OCEAN CITY DEVELOPMENT CORPORATION

To: Planning & Zoning Commission members
From: Glenn Irwin, Executive Director, OCDC
Date: June 18, 2019
Re: Proposed site plan for 206 N. Division Street

The OCDC’s Downtown Design Committee has met with the applicant’s architect and reviewed the proposed townhouse project at 206 N. Division Street.

This proposed project will be a tremendous improvement to this important Route 50 Gateway into Ocean City. The existing building has been an eyesore for many years. This new redevelopment project is an attractive building which will complement the other building improvements that have occurred in the past few years along this corridor.

Below are our following other comments:

1) The OCDC would like to ensure that the project include its four garage doors rather than having an open first floor parking area.

2) The final siding material and building colors shall be approved by OCDC.

3) The proposed fencing on the eastside of building appears to be a 4 feet high wood fence. This fencing material as well as a vinyl fencing material is fine.

4) The support columns of the porch area should be a minimum of 6” x 6” in diameter.

5) The project owner should keep in mind the best placement of a project sign that is not shown on this site plan nor elevations.

Please give me a call at (410) 289-7739 if you have any questions.

cc: Bill Neville, Director of Planning & Community Development, Town of OC
Frank Hall, Zoning Administrator, Town of OC
Heather Morrison, Fisher Architecture
PRELIMINARY ALTERNATIVE 5A: NORTH PARALLEL BRIDGE
30' HIGH DRAW SPAN

LEGEND
- Proposed Roadway
- Proposed Bridge
- Proposed Drawbridge
- Proposed Right of Way
- Existing Right of Way
- Potential Residential Displacement
- Potential Commercial Displacement
- Waters of the U.S.
- Park Boundary
- National Historic Register Eligible
- FEMA 100 Year Floodplain
- 1/4 Mile Bird Colony Buffer
- Wetland
- Navigational Channel

US 50 CROSSING STUDY
PRELIMINARY ALTERNATIVE 5A
MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
PROJECT PLANNING DIVISION
SCALE: 1"=50'
JUNE 2018