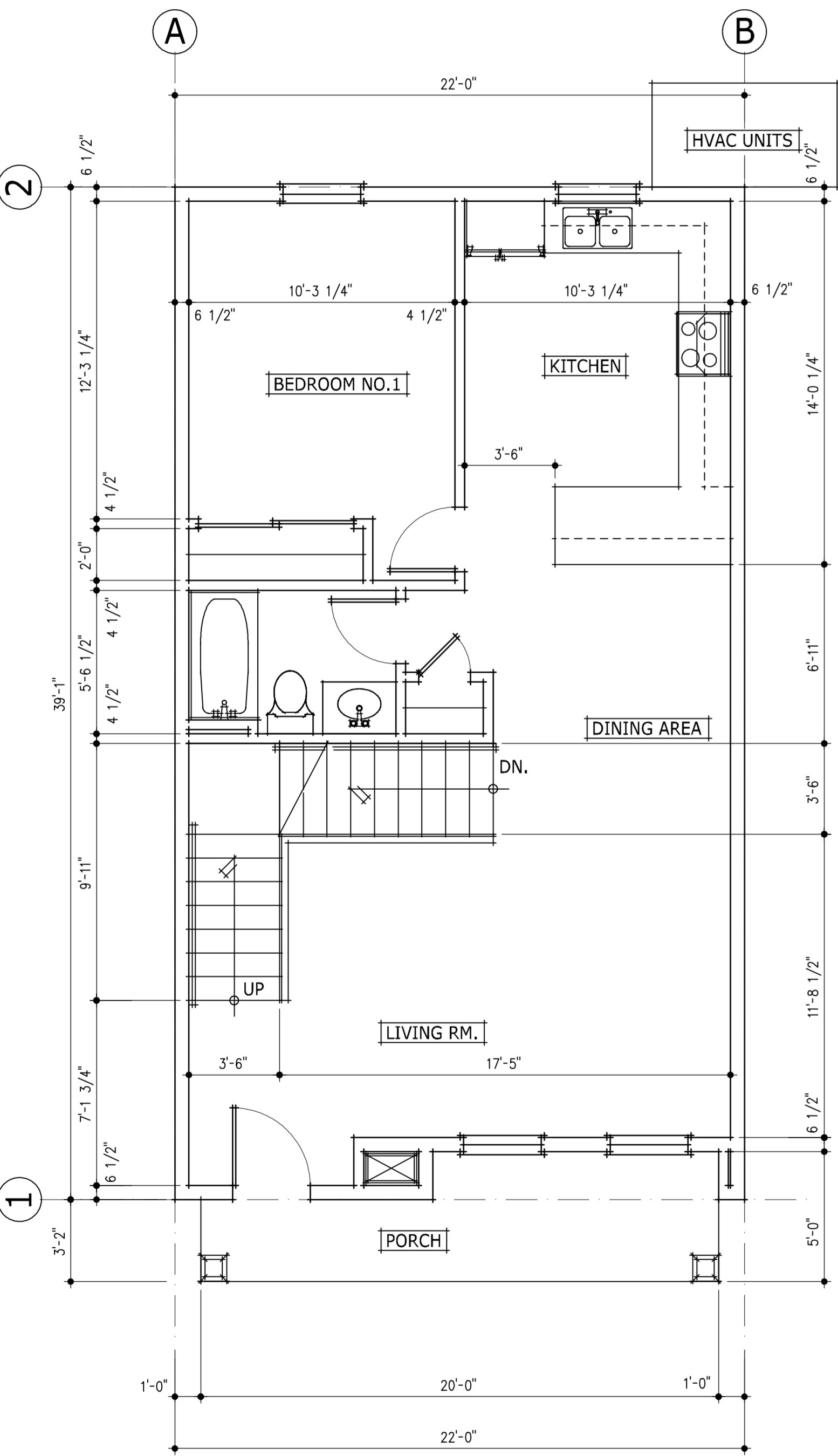
sheet no.

