

JULY 15, 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 6/17/15 and 6/24/15 Meeting Minutes - those eligible to vote adopted unanimously. Memorialize resolutions: ZD15-021 45-47 W 18th St; ZC15-019 Kuhn; ZC15-020 Derhagopian; ZC15-013 Smith; ZC15-014 Christy; ZC15-022 Burgos- those eligible to vote adopted unanimously.

Meeting was turned over to the Chairperson.

New Business:

1. **ZC15-026 Windswept Properties LLC & 3 Young Sons LLC, 1402 West Ave, Block 1406, Lot 5, R-2-30 Zone**
Existing: Four unit residential
Proposed: New duplex requiring lot area and side yard setback 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, provided details of proposed plan and need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions, Mr. Schmeizer made the motion, Mr. Constable seconded; needs revisions; cost estimate.

2. **ZD15-025 Susan Pizzica, 400 E 21st St, Block 2102, Lot 7, NB Zone**
Existing: Single family
Proposed: New single family requiring D-1 use variance.

Attorney: Michael Fusco, II, 644 West 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): None.

Public comment: None.

Granted 7-0, with conditions, Mrs. Russell made the motion, Mr. Houck seconded; needs revisions; deed restriction.

1. **ZA15-016 Sandy Point Construction LLC, 617 8th St, Block 705, Lot 17, HZ Zone**

Existing: Mixed use

Proposed: Appeal of decision of administrative officer.

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

Professional(s): None.

Witness(es): None.

Exhibit(s): A1- two page of enlarged photos.

Public comment: Jerry Dukeman, 800 Ocean Ave, in favor of demolition; Joseph Heenan, 615 Ocean Ave, in favor of demolition; Russell Snow, 11 Dirt Rd, Beesleys Point, in favor of demolition; Mark Crego, 323 Ocean Ave, in favor of demolition; Keith Symonds, 605 8th St, in favor of demolition; Nelson Dilg, 730 Wesley Ave, various comments/concerns.

Granted 7-0, Mrs. Russell made the motion, Mr. Houck seconded.

Adjournment: 9:30 pm

Adopted: 8/19/15


JAIME M. CORNELL-FINE
Certified Zoning Board Secretary