

**FEBRUARY 19, 2014**  
**CITY OF OCEAN CITY**  
**ZONING BOARD**  
**REGULAR MEETING MINUTES**

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The Meeting was called to order at 7:00 by Jaime Cornell Fine; announced meeting had been advertised pursuant to P.L. 1975, Chapter 231 also known as the Open Public Meetings Act; asked everyone to rise for the flag salute.

**Zoning Board Roll Call:**

**Present:** Mr. Buck, Mr. Constable, Mr. Frost, Mr. Houck, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

**Absent:** Mr. Lucey and Mr. Petrozza

Mark Stein was the attorney for the Board, David Battistini was the Planner/Engineer for the Board and Jaime M. Cornell-Fine was Secretary for the Board.

**Secretary report(s):**

**Adopt 1/15/14 Meeting Minutes-** adopted unanimously.

**Memorialize resolutions:** ZC13-031 Maggitti- adopted unanimously.

**Meeting was turned over to the Chairperson.**

**New Business:**

1. **ZC13-047 Brenda Lowry, 3301 Central Avenue, Block 3301, Lot 10, R-2-40 Zone**

Existing: Single family

**Proposed:** New duplex requiring lot area variance.

**Attorney:** Jon Batastini, 801 Asbury Avenue Ste. 412, Ocean City, introduced the application and provided brief description of application.

**Professionals:** Andrew Bechtold, of George Wray Thomas, 599 Shore Road, Somers Point, Professional Architect, provided information about development and for the need for variance relief.

**Exhibit(s):** None.

**Public comment:** Christian Rodenhaver, 2477 Woodlyn Rd, Bryn Athryn, PA, opposed to application.

**Granted 7-0, with conditions; needs revisions; cost estimate.**

2. **ZC14-001 Dana & Bill Van Sant, 1356 Simpson Avenue, Block 1308, Lot 32, R-1-40 Zone**

Existing: Single family

**Proposed:** Elevate existing structure requiring front yard, rear yard, side yard and aggregate side yard setback variances.

**Attorney:** Keith Davis, 4030 Ocean Heights Ave, Egg Harbor Township, introduced the application and provided brief description of application.

**Professionals:** Christina Amey, PO Box 1320, Ocean City, Professional Architect, provided information about renovation and for the need for variance relief.

**Applicant:** Dana Van Sant, provided information about proposal.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 7-0, with conditions; needs revisions.**

3. **ZC14-003 Charles McHugh, 221 W. 17<sup>th</sup> Street, Block 1709, Lot 3, BN Zone**

Existing: Single family

**Proposed:** Elevate existing structure requiring rear and side yard setback variances.

**Attorney:** None.

**Applicant:** Charles McHugh, provided information about proposal.

**Professionals:** James Chadwick, 841 Central Ave Ste 1, Ocean City, Professional Architect, provided information about renovation and for the need for variance relief. Applicant's additional request for variance relief for utility platform and steps in the side yard was withdrawn.

**Exhibit(s):** A1- 5 sheets of photographs.

**Public comment:** John Bowers, 225 W 17<sup>th</sup> Street, opposed to rear deck and stairs.

**Granted 6-1, Mr. Waddell voting in the negative; with conditions; needs revisions; cost estimate.**

4. **Review revision(s) to Board application including checklist for minor site plans- acceptable.**

**Adjournment:** 9:20 pm

Adopted: 3/19/14



JAIMÉ M. CORNELL-FINE  
Zoning Board Secretary