

ZONING BOARD OF APPEALS AGENDA
Thursday, January 16, 2020, 5:00 P.M.
MUNICIPAL BUILDING, 165 MILL ROAD, WESTHAMPTON BEACH

ALL NEW INFORMATION MUST BE SUBMITTED BEFORE 3 P.M. ON January 23, 2020, for the February 20, 2020, MEETING. IF THE BOARD RECEIVES NO NEW INFORMATION OR REASON FOR ADJOURNMENT BY LETTER BY 3 P.M. ON January 9, 2020 THE APPLICATION WILL BE DENIED WITHOUT PREJUDICE. APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE MEETING OR THE CASE MAY NOT BE HEARD AT THE BOARD'S DISCRETION.

MINUTES TO BE APPROVED

November 21, 2019
December 19, 2019

DECISIONS:

- 1. Francis & Donna O'Conner, 16 Oneck Place (905-009-03-035)** Applicant requests variance from §197-6 D to construct an addition with a front yard setback of 38.9 feet where the minimum setback required is 50 feet.
- 2. JKK JR R-E LLC, 88 Oneck Lane (905-009-03-028.02)** Applicant requests variances from §197-6 D to construct an addition with a side yard setback of 20 feet and a combined side yard setback of 57.6 feet, where the minimum setbacks are 30 feet and 70 feet, respectively.

HOLDOVERS

- 3. Crampton Society LLC, 119 Dune Road (905-021-03-008)** Applicant seeks an interpretation that the Building Inspector erred in his determination that the dwelling is located within the primary dune area where restorations are prohibited and that the dwelling is located within the secondary dune area where there is no prohibition of engaging in a restoration. In lieu of a favorable determination by the Board, the applicant requests variances from §74-8 A(8) for proposed additions and alterations that represent a restoration (exceeding 50% of the full replacement cost of the existing dwelling) within a Coastal Erosion Hazard Area primary dune area where prohibited. Irrespective of the above item, the applicant also requests variances from §197-5 A(1) for proposed additions within a required yard (within 75' of the crest of dune/rear property line) where conformity is required for additions, from §197-8 E(1)(b) for a proposed roof ridge height of 49.65 feet above sea level where the maximum permitted is 44 feet above sea level, from §197-34 G for a proposed dwelling floor area of 6,907 square feet where the maximum permitted is 6,000 square feet, and from §197-35 C for a proposed deck that extends 5 feet past the crest of the dune (rear property line) where the minimum setback required is 75 feet.

NEW APPLICATIONS

4. Francis & Donna O’Conner, 16 Oneck Place (905-009-03-035) Applicant requests variances from §197-6 D to construct an addition with a front yard setback of 38.9 feet where the minimum setback required is 50 feet, and to construct an addition with a rear yard setback of 47.6 feet where the minimum setback required is 50 feet.

5. Joaquim Martins, 39 Harbor Road (905-17-3-29) Applicant requests variances from §197-5 A(1) to construct second-story additions within required side, combined side, and rear yards where conformity is required for additions, §197-34 A(5) for a proposed habitable floor area that is 42.2% of the lot area where the maximum permitted is 20%, and from §197-35 C to construct a second-story deck with setbacks of 7 feet where the minimum required is 20 feet.

6. Sandpiper at Westhampton Beach LLC (Jeffrey Zuckerman & Shari Israel, Joseph Sanchez), 473 Dune Rd (905-16-2-26) Applicant requests a permit from the Zoning Board of Appeals pursuant to §197-29 C(1) for proposed alterations to combine two one-bedroom dwelling units, designated 10A & 11A, into one two-bedroom dwelling unit within a preexisting nonconforming multifamily coop building.

Dated: December 23, 2019