

APRIL 22, 2015  
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. Constable, Mr. Frost, Mr. Houck, Mrs. Russell, Mr. Schmeizer and Mr. Waddell

**Absent:** Mr. Buck 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.

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

**New Business:**

**1. ZC15-012 James & Kathleen Intoccia, 813 Seaview Rd, Block 70.45, Lot 3, G50/5000 Zone**

Existing: Single family

**Proposed:** New single family requiring rear yard variance.

**Attorney:** Enid Hyberg, Montgomery McCracken, 1201 New Rd, Linwood, provided introduction to application and the need for variance relief.

**Professional(s):** Robert Bachich, Bachich Associates, 3323 Simpson Ave, Ocean City, Professional Architect, provided details of the proposed plan and need for variance relief.

**Witness(es):** Kathleen Gallagher-Intoccia, applicant, provided details of existing site.

**Exhibit(s):** A1- rendering of existing vs. proposed with aerials.

**Public comment:** None.

**Granted 6-0, with conditions; needs revisions.**

**2. ZD15-006 Rodney & Danelle Riso, 34 W 17<sup>th</sup> St, Block 1710, Lot 2, BN30/3000 Zone**

Existing: Duplex

**Proposed:** Alteration to existing duplex requiring lot area, frontage and width, side yard, aggregate side yard and rear yard setbacks, building and impervious coverage, total stories and D-2 for expansion of non-conforming use variances.

**Attorney:** Avery Teitler, 618 West Avenue, Ocean City, provided introduction to application and the need for variance relief.

**Professional(s):** George Wray Thomas, 599 Shore Rd, Somers Point, Professional Architect/Engineer, provided details of the proposed plan and need for variance relief.

**Witness(es):** None.

**Exhibit(s):** None.

**Public comment:** None.

**Granted 6-0, with conditions; needs revisions; cost estimate; deed restriction.**

1. **ZC15-015 John & Judith Benner, 2501-05 Central Ave, Block 2501, Lot 11, R-2-40 Zone**

Existing: Duplex

**Proposed:** Alteration to existing structure requiring rear yard variance.

**Attorney:** Jon Batastini, 801 Asbury Avenue, Ocean City, provided introduction to application and the need for variance relief.

**Professional(s):** George Wray Thomas, 599 Shore Rd, Somers Point, Professional Architect/Engineer, provided details of the proposed plan and need for variance relief.

**Witness(es):** None.

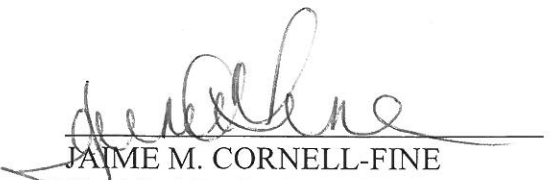
**Exhibit(s):** None.

**Public comment:** None.

**Granted 6-0, with conditions; needs revisions.**

**Adjournment:** 8:10 pm

Adopted: 5/27/15

  
JAIME M. CORNELL-FINE  
Certified Zoning Board Secretary