

December 15, 2022

ZONING BOARD OF APPEALS AGENDA  
Thursday, December 15, 2022, 5:00 P.M.  
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

**MINUTES TO BE APPROVED**

November 17, 2022

**DECISIONS**

- 1. Stuart & Pauline Olsen, 351 Dune Road (905-018-02-007)** Applicant requests variance from §197-35 C for a proposed accessory deck extension with setbacks of 11.7 feet (side) & 50.4 feet (rear to crest of dune) where the minimum required is 20 & 75 feet, respectively.
- 2. DLV DD LLC, 379 Dune Road (905-017-05-055.01)** Applicant requests variances from §197-8 E for a proposed addition that represents a third story where the maximum permitted stories is two, from §197-29 C(2)(b) as the proposed addition represents a prohibited increase number of stories of a building with a preexisting nonconforming use not permitted, and also from §197-29 C(2)(c) as the proposed addition represents an increase in floor area of a building with a preexisting nonconforming use.
- 3. Sandpiper at Westhampton Beach, 476 Dune Road (905-016-01-027.03)** Applicant requests permit from the Zoning Board of Appeals under §197-29 C(1) for a proposed addition & deck extension to a preexisting nonconforming accessory condominium clubhouse where a special permit is required for additions to a nonconforming use, and variances from §197-29 C(2)(c) for proposed addition to a preexisting nonconforming accessory condominium clubhouse which represents a prohibited increase in gross floor area devoted to the nonconforming use, and from §197-29.1 A for proposed addition that is located within the required front yard (29.3' proposed, 50' required) representing a prohibited increase in the degree of nonconformity of a building with a nonconforming front yard setback.
- 4. Peter Goldstone, 417B Dune Road (905-017-05-033)** Applicant requests variances from §74-5 C(2) as the proposed dwelling is prohibited construction of a nonmovable structure within the Coastal Erosion Hazard Area, from §74-8 A as the proposed dwelling construction is in a primary dune area where prohibited, and from §197-34 A(5) as the proposed habitable area of the dwelling (1,668 SF) is 32.7% of the total lot area where the maximum permitted is 20%.

**HOLDOVERS:**

- 5. 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

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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.

**6. 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%.

**7. 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.

Dated: December 1, 2022