

FEBRUARY 25, 2015
CITY OF OCEAN CITY
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. Buck, Mr. Constable, Mr. Frost, Mr. Houck, Mr. Petrozza, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

Absent: Mr. Lucey

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 1/21/15 Meeting Minutes- - those eligible to vote adopted unanimously.

Memorialize resolutions: ZA14-038 Christian Bros.- those eligible to vote adopted unanimously.

2014 Annual Reports- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. ZC14-036 Jeff and Rhonda Raden, 4860 Central Ave, Block 4802, Lot 26, R-2-40 Zone

Existing: Duplex

Proposed: Alteration to existing structure requiring building height, building coverage and gutter and downspout variances.

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

Professionals: James Chadwick, 841 Central Asbury Avenue, Ocean City, Professional Architect, provided information for the need for variance relief.

Witness(es): None.

Exhibit(s): A1- photograph front of dwelling; A2- photograph side of structure.

Public comment: None.

Granted 7-0, with conditions; needs revisions.

2. ZC14-039 Ted & Meredith Harvey, 352 E. Seaspray Rd, Block 70.24, Lot 25, G45/5000 Zone

Existing: Single family

Proposed: Alteration to existing structure requiring side yard setback variances.

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

Professionals: Robert Bachich, 3323 Simpson Avenue, Ocean City, Professional Architect, provided information for the need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 6-0, with conditions; needs revisions; Mr. Buck recused himself.

3. **ZC14-034 Frank Beideman & Melinda Holman, 1604 Pleasure Ave, Block 1608, Lot 46, BN25/2500 Zone**
Existing: Vacant
Proposed: New single family requiring rear yard and rear yard patio setbacks and impervious variances.

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, requested application be rescheduled.
Professionals: NA
Witness(es): NA
Exhibit(s): NA
Public comment: NA

Application re-scheduled for 4/15/15, no noticing required.

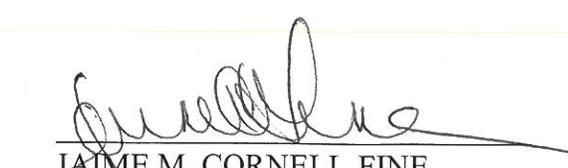
4. **ZC14-043 Mark & Sandra Martino, 164-170 W Atlantic Blvd, Block 70.12, Lot 40, R-L-1-50 Zone**
Existing: Single family
Proposed: Alteration to existing structure requiring side and aggregate side yard, shower height and stair variances.

Attorney: Avery Teitler, 618 West Avenue, Ocean City, introduced the application and provided brief description of application.
Professional(s): Todd Miller, OSK, 5000 Boardwalk, Ventnor, Professional Architect, provided information about rehabilitation and for the need for variance relief.
Witness(es): None.
Exhibit(s): None.
Public comment: Robert Thompson, 160 W. Atlantic Blvd., in favor of application.

Granted 7-0, with conditions.

Adjournment: 8:30 pm

Adopted: 3/18/15


JAIME M. CORNELL-FINE
Zoning Board Secretary