

ZONING BOARD OF APPEALS AGENDA
Thursday, May 19, 2022, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

MINUTES TO BE APPROVED

April 21, 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.
- 2. 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.
- 3. 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.

HOLDOVERS:

- 4. 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.
- 5. 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.

NEW APPLICATIONS:

- 6. Michael & Elizabeth Levy, 205 Dune Road (905-020-02-008)** Applicant requests variances from §74-5 C for proposed major additions to the dwelling (nonmovable structure) within the Coastal Erosion Hazard Area (CEHA) where specifically prohibited, from §74-8 A(8) for proposed major additions and restoration of the dwelling within the primary dune area where specifically prohibited, and from §197-29.1 A as proposed additions are located within a required

rear yard (75' required from crest of dune), representing a prohibited increase in degree of nonconformity of a building with nonconforming rear yard setback.

7. 17 Dune Road LLC, 17 Dune Road (905-022-02-021) Applicant requests variances from §74-5 C(2) for a proposed dwelling within the Coastal Erosion Hazard Area where construction of nonmovable structures are prohibited, from §197-8 D for a proposed front yard setback of 57 feet where minimum required is 75 feet, also from §197-8 D for a proposed combined side yard setback of 45 feet where the minimum required is 50 feet, from §197-35 C for a proposed accessory deck setback to the crest of dune of 59 feet where the minimum required is 75 feet, and also from §197-35 C for a proposed accessory pool setback to the crest of dune of 60 feet where the minimum required is 75 feet.

8. Steven & Leslie Socol, 5 Michaels Way (905-009-03-017.18) Applicant requests variance from §197-35 A for proposed accessory structures (pool, patio, sheds & trellis) to be located in a front yard (corner & through lot) where specifically prohibited.

9. Joy Hepburn, 339 Mill Road (905-008-01-014.03) Applicant requests variance from §197-35 A for proposed accessory pool to be located in a front yard (corner lot) where specifically prohibited.

10. Mark & Palmira Cataliotti, 37 Beach Rd (905-012-02-039) Applicant requests variance from §197-35 C(1) to maintain an accessory residential storage shed located 0.8 & 4.3 feet from property lines where the minimum required is 10 feet.

Dated: May 16, 2022