



# CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

## DEPARTMENT OF COMMUNITY SERVICES

February 20, 2013

### ZONING BOARD

### REGULAR MEETING MINUTES

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

#### Zoning Board Roll Call:

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

**Absent:** None

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):**

1/16/13-Meeting Minutes- adopted unanimously.

**Resolution:** ZC12-013 Latoff- adopted unanimously.

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

#### **New Business:**

1. **ZC12-039 Michael Lorenz, 40 Waterway Rd, Block 3110, Lot 17 & 17.01, R-L-1-50 Zone**

Existing: Single family

**Proposed:** Remove and replace existing patio requiring side yard setback variance.

**Tabled to the April 17, 2013 meeting- no re-noticing required.**

2. **ZC12-038 Robert & Bethann Parahus, 215 Ocean Rd, Block 70.28, Lot 4, G50/5000 Zone**

Existing: Single family

**Proposed:** Alterations requiring front and rear yard setback variances

**Attorney:** Michael Fusco, II, 644 West Avenue, Ocean City, provided details of proposed application and the need for variance relief.

**Professionals:** Edwin Howell, Professional Architect/Planner, provided testimony for the need for variance relief.

**Exhibit(s):** A1- existing conditions; A2- rendered site plans with color (in representation only).

**Public comment:** None.

**Granted 7-0.**

3. **ZC12-037 Norman & Ruth Clemmer, 3231 Central Ave, C2, Block 3201, Lot 6 C2, R-2-40 Zone**

Existing: Duplex

**Proposed: Construct elevator requiring side yard and aggregate side yard setback, building coverage and impervious coverage variances.**

**Attorney:** Michael Fusco, II, 644 West Avenue, Ocean City, provided details of proposed application and the need for variance relief.

**Professionals:** Robert Green, R.D. Green Engineering, Professional Engineer, 1512 Atkinson Avenue, Somers Point, provided testimony for the need for variance relief.

**Witnesses:** Patricia Samanns, 26 Mimosa Ct., Quakertown, PA, applicant's daughter, provided details of proposed application and need for variance relief; Julia Wimmer, Telford, PA, applicant's daughter, provided testimony why variance relief is needed.

**Exhibit(s):** None.

**Public comment:** David Meadows, 170 Tinker Hill Ln, Telford, PA, spoke against the application; Julia Meadows, 170 Tinker Hill Ln, Telford, PA, spoke against the application

**Granted 6-1 with revisions, Russell voting in the negative.**

4. **ZC11-014 James Witchko, 801 St. Charles Pl, Block 102, Lot 54, C30/3000 Zone**

Existing: Vacant


**Proposed: Construct duplex requiring lot area, lot width, lot frontage, side yard and building coverage variances; a waiver of strict compliance for shade trees or payment in lieu is also required.**

**Tabled for improper noticing; to be rescheduled 4/17/13, must get new certified 200' list, re-notice and re-advertise**

**2012 Annual report-** adopted unanimously to be forwarded to the Planning Board.

**Adjournment:** 9:15 pm

Adopted: 3/20/13

  
JAIME M. CORNELL-FINE  
Zoning Board Secretary