

**City of Cape May Zoning Board of Adjustment
Meeting Minutes
April 25, 2013**

Opening: In compliance with the Open Public Meetings Act, adequate notice of the meeting was provided. Chairperson White called the meeting to order at 6:30 P.M.

Roll Call:	Mr. White, Chair	Present
	Mrs. Hutchinson, Vice Chair	Present
	Mr. Iurato	Present
	Mr. Schmidtchen	Present
	Mr. Meier	Absent – excused
	Mrs. Inderwies	Absent
	Mr. Atwell	Present
	Mrs. Pharo, Alt 2	Present – arrived at 6:40
	Mrs. McAlinden	Present

Also Present: George Neidig, Board Solicitor
Craig Hurless, P.E., P.P., Board Engineer
Mary Rothwell, Board Assistant/Zoning Officer

Minutes: March 28, 2013 - Mrs. Hutchinson moved to approve. Seconded by Mr. Schmidtchen, **carried 5-0.** Those in favor: Mrs. Inderwies, Mr. Schmidtchen, Mrs. McAlinden, Mrs. Hutchinson and Mr. White. Those abstaining: Mr. Iurato and Mr. Atwell.

Resolution(s): #4-25-2013:1, Mattes, Block 1032 Lot 20 – Mr. Schmidtchen moved to approve as presented. Seconded by Mrs. Hutchinson, **carried 5-0.** Those in favor: Mrs. Inderwies, Mr. Schmidtchen, Mrs. McAlinden, Mrs. Hutchinson and Mr. White. Those abstaining: Mr. Iurato and Mr. Atwell.

**Application(s): Beauchamp, 329 Congress Street, Block 1031 Lots 61 & 62
Hardship/Substantial Benefit Variance(s)**

Louis C. Dwyer, Jr., Esquire represented the owner's Gordon and Geraldine Beauchamp. Sworn in were Susan Mullins (daughter of applicants), Project Architect, Catherine Lorentz and Board Engineer, Craig R. Hurless, PE, PP and CME.

Mr. Dwyer called upon Ms. Lorentz, who submitted evidence A-1 and A2, which depicted photographs and mapping along with architectural plans showing modifications to an existing single family detached dwelling. Ms. Lorentz testified that the proposal is to raise the structure 6' to comply with current flood standards; relocate the structure further back on the lot from Congress Street; construct new steps for the entire structure; and is erecting a wrap-around

front porch with an 11' setback, where 6.13' exist from Congress Street, and propose 7.75' from Claghorn Place.

It was also noted that this was a corner lot thereby the request for setback relief from Congress Street and Claghorn Place, both requiring a 25' setback; that the lot is approximately 10,000 square feet in size; and is irregular in shape. Ms. Lorentz testified that the applicant had appeared before the Historic Preservation Commission and is taking into considerations their recommendations.

Board Engineer, Craig Hurless then reviewed his report of April 5, 2013 confirming the proposal before the Board; noting and agreeing with the completeness checklist item waivers requested, as noted on page 2 of 4 of his report; he outlined the zoning table and verified variance relief was being sought from §525-15B(1) for Building Setback requirement of 25 feet. He noted the plan shows the existing structure has an existing setback of 13.78' on Claghorn Place, and the proposal is for 7.75' and an existing 6.13' from Congress Street which will be increased to 11.0'. He then finalized with his general review comments detailed as 1 thru 10, on page 4 of 4, of which should be implemented as conditions of approval should the Board grant relief.

The Board voiced to ascertain an 8' setback from Claghorn Place for the porch. The applicant agreed to maintain that request

Chairman White opened the meeting for public comment, hearing none the public portion was closed.

Following reasoning and issues addressed by the members a **motion was made by Mrs. Inderwies to approve the completeness checklist waivers as noted in Mr. Hurless report of April 5, 2013, page 2 of 4, #20, #21, #24, #26, #27, #28 and #33.** Seconded by Mr. Schmidtchen, and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Schmidtchen, Mr. Atwell, Mrs. Pharo, Mrs. Hutchinson and Mr. White. None opposed, nor abstained.

A Motion was made by Mr. Schmidtchen with reasons, to approve building setback relief (11' to plot line) fronting Congress Street as requested from §525-15B (1) of the Zoning Code. Seconded by Mrs. Pharo and **carried 7-0.** Those in favor: Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Schmidtchen, Mr. Atwell, Mrs. Pharo, Mrs. Hutchinson and Mr. White. None opposed, nor abstained.

This was followed by a **motion to grant variance relief for Claghorn Place setback (8' to line) by Mrs. Hutchinson.** Seconded by Mrs. Inderwies and **carried 7-0.** Those in favor: Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Schmidtchen, Mr. Atwell, Mrs. Pharo, Mrs. Hutchinson and Mr. White. None opposed, nor abstained.

Approval was subsequently granted by a motion made by Mr. Iurato, with conditions imposed as outlined on page 4 of 4, items 1), 3), 4), 5), 6), 7), 8), 9) & 10), in the memorandum prepared by Mr. Hurless on April 5, 2013, and subject to an 8' porch setback being maintained fronting Claghorn Place lot line. Seconded by Mr. Schmidtchen

and **carried 7-0**. Those in favor: Those in favor: Mr. Iurato, Mrs. Inderwies, Mr. Schmidtchen, Mr. Atwell, Mrs. Pharo, Mrs. Hutchinson and Mr. White. None opposed, nor abstained.

Chairman White announced the next meeting of the Zoning Board will be May 23, 2013 at 6:30pm.

Motion moved by Mr. Schmidtchen to adjourn at 7:00, all were in favor.

A verbatim recording of this meeting is on file at the Construction/Zoning Office.

**Respectfully submitted:
Mary L. Rothwell, Zoning Officer**

