

ZONING BOARD OF APPEALS AGENDA
Thursday, April 17, 2025, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

DECISIONS

- 1. Cindy Scully, 21 Bay Road (905-017-03-018.01)** Applicant seeks variances from §197-10 C(1) for a proposed building area lot coverage of 26.6% where the maximum permitted is 20%, from §197-34 A(5) for a proposed habitable floor area of 29.6% where the maximum permitted is 20%, from §197-35 A for a proposed accessory deck is located in the front yard where not permitted in the front yard, and lastly from §197-35 C for a proposed accessory deck with a setback of 15.3 feet where the minimum required is 20 feet.
- 2. Kito Family Limited Partnership, 88 Point Road (905-017-02-007)** Applicant seeks variance from §197-34 A(5) for proposed habitable floor area of 32% of the lot area where the maximum permitted is 20%.
- 3. James Rorer, 26 Exchange Place (905-015-04-040)** Applicant seeks variances from §197-29.1 A for proposed addition which is an increase in floor area within a front yard (29.8' proposed, 50' required), representing a prohibited increase in degree of nonconformity of a dwelling with a preexisting nonconforming substandard front yard.
- 4. Adam & Heather Savarese, 501 Dune Road (905-016-02-005)** Applicant seeks variances from §74-5 C(2) for proposed major nonmovable addition within the Coastal Erosion Hazard Area where prohibited, from §197-8 D for proposed rear yard setback (to crest of dune) of 73.6 feet where the minimum required is 75 feet, and from §197-35 C for proposed accessory deck setbacks of 17.8 to side property line & 69.1 feet to crest of dune where the minimum required is 20 & 75 feet respectively.
- 5. Deborah Acierno, 214 Dune Road (905-020-01-004)** Applicant seeks variance from §197-35 C for proposed pool/deck setback of 17.3 feet where the minimum required is 20 feet.

HOLDOVERS

- 6. Quantuck Beach Club Inc, 49 Dune Road (905-022-02-013.03)** Applicant seeks variances from §74-5 C(2) for proposed kitchen & office buildings within the Coastal Erosion Hazard Area (CEHA) where new buildings are prohibited, from §197-29 C(5)(a) for proposed reconstruction of membership beach club which includes an increase in height for FEMA-compliance but where height increases are prohibited, also from §197-29 C(5)(c) for proposed reconstruction of cabana building with a setback to crest of dune of 72.5 feet where reconstruction is required to conform with current setbacks of 75 feet, also from §197-29 C(5)(c) for proposed covered deck expansion with a setback to crest of dune of 72.3 feet where expansion is required to conform with current setbacks of 75 feet, and lastly from §197-29 C(5)(e) for proposed increase in restaurant/dining seating from 89 to 120 where increases for dining seating are prohibited.

7. Casey & Meghan Shanley, 86 Harbor Road (905-017-02-010) Applicant seeks variances from §197-10 C(1) for proposed building area lot coverage of 37.5% where maximum permitted is 20%, from §197-10 C(3) for proposed building/parking area of 43.2% where the maximum permitted is 40%, from §197-10 D for proposed rear yard setback of 20.5 feet where the minimum required is 25 feet, from §197-34 A(5) for proposed habitable floor area of 34% of the lot area where the maximum permitted is 20%, and from §197-35 C for proposed deck setback of 19.25 feet where the minimum required is 20 feet.

8. Kerim & Allison Kfuri, 31 Exchange Place (905-015-05-021) Applicant seeks variances from §197-6 C for proposed building area lot coverage of 23.5% where the maximum permitted is 20%, and from §197-35 C for proposed setbacks for accessory pergola of 6.9 & 16.3 feet where the minimum required is 20 feet.

NEW APPLICATIONS

9. Tamara Bedrosian, 21 Jessup Lane (905-010-06-018) Applicant seeks variances from §197-29.1 A for proposed second-story addition which is an increase in floor area within a required front (45' existing proposed, 50' required), rear (35' existing/proposed, 50' required) & side yard (17.9' existing/proposed, 30' required), representing prohibited increases in degree of nonconformity of a dwelling with a preexisting nonconforming substandard front, rear & side yards

10. WHB 149 Main LLC, 149 Main Street (905-011-03-001) Applicant seeks variances from §197-17.1 for proposed building area coverage of 63% where the maximum permitted is 50%, and from §197-21 for proposed expansion which requires 19 (nineteen) additional parking stalls, requiring relief pursuant to §197-24.

NEW APPLICATIONS:

11. Heidi Wendorff, 15 Bay Road (905-017-03-017) Applicant seeks variances from §197-10 C(1) for proposed building lot coverage is 40% of the lot area where the maximum permitted is 20%, from §197-35 A for proposed deck that is substantially located within the side yard where specifically prohibited, and from §197-35 C for proposed deck setbacks of 3.5 & 2 feet where the minimum required is 20 feet (10 feet if at grade).

12. Randi Schuster & Howard Kaplan, 18 Coxs Curve Road (905-015-04-016) Applicant seeks variance from §197-35 A for proposed accessory deck & pergola located within a front yard where prohibited.

13. Daniella & David Kahane, 121 Seafield Point (905-015-05-010) Applicant seeks variances from §197-6 D to construct a dwelling with a proposed front yard setback of 40 feet where the minimum required is 50 feet, and with a proposed rear yard setback of 30 feet where the minimum required is 50 feet, and from §197-35 A for proposed accessory deck & pool to be located within the side yard where prohibited.

Dated: April 11, 2025