A.103

NOT FOR CONSTRUCTION

Space Dimensions Angle of parking Aisle width
20'x20'x18' door 90 Two-way+
20' paved / 22' clear

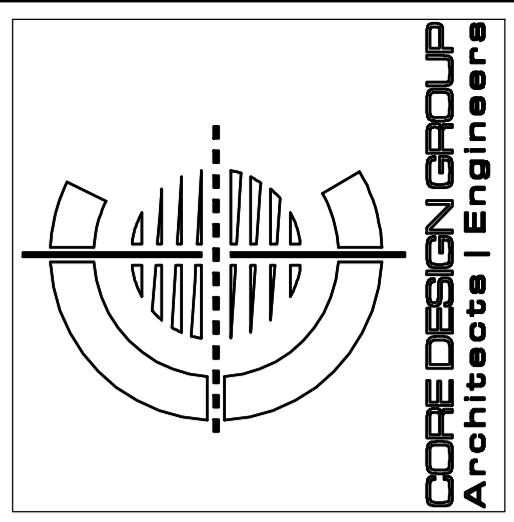
G. Discussion of Options and Recommendations for Parking
Garage Standards presented by
City Manager Terry McGean - Approved moving forward with an
ordinance to adopt
recommended, revised parking standards to address one and
two-car residential garages
and to advise both the Planning Commission and BZA of these
revisions approved by
Council. (See attached chart)



1 2ND LEVEL PLAN UNIT TYPE B
SCALE: 1/4"=1'-0"

Applicant Exhibit #2 Page 9

NOT FOR CONSTRUCTION



seal / stamp	date
--------------	------

75TH STREET TOWNHOMES
UNIT TYPE "B"
BZA SUBMITTALS

© Copyright Notice, CORE Design Group, 2020 - All Rights Reserved. These plans are the property of CORE Design Group. No part of these plans, in whole or in part, without the written permission of CORE Design Group is forbidden.			
date	04/11/2024	project mgr	TEEN VERBARES
project no.	BZA - 001		
drawing set	BZA-001 04 11 2024		

