

2012 ZONING BOARD ANNUAL REPORT

Date: January 31, 2013

Prepared by Carolyn Cummins, Board Secretary

ZB#2011-2	SJD Design, LLC	Approved 4/5/12
	Block 40 Lots 18.19 & 20	
	Shore Drive	

The Zoning Board approved the application to demolish existing buildings and construct 5 townhomes. The Board granted a use variance for the use. The following bulk variances were granted: front yard setback 19.7 feet, building coverage of 30.3%, building coverage and building height 31 feet.

ZB#2011-3	McGavin, T.	Approved 2/2/12
	Block 35 Lot 1	
	18 Valley Avenue	

The Zoning Board approved the application to install a new in ground swimming pool in the portion of the yard fronting on North Peak Street. A variance was granted for the location of the swimming pool being 10.2 feet to front yard setback on North Peak Street, where 35 feet is required.

ZB#2011-4	Dakoglou/Louco, LLC	Approved 3/1/12
	Block 63 Lot 19.01	
	231 Bay Avenue	

The Zoning Board granted approval to reopen the existing former Dr. Gimpi's restaurant as a restaurant on the first floor and one apartment each on the second and third floors. Variances were granted for preexisting conditions of maximum lot coverage (80.5%, where 75% is permitted); 1.8 foot setback on Cedar Avenue, and 14.3 feet on Bay Ave as front yard setbacks, where a minimum of 20 feet is required; and a side yard setback of 4.4 feet, where 6 feet is required.

ZB#2011-5	Metro PCS	Approved 2/2/12
	Block 106.1 Lot 1	
	1 Grand Tour	

The Zoning Board approved the application for the installation of wireless telecommunication antennas and equipment on the roof of the Eastpointe Condo's located at 1 Scenic Drive. The board granted the required use variance and height variance and preliminary and final site plan approval.

**ZB#2012-1 Perlman, Nadine
Block 52 Lot 13
38 Cornwell Street**

Approved 5/3/12

The Zoning Board approved the application to demolish and rebuild a single-family home. Variances were granted for preexisting conditions of lot area of 2100 square feet, lot frontage, lot depth of 70 feet. Additional variances were granted for side yard setback of 4 feet, building coverage of 40% and front yard setback of 16 & 14 feet.

**ZB#2012-2 Ohliger Application Withdrawn
Block 76 Lot 1
47 Barberie Avenue**

Application to construct single-family home on undersized lot.

**ZB#2012-3 Sandpiper Condo Assoc PENDING
Block 100 Lot 27
326 Shore Drive**

Appeal of Zoning Officers decision that permitted an outdoor tiki bar on Seastreak beach.

**ZB#2012-4 Two Rivers Construction Application Withdrawn
Block 56 Lot 8
Private Road**

Application to construct home on lot.

**ZB#2012-5 Camco Resources, Inc. PENDING
Block 66 Lots 12-13.01
62 Fifth Street**

Application to construct 12 three story town units.
