

**ZONING BOARD OF APPEALS AGENDA**  
**Thursday, April 21, 2022, 5:00 P.M.**  
**MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH**

**MINUTES TO BE APPROVED**

March 17, 2022

**DECISIONS:**

**1. Eric S Miller, 13 Stacy Drive (905-010-05-028)** Applicant request variance from §197-35 A to construct a pickleball court in the front yard where accessory structures are specifically prohibited from being located.

**HOLDOVER:**

**2. Egret Dune Corporation, 95 Dune Road (905-021-04-002)** Applicant requests variances from §197-8 D for proposed side yard setbacks of 6 & 10 feet where the minimum required is 20 feet with a proposed combined side yard setback of 16 feet where the minimum required is 50 feet, from §197-35 C for proposed accessory deck with setbacks of 6 & 10 feet where the minimum required is 20 feet, and also from §197-35 C for proposed accessory pool with setbacks of 10 feet where the minimum required is 20 feet.

**3. Westhampton Beach Fire District, 92 Sunset Avenue (905-012-04-006.02)** Applicant requests variances from §197-30 C(9)(a) to erect a digital ground sign with a setback of 7 feet where the minimum required is 10 feet, §197-30 C(9)(c) for a proposed sign area of 31.17 square feet where the maximum permitted is 12 square feet, §197-30 D(4) for a proposed sign capable of displaying animated images where specifically prohibited, and from §197-30 D(14) for a proposed sign that is internally illuminated where also specifically prohibited.

**4. Denise Breger, 28 Meadow Lane (905-010-03-021)** Applicant requests variance from §197-6 E A(1) to legalize a finished attic that represents a third story where the maximum stories permitted is two.

**NEW APPLICATIONS:**

**5. Judy Madden, 64 Brook Road (905-007-02-021.01)** Applicant requests variances from §197-35 C to install an accessory swimming pool with setbacks of 13.7 & 15 feet where the minimum required is 20 feet.

**6. Robert Schoenthal, 22 Bayfield Lane (905-010-06-003)** Applicant requests variance from §197-6 D in conjunction with a proposed subdivision that would create a resultant side setback of 22.8 feet where the minimum of 30 feet is required.

**7. Bella 165 LLC, 165 Dune Road (905-020-02-024.01)** Applicant requests variances from §197-8 D to construct additions resulting in a proposed building area lot coverage of 30.3% of

the lot where the maximum permitted is 20%, and with a proposed front yard setback of 50.2 feet where the minimum required is 75 feet, also from §197-8 D to construct roofed-over entry with a side yard setback of 18.5 feet where the minimum required is 20 feet, with a proposed combined side yard setback of 33.6 feet where the minimum required is 50 feet, and also from §197-8 D for proposed rear square-off additions with a rear yard setback to crest of dune of 66.9 feet where the minimum required is 75 feet, and from §197-29.1 as proposed additions are located within a required front yard (50.2' proposed, 75' required) and also within a required side yard (15.1' proposed, 20' required), representing a nonpermitted increase in degree of nonconformity of a building with nonconforming front and side yard setbacks.

Dated: March 28, 2022