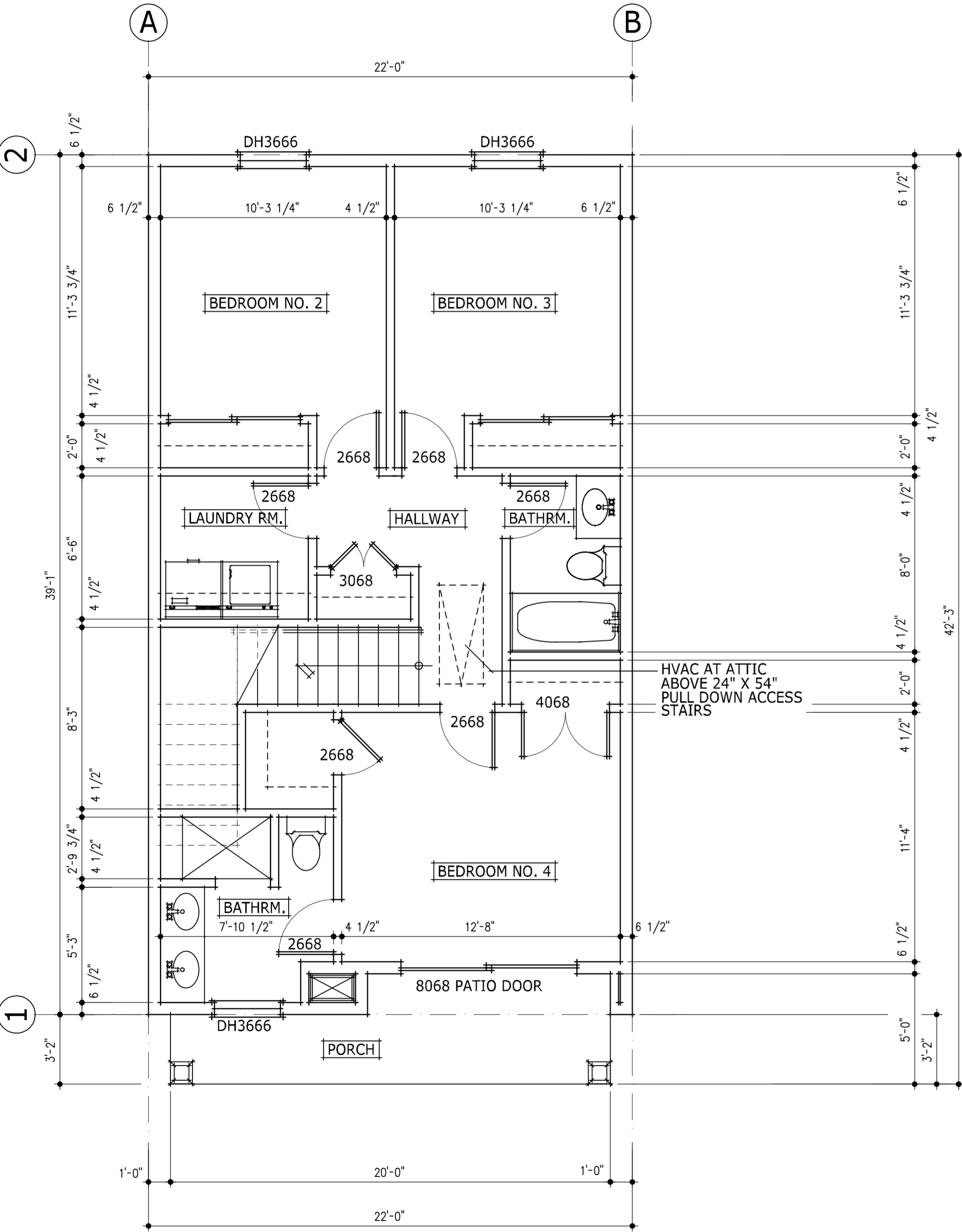
drawing title

LEVEL 2 FLR PLAN

sheet no.
A.104

Space Dimensions Angle of parking Aisle width
20'x20'x18' door 90 Two-way+
20' paved / 22' clear

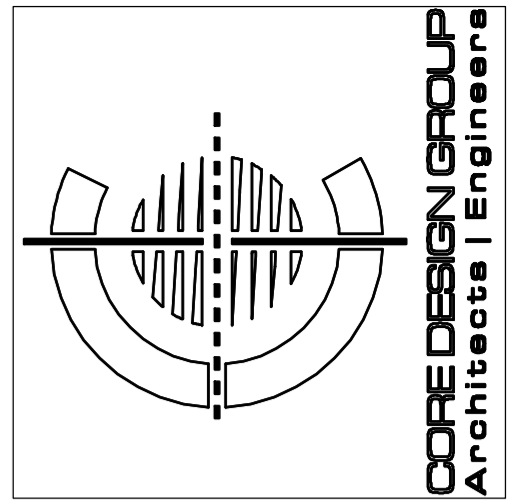
G. Discussion of Options and Recommendations for Parking
Garage Standards presented by
City Manager Terry McGean - Approved moving forward with an
ordinance to adopt
recommended, revised parking standards to address one and
two-car residential garages
and to advise both the Planning Commission and BZA of these
revisions approved by
Council. (See attached chart)



1 3RD LEVEL PLAN UNIT TYPE B
SCALE: 1/4"=1'-0"

Applicant Exhibit #2 Page 10

NOT FOR CONSTRUCTION



seal / stamp

date

75TH STREET TOWNHOMES
UNIT TYPE "B"
BZA SUBMITTALS

Copyright Notice: CORE Design Group, 2020. All Rights Reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CORE Design Group, Inc.			
date	04/11/2024	project mgr.	TEEN VERGARES
project no.	BZA-001		
drawing set	BZA-001 04 11 2024		

drawing title
LEVEL 3 FLR PLAN

sheet no.
A.105