

ZONING BOARD OF APPEALS AGENDA
Thursday, May 20, 2021, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

****The May 20, 2021 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**

ZBA Meeting, May 20, 2021
Time: May 20, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/2360484448>

Meeting ID: 236 048 4448
One tap mobile
+16468769923,,2360484448# US (New York)
+13017158592,,2360484448# US (Washington DC)

MINUTES TO BE APPROVED

April 15, 2021

DECISIONS:

- 1. Kenneth Hoefler, 445 Dune Road (SCTM 905-017-05-005)** Applicant requests variances from §197-5 A(1) to construct a second-story addition on a dwelling with preexisting nonconforming side yard setbacks where conformity is required for additions on preexisting nonconforming buildings (proposed side yard setbacks of addition are 10.8' & 13.5' where a minimum of 20' is required and with a combined side yard of 24.3' where a minimum of 50' is required), and from §197-35 C to reconstruct an attached rear deck with side yard setbacks of 6 & 10.8 feet where a minimum of 20 feet is required and a rear yard setback of 70.2 feet to the crest of the dune where a minimum of 75 feet is required.
- 2. Barbara Schnitzer, 423 Dune Road (905-017-05-030)** Applicant requests variance from §197-35 C to legalize a deck extension constructed 9.34 feet from the property line where a minimum of 20 feet is required.
- 3. Kathleen R Hay, 69 Beach Road (905-012-02-032)** Applicant requests variance from §197-35 A to add an integral spa and patio at grade to an existing swimming pool in the side yard where accessory structures are specifically prohibited from being located in the side yard

HOLDOVERS:

- 4. WHBH Real Estate LLC, 7 Beach Lane (905-011-03-010)** Applicant requests variances from §197-16.4 A to construct a proposed parking area partially located in the front

yard where specifically prohibited, from §197-16.4 D to construct additions resulting in a proposed building of 9,330 square feet in gross floor area where the maximum permitted is 6,000 square feet with special exception criteria per §197-80.2, from §197-17.1 to construct a cabana building with a rear yard setback of 8.3 feet where a minimum of 30 feet is required, from §197-29 C(2)(c) to construct proposed additions representing an increase and/or extension of area devoted to a nonconforming use of a hotel/inn where specifically prohibited, and from §197-63 for a proposed vegetated buffer to the south 5 feet in width where a minimum of 10 feet is required.

5. Egret Dune Corporation, 95 Dune Road (905-021-04-002) Applicant requests variances from §197-8 D for proposed side yard setbacks of 10 feet where the minimum required is 20 feet with a proposed combined side yard setback of 20 feet where the minimum required is 50 feet, and from §197-35 C for proposed accessory pool & deck with setbacks of 10 feet where the minimum required is 20 feet.

6. Jodi Scherl, 452 Dune Rd (905-017-01-002.02) Applicant requests variances from §197-8 D to construct a second-story addition with a side yard setback of 18.4 feet where the minimum required setback is 20 feet, and with a resultant combined side yard setback of 38.4 feet where the minimum required is 50 feet.

7. Nancy Burner, 168 Beach Lane (905-015-05-005) Applicant requests variances from §197-43 A(1) to erect driveway gates (fence) of 6 feet in height in the front yard where the maximum permitted height is 4 feet, and from §197-43 A(8) to erect driveway gates 4 feet from the street line where the minimum required setback is 20 feet.

NEW APPLICATIONS:

8. Peter Price, 24 Library Ave (905-011-03-013) Applicant requests variances from §197-5 A(1) for a proposed second-story addition on a dwelling with preexisting nonconforming side yard setback of 10.4 feet and a combined side yard of 29.5 feet where a minimum of 15 & 40 feet are required, respectively, and conformity with dimensional regulations are required for additions on nonconforming structures, and from §197-11 D(1) for a proposed covered porch with a front yard setback of 23.5 feet where the minimum required is 40 feet.

9. Paul Bekman & Janice Silvers, 16 Seafield Lane (905-014-02-002) Applicant requests variance from §197-6 D for a proposed screened porch with a side yard setback of 20 feet where the minimum required is 30 feet.

10. Amy August, 9 Griffing Ave (905-013-03-009) Applicant requests variance from §197-6 A(2) for proposed habitable space (exercise room over garage) in a detached building which is deemed not to be normal and accessory to principal single-family dwelling use.

11. All Sunset Lawn LLC, 25 Sunset Lane (005-04-018.02) Applicant requests variances from §197-1 for a proposed tennis court which represents an accessory structure/use on a lot without a principal single-family use where an accessory use must be located on the same lot as

the principal use, and from §197-35 C for proposed tennis court setback of 11.6 feet where the minimum setback required is 15 feet.