

January 19, 2023

ZONING BOARD OF APPEALS AGENDA  
Thursday, January 19, 2023, 5:00 P.M.  
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

**MINUTES TO BE APPROVED**

December 15, 2022

**DECISIONS**

**1. Lee & Carolyn Renzin (905-008-08-003)** Applicant requests variances from §197-7 C to construct a swimming pool that will result in a building area lot coverage of 21.7% where the maximum permitted is 20%.

**HOLDOVERS:**

**2. 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.

**3. Lisa Canty, 443A Dune Road (905-017-05-007)** Applicant requests variances from §197-8 D for a proposed addition with side yard setbacks of 5.5 & 8 feet where the minimum required is 20 feet, and with a resultant combined side yard setback of 13.5 feet where the minimum required is 50 feet.

**NEW APPLICATIONS:**

**4. Frank Calamari & Rosemary Vanacore Revocable Trust, 14 Stillwaters Lane (905-010-04-022)** Applicant requests variance from §197-6 D for proposed a portico with a front yard setback of 46.5 feet where the minimum required is 50 feet.

**5. Daniella Kahane, 121 Seafield Point (905-015-05-010)** Applicant requests variances from §197-6 D for a proposed front yard setback (roofed-over entry) of 45.2 feet where the minimum required is 50 feet, also from §197-6 for a proposed addition with a side yard setback of 26.7 feet where the minimum required is 30 feet, from §197-29.1 A for a proposed addition within a required rear yard setback (28.4' proposed, 50' required) representing a prohibited increase in degree of nonconformity of a dwelling with preexisting nonconforming rear yard setback, from §197-35 C(1) for a residential storage shed erected 4.8 feet from property line where the minimum required is 10 feet, and lastly from §197-43 A(8) for a driveway gate installed with a setback of 14 feet where the minimum required is 20 feet.

Dated: December 20, 2022