



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF COMMUNITY SERVICES

April 24, 2013

ZONING BOARD

REGULAR MEETING MINUTES

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. Houck, Mrs. Russell, Mr. Frost, Mr. Petrozza, Mr. Constable, Mr. Waddell, Mr. Lucey and Mr. Buck

Absent: Mr. Schmeizer

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.

Meeting was turned over to the Chairperson.

New Business:

1. **ZC12-035 Harry & Judith Snyder, 3804 Westminster Lane, Block 3710, Lot 20, MPN Zone**

Existing: Vacant

Proposed: New single family requiring front yard setback, total stories and storage height variances.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided brief description of application; explained due to change in ordinance a variance for f.a.r. is no longer needed.

Applicant: Judy Snyder, provided details of proposed application and the need for variance relief.

Professionals: Mark Asher, Asher Associates, 115 West Avenue Ste. 202, Jenkintown, PA, Professional Architect, provided information about development and for the need for variance relief.

Exhibit(s): None .

Public comment: None.

Granted 7-0, with conditions; needs revisions and deed restriction.

2. **ZD13-006 Mark & Patricia Hyduk, 307 48th Street, Block 4703.03, Lot 8, NEEL Zone**

Existing: Single family

Proposed: New single family requiring total stories variance.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided brief description of application; explained due to change in ordinance a variance for f.a.r. is no longer needed.

Professionals: Kevin Greene, 337 West Avenue, Ocean City, Professional Architect, provided information about development and for the need for variance relief.

Exhibit(s): None .

Public comment: Jack Thornton, 304 Merion Place, is opposed to height of structure.

Granted 7-0, with conditions; needs revisions.

3. **ZC13-009 Roger & Kate White and Keith & Suzanne Azzarrano, 5300 Haven Ave, Block 5305, Lot 1, OCHN Zone**

Existing: Single family

Proposed: Raise existing structure relocating decks requiring front yard, rear yard, side yard aggregate side yard setback variances; also requires total stories and storage height.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided brief description of application.

Professionals: John Halbruner, president Hyland Design Group, 701 West Avenue Ste. 301, Ocean City, Professional Architect, provided information about development and for the need for variance relief. Also explained additional variances for total stories and height of storage were also required.


Exhibit(s): A-1 demonstrations of setbacks permitted vs. proposed .

Public comment: Stanley Pszczolkowski, 104 53rd Street, spoke in favor of application.

Granted 7-0, with conditions; needs deed restriction.

Adjournment: 8:30 pm

Adopted: 6/19/13


JAIME M. CORNELL-FINE
Zoning Board Secretary