

March 16, 2023

ZONING BOARD OF APPEALS AGENDA
Thursday, March 16, 2023, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

DECISIONS

- 1. 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.
- 2. 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 6.8 & 6.9 feet where the minimum required is 20 feet, and with a resultant combined side yard setback of 13.7 feet where the minimum required is 50 feet.
- 3. 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 45 feet where the minimum required is 50 feet.
- 4. Kerim & Alison Kfuri, 31 Exchange Place (905-015-05-027)** Applicant requests variance from §197-35 C for retain section of attached accessory deck constructed 17 feet from property line where the minimum required is 20 feet.
- 5. First Dunes Development 496 LLC, 496 Dune Road (905-016-01-019)** Applicant requests variances from §197-8 B for a two-lot subdivision with proposed lot areas of 13,441 & 14,793 square feet where the minimum required is 20,000 square feet and featuring proposed lot widths of 80 feet where the minimum required is 100 feet. Applicant also requests variances associated with proposed single-family development of the two potential lots from §197-8 D for a proposed rear yard setback for "Lot 1" of 67 feet where the minimum required is 75 feet, and also from §197-8 D for proposed combined side yard setbacks for both lots of 40 feet where the minimum required is 50 feet.

HOLDOVERS:

- 6. 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

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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.

7. Michael Cohen, 18 Hazelwood Lane (905-006-01-018) Applicant requests variances from §197-9 C for proposed building area lot coverage of 32.7% where a maximum of 20% is permitted, §197-9 D for a proposed combined side yard of 35.3 feet where in the minimum required is 40 feet, §197-29.1 for proposed conversion of a cabana into an accessory apartment with a nonconforming setback of 8.1 feet where 15 feet is required representing a prohibited increase in degree of nonconformity of a preexisting nonconforming structure, and from §197-35 C to legalize a residential storage shed erected in the side yard with setback of 1 foot where required to be located in the rear yard and with a setback of 10 feet.

8. Charles & Joanne Piluso, 503 Dune Road (905-016-02-013) Applicant requests variances from §74-5 C(2) for a proposed addition to a building within the Coastal Erosion Hazard Area where prohibited, from §197-8 D for a proposed front yard setback of 55.5 feet where the minimum required is 75 feet, from §197-29.1 A for a proposed two-story addition which represents a prohibited increase in the degree of nonconformity of a dwelling with a substandard side yard setback (14.9' provided, 20' required), from §197-35 C for a proposed front deck side yard setback of 14.9 feet where the minimum required is 20 feet, and from §197-35 C to retain portion of rear deck constructed 15.4 feet from the side property line and 31.6 feet from the crest of dune where the minimum required is 20' & 75' respectively.

9. New York Cancer & Blood Specialists, 40 Main Street (905-012-03-015) Applicant requests variance from §197-7 A for proposed conversion of counseling building for use as medical offices with exam rooms where not specifically permitted.

NEW APPLICATION:

10. Sheeraz Qureshi, 509 Dune Road (905-016-02-010) Applicant requests variances from §197-8 C for a proposed building area coverage of 25% of the lot area where the maximum permitted is 20%, from §197-35 C for a proposed deck extension with setbacks of 12 feet to the property line and 19.5 feet to the crest of dune where the minimum required is 20 feet & 75 feet respectively, and also from §197-35 C for a proposed pool with setbacks of 12 feet to the property line and 25.5 feet to the crest of dune again where the minimum required is 20 feet & 75 feet respectively.

Dated: February 28, 2023