

ZONING BOARD OF APPEALS AGENDA
Thursday, October 15, 2020, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

****The October 15, 2020 Meeting will be held via teleconference please check the Village of Westhampton Beach website (www.westhamptonbeach.org) for log in instructions. If you have any questions, please email the Board Secretary, Maeghan Mackie mmackie@westhamptonbeach.org**

MINUTES TO BE APPROVED

September 17, 2020

DECISION:

1. Dane Carillo, 22 Oneck Road, (905-009-03-046) Applicant requests a variance from §197-35 C for an accessory detached garage constructed 17.1 feet from the property line where a minimum of 20 feet is required.

HOLDOVERS:

2. Michael & Karoline Kelsen, 72 Beach Lane (905-015-03-004.06) Applicant seeks an interpretation that the Building Inspector erred in his determination that the subject detached building with preexisting apartment is a nonconforming building and that the proposed game room over garage should be deemed an accessory use to the single-family dwelling principal use. In lieu of a favorable determination from the Board, applicant requests a variance from §197-6 A(2) for proposed habitable space (game room over garage) in detached structures deemed not to be normal and accessory to principal single-family dwelling use, and from §197-29 C(1) for proposed reconstruction and additions to a detached building with preexisting nonconforming apartment where a permit from the Zoning Board of Appeals is required for reconstruction of building with nonconforming use, and irrespective of interpretation, the applicant also seeks a variance from §197-1 for a proposed half-bathroom within accessory building (game room over garage) where plumbing facilities are not permitted in detached buildings other than cabanas/accessory apartments.

3. Mathew & Deborah Vivek, 206 Main Street (905-013-02-020.06) Applicant requests variances from §197-43 A(1) to erect a driveway gate (fence) in the front yard that is 7 feet in height, where the maximum permitted is 4 feet, from §197-43 A(3) for proposed driveway posts/pillars that are 7 feet in height where the maximum permitted is 6 feet, from §197-43 A(7) for proposed driveway posts/pillars that are 1 feet from the lot line where the minimum required setback is 3 feet, and from §197-43 A(8) for proposed driveway gates 1 feet from the street line where the minimum required setback is 20 feet.

NEW APPLICATIONS:

4. Christopher Cordella, 25 Maple Street (905-005-01-024) Applicant requests variance from §197-5 A(1) to construct a second-story addition on a dwelling with a nonconforming side yard setback of 10.3 feet where the minimum required is 15 feet and where conformity is required for additions on nonconforming structures

NEW APPLICATIONS....CONTINUED:

5. Song Living Trust, 335 Dune Road (905-018-02-013) Applicant requests variances from §197-35 C to construct an accessory pool and deck with rear setbacks of 33 feet and 31 feet respectively, where the minimum required setback from the rear yard/crest of dune is 75 feet.