

JUNE 17, 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. Houck, Mr. Petrozza, Mrs. Russell and Mr. Waddell

Absent: Mr. Frost and Mr. Schmeizer

Scott Becker 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 5/27/15 Meeting Minutes - those eligible to vote adopted unanimously.
Memorialize resolutions: ZD15-002 Major; ZD15-017 Uhl; ZC15-007 Burt; ZC15-003 Cattie - those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZC15-019 Steven Kuhn, 9 Nassau Rd, Block 70.40, Lot 2, G40/3500 Zone**

Existing: Single family

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

Attorney: None

Professional(s): James Chadwick, 841 Central Ave, Ocean City, Professional Architect, provided details of the proposed plan and need for variance relief.

Witness(es): Steve Kuhn, applicant, provided information of site.

Exhibit(s): P1- panoramic photo buildings fronting Beach Rd; P2- panoramic photo directly across street; P3- panoramic photo existing structure; P4- elevation graphic (in representation).

Public comment: None.

Denied 3-3.

2. **ZD15-021 45-47 W 18th St Condo Assoc, 45-47 W 18th St, Block 1711, Lot 10, BN-30 Zone**

Existing: Duplex

Proposed: Alteration to existing structure requiring D-2 expansion of non-conforming use, D-4 f.a.r., rear yard, side yard and aggregate side yard variances.

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

Professional(s): Tim McDonald, Plumbob Architecture, 111 W Norris St, Phila, PA, Professional Architect, provided details of the proposed plan and need for variance relief. George Wray Thomas, 599 Shore Rd, Somers Point, Professional Planner, provided details of proposed plan

Witness(es): None.

Exhibit(s): A1- rendering of proposed structure (in representation); A2- contrasting floor plans (in representation); A3- diagram of habitable story (in representation).

Public comment: None.

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

3. ZC15-020 Glen & Lori Derhagopian, 2100 Central Ave, Block 2102, Lot 9, R-2-40 Zone

Existing: Duplex

Proposed: Alteration to existing structure requiring habitable stories and off-street parking variances.

Attorney: Clement Lisitki, 3318 Simpson Avenue, Ocean City, introduced the application and provided brief description of application.

Professional(s): James Chadwick, 841 Central Ave, Ocean City, Professional Architect, provided details of the proposed plan and need for variance relief.

Witness(es): None.

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

Public comment: None.

Granted 6-0, with conditions; needs revision(s).

Adjournment: 9:20 pm

Adopted: 7/15/15


JAIME M. CORNELL-FINE
Certified Zoning Board Secretary