

**ZONING BOARD OF APPEALS AGENDA**  
**Thursday, July 15, 2021, 5:00 P.M.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**MINUTES TO BE APPROVED**

**June 17, 2021**

**DECISIONS:**

**1. Brian & Blair Lichter, 371 Dune Road (905-018-02-001.03)** Applicant requests variances from §74-5 C(2) to construct of a non-movable structure (dwelling) within the Coastal Erosion Hazard Area where specifically prohibited, from §197-8 D for a proposed side yard setback of 15.1 feet where the minimum required is 20 feet, also from §197-8 D for a proposed combined side yard setback of 42.3 feet where the minimum required is 50 feet, also from §197-8 D for a proposed rear yard setback to the crest of the dune of 40.7 feet where the minimum required is 75 feet, from §197-35 A for a proposed accessory attached deck/catwalk located in the side yard where specifically prohibited, from §197-35 C for a proposed rear deck setback to side property line of 15.2 feet where the minimum required is 20 feet, also from §197-35 C for a proposed deck setback to the crest of the dune of 13.1 feet where the minimum required is 75 feet, also from §197-35 C for a proposed pool setback to the crest of the dune of 19.6 feet where the minimum required is 75 feet, and from §197-63 P(1) for a proposed building area lot coverage of 48.7% where the maximum permitted is 25%.

**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 and from §197-10 B(1) for a resultant building area lot coverage of 26.2% where a maximum of 20% is permitted.

**3. 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.

**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. 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.

**7. 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.

**8. Jamandaly LLC, 33 Beach Lane (905-011-03-019)** Applicant requests variances from §197-6 D for proposed side yard setbacks of 11.8 & 14 feet where the minimum required is 30 feet, and also from §197-6 D for a proposed combined side yard setback of 25.8 feet where the minimum required is 70 feet.

**9. Jodi Scherl, 452 Dune Road (905-017-01-002.02)** Applicant requests variances from §197-8 D to construct a second-story addition with a side yard setback of 18.6 feet where the minimum required setback is 20 feet, and with a resultant combined side yard setback of 36.1 feet where the minimum required is 50 feet.

**NEW APPLICATIONS:**

**10. Westhampton Beach Country Club, 35 Potunk Lane (905-009-03-023.01)** Applicant requests a permit from the Zoning Board of Appeals as provided by §197-29 C(1) to demolish a two-story dwelling utilized for staff housing and reconstruct a substantially similar building elsewhere on the property at a later date.

Dated: July 6, 2021