

FEBRUARY 24, 2016
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. Frost, Mr. Houck, Mr. Petrozza, Mr. Quinn, Mr. Rotondi, Mr. Schmeizer and Mr. Waddell

Absent: Mrs. Russell

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.

New Business:

1. **ZD15-056 Sara Taylor & John and Kathleen Hulme, 2813-15 Haven Ave, Block 2804, Lot 9, R-1-40 Zone**
Existing: Duplex
Proposed: Alteration to existing structure requiring side yard and aggregate side yard setbacks and D-2 expansion of non conforming use variance(s).

Attorney: Michael Fusco, II, 644 West Avenue, Ocean City, introduced the application and provided description of proposed "lift" and the need for variance relief.

Professional(s): John Halbruner, Hyland Design, 701 West Avenue, Ocean City, Professional Architect/Engineer, provided details of the proposed alteration and the need for variance relief.

Witness(es): None.

Exhibit(s): A1- color plot plan; A2- photos.

Public comment: None.

Granted 7-0, with conditions; Mr. Schmeizer made the motion, Mr. Waddell seconded; needs deed restriction.

2. **ZC15-051 Jerry & Donna Guzzo, 3602 Wesley Ave, Block 3601, Lot 10.01, R-O-2-50 Zone**
Existing: Duplex
Proposed: New duplex requiring lot width and lot area variance(s).

Attorney: Avery Teitler, 618 West Avenue, Ocean City, introduced the application and provided description of proposed "lift" and the need for variance relief.

Professional(s): Andrew Bechtold, from George Wray Thomas, 599 Shore Road, Somers Point, Professional Architect, provided details of the proposed development and the need for variance relief.

Witness(es): None.

Exhibit(s): None.

Public comment: None.

Granted 7-0, with conditions; Mr. Schmeizer made the motion, Mr. Petrozza seconded.

3. ZD15-053 Elizabeth Perugini, 848 St. James Pl, Block 6, Lot 25, SPN 30/1950 Zone

Existing: Duplex

Proposed: Alteration to existing structure requiring front and rear yard setbacks, building coverage, total stories and D-2 expansion of non conforming use variance(s).

Application tabled until 3/16/16; no renoticing.

Adjournment: 7:45 pm

Adopted: 3/16/16



JAIME M. CORNELL-FINE
Certified Land Use Administrator