

**JUNE 20, 2018**  
**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. Geary, Mr. Idell, Mr. Patrizzi, Mr. Price, Mr. Rotondi, and Mr. Waddell

**Absent:** Mr. Quinn

Mark Stein was the Solicitor 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 5/16/18 Meeting Minutes-** those eligible to vote adopted unanimously.

**Memorialize resolutions:** ZBA18-006 Simone, ZBA18-011 Ocean City Premier Bldrs, ZBA18-005 Reichow, ZBA18-008 Rozsits, ZBA18-012 Worrell - those eligible to vote adopted unanimously.

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

**New Business:**

**1. ZBA18-013 Dean & Joyce Castor, 1807 Wesley Ave, Block 1801, Lot 9, R-2-50 Zone**

Existing: Duplex

**Proposed: New duplex requiring building and impervious coverage variances**

**Attorney:** Daniel Young, 701 West Ave, Ocean City, provided details of proposed development and the need for variance relief.

**Professional(s):** Christopher Halliday, RA, of Halliday Architects, 1253 Asbury Ave, Ocean City, provided details of the site, surrounding area and proposed development.

**Witness(es):** Douglas Castor, 8029 Fairview Ln, Norristown, PA, applicants son, provided details of the proposed development and need for variance relief.

**Exhibit(s):** A1- exterior rendering; A2- fire chief recommendation of private road to be paved; A3- Walker, Previti, Holmes & Assoc. three pages of 95-009p application report; A4- streetscape.

**Public comment:** Donna Moore, Ocean Ave, concerns about impervious; Beth Powell, 807 Red Fox Ln, Towson, MD, in favor of application; Donald Horne, 1810 Wesley Ave, in favor of application.

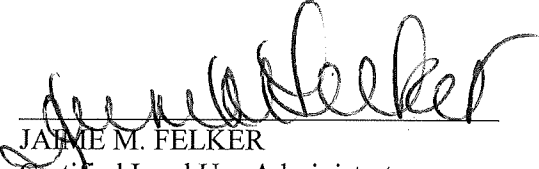
**Granted 6-1, with conditions, Mr. Buck made the motion, Mr. Patrizzi seconded, Mr. Waddell voted in the negative; needs revisions; deed restriction; cost estimate; service availability letters.**

**Old Business:** None

**Executive Session:** The Executive Committee approved revised plan for ZBA18-010 Rosenblatt.

**Meeting Adjournment:** 8:35 pm

Adopted: 7/25/18

  
JAIME M. FELKER  
Certified Land Use Administrator