

## 2007 ZONING BOARD ANNUAL REPORT

Prepared by: Carolyn Cummins, Board Secretary

Date: December 19, 2007

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**ZB# 2006-1 Duane Realty, LLC**  
**Block 94 Lots 1 & 16, 326 Bay Avenue (B-1 Zone)**  
**Dismissed 6-7-07**

The applicant filed an application for use, bulk variance and site plan approval for development. After numerous adjournments the board dismissed the application for failure to prosecute application in a timely manner.

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**ZB# 2006-3 Gordon, Gary & Patricia**  
**Block 19 Lot 21.04, South Peak Street (R-1.01 Zone)**  
**Approved 6-7-07**

The Board approved the application to construct a single-family home on the lot.

**Variations Granted:**

Lot Depth - 75 feet, where 100 feet is required (preexisting)

Front Yard - 20 feet, where 35 feet is required

Rear Yard - 15.6 feet, where 25 feet is required

The Board also granted a waiver from the Steep Slope Ordinance.

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**ZB#2006-9 Shute, Eugene**  
**Block 59 Lot 35, 114 Shore Drive (R-2.02 Zone)**  
**Approved 1-4-2007**

The Board approved the application to expand the current two-family home by constructing a second story addition.

**Variations Granted:**

Lot Area - 3,500 square feet, where 4,000 square feet is required (preexisting)

Lot Depth - 70 square feet, where 75 feet is required (preexisting)

Use - Expansion of a prior non-conforming two-family use

Building Coverage - Between 36% & 39%, where 33% is permitted

Front Yard Setback - 12.5 feet, where 20 feet is required

A variance was also granted for constructing a vertical addition of more than 8-% of the original footprint.

Note: This structure will be raised out of the flood zone.

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**ZB#2007-1 Maxson, Richard**  
**Block 64 Lot 20, 222 Bay Avenue (R-2.02)**  
**Approved 4-5-2007**

The Board approved the application to enlarge existing garage by building a second floor to be used for storage only. The board did not approve of the building height that was requested.

Variances Granted:

Building Height - 19.5 feet  
Lot Size - 3,750, where 4,000 is required (preexisting)  
Lot Width - 37.5 feet, where 50 feet is required (preexisting)  
Front Setback - 16.5 feet, where 20 feet is required (preexisting)  
Side yard - 18.5 feet/2.5 feet, where 6/8 feet are required (preexisting)

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**ZB#2007-2 Alvator, Donna**  
**Block 35 Lots 6 & 7, 10 N. Peak Street (R-1.01 Zone)**  
**Approved 5-3-07**

The Board approved the application to add a second story addition to existing home.

Variances Granted:

Side Yard - 3.77 feet/33.48 feet, where 8/12 feet are required  
Lot Depth - 80 feet, where 100 feet is required  
Front Yard - 24.09 feet, where 35 feet is required  
Variance for increase over 80% of the original building footprint.

NOTE: The board denied the proposed rear yard setback of 9.34 feet for an enclosed porch.

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**ZB# 2007-3 Burton, Robert**  
**Block 72 Lot 4, 22 Atlantic Street (R-2.02 Zone)**  
**Approved 5-3-07**

The Board approved the application to add an enclosed front porch.

Variances Granted:

Lot Size - 2,700 square feet, where 4,000 square feet is required (preexisting)  
Lot Width - 30 feet, where 50 feet is required (preexisting)  
Side Yard - .5 ft/3.5 ft, where 6/8 feet is required (preexisting)  
Rear Yard - 6.4 feet, where 20 feet is required (preexisting)  
Building Coverage - 40%, where 33% is permitted

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**ZB# 2007-4 Zazzaro, Joe**  
**Block 43 Lot 4, 24 Shrewsbury Avenue (WT-R Zone)**  
**Withdrawn**

This was an application for approval of the construction of an addition and a height variance was required.

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**ZB# 2007-5 Renner, Robert**  
**Block 64 Lot 21, Bay Avenue (R-2.02 Zone)**  
**Approved 8-2-07**

The Board approved the application to construct a single-family two-story home on the vacant lot located on Bay Avenue.

Variances Granted:

Lot Size - 2,500 square feet, where 4,000 square feet is required (preexisting)  
Lot Width - 25 feet, where 50 feet is required (preexisting)  
Side Yard - 3 ft/4 ft, where 6 ft/8 ft are required  
Building Coverage - 36%, where 33% is permitted

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**ZB# 2007-6 Patel, Atul**  
**Block 38.01 Lot 13, 19 Bay Avenue (WC-1 Zone)**  
**Withdrawn**

This was an application to construct a new larger building on the site with retail commercial use on the first floor and residential above it.

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**ZB# 2007-7 231 Bay Ave, LLC**  
**Block 63 Lot 19.01, 231 Bay Avenue (R-2.02 Zone)**  
**PENDING**

Application to renovate the existing building to contain retail on the first floor, office and storage space, two (2) two bedroom apartments on the second floor and one (1) two bedroom apartment on the third floor. This application requires use and bulk variance and site plan approval.

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**ZB# 2007-8 Morales, Peter**  
**Block 108 Lot 1, 440-B Navesink Avenue**  
**PENDING**

Application for a use variance to operate a Marine Mobile Repair Business at site.

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**ZB# 2007-9 Magrans, Michael**  
**Block 46 Lots 2 & 3, 111, 123 Bay Avenue (B-2 Zone)**  
**PENDING**

Application to construct a mixed use structure use and bulk variances and site plan approval is required.