

MAY 27, 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: 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):

Adopt 4/15/15 and 4/22/15 Meeting Minutes- those eligible to vote adopted unanimously.

Memorialize resolutions: ZC14-034 Beideman; ZC15-011 Francis; ZD15-009 Geise; ZD15-006 Riso; ZC15-012 Intoccia; ZC15-015 Benner- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZD15-002 Thomas & Donna Major, 249 West Ave, Block 211, Lot 4, NB Zone**(continued from 3/18/15)
Existing: Vacant
Proposed: New single family requiring D-1 use variance.

Attorney: Jon Batastini, 801 Asbury Avenue, Ocean City, provided introduction to application.

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

Witness(es): Donna Major, applicant, provided information of site.

Exhibit(s): None.

Public comment: None.

Denied 0-7.

2. **ZC15-003 Brian & Marie Cattie, 205 Crescent Rd, Block 70.22, Lot 5, G45/5000 Zone**
Existing: Single family
Proposed: Alteration to existing structure requiring side yard setback variance.

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

Professional(s): Shannon Halliday, Halliday Architects, PO Box 186, Ocean City, Professional Architect, provided details of the proposed plan and need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions; one street tree to be added per resolution (no revised plans needed).

3. ZC15-007 Scott Burt, 4445-47 Central Ave, Block 4401, Lot 1, R-O-2-40 Zone

Existing: Duplex

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

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

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

Witness(es): None.

Exhibit(s): A1- 6 photographs with rendering and aerials.

Public comment: Patricia Macanally, 405 45th Street, in favor of application; Richard Kmeic, 4413 Central Ave, in favor of application; George Bartmer, 4425 Central Ave, in favor of application.

Granted 7-0, with conditions; needs revision(s).

4. ZD15-017 Ricky & Tracy Uhl, 332 Ocean Ave, Block 305, Lot 17, R-2-30 Zone

Existing: Two duplexes

Proposed: Alteration to one structure requiring D-2 expansion of non-conforming use, side yard, aggregate side yard, building coverage, off street parking and gutters/downspouts variances.

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

Professionals: John Halbruner, Hyland Design Group, 701 West Avenue, Ocean City, Professional Architect/Engineer, provided details of the proposed plan and need for variance relief.

Witness(es): None.

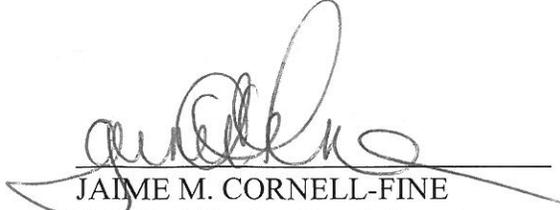
Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions; needs revision(s).

Adjournment: 8:50 pm

Adopted: 6/17/15


JAIME M. CORNELL-FINE
Certified Zoning Board Secretary