

## 2013 ZONING BOARD ANNUAL REPORT

Date: January 31, 2014

Prepared by Carolyn Cummins, Board Secretary

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<b>ZB#2012-3</b>	<b>Sandpiper Condo Assoc. Appeal of Zoning Officer's Decision Block 100 Lot 27 Seatreak 327 Shore Drive</b>	<b>Withdrawal 2/7/13</b>
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Condo Association appealed zoning officer's approval to operate a Tiki Bar on the beach. This withdrawal contains stipulations.

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<b>ZB#2012-5</b>	<b>Camco Resources Inc. Block 66 Lots 12-13.01 62 Fifth St.</b>	<b>Dismissed 9/5/13</b>
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Application to construct 12 three story town units.

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<b>ZB#2013-1</b>	<b>Markou, George Block 43 Lots 10 &amp; 10.01 38 Shrewsbury Avenue</b>	<b>Approved 5/2/13</b>
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Application to replace existing storm damaged home and to construct a new home to be raised out of flood plain, and retain the detached garage and apartment. Design waiver to allow 2 driveways where only 1 is permitted. Use variance to have 2 homes on one lot; side yard 3/9 where 8/12 required; accessory structure closer to property line than principal structure; max height of accessory structure 18 ft. where 15 is permitted; rear yard 11.7 ft. where 25 ft. required; building coverage 73.8% where 70 % is allowed.

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<b>ZB#2013-2</b>	<b>Hennessey Block 41 Lot 8 75 Bay Ave.</b>	<b>PENDING</b>
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Application for a use variance for commercial use not permitted in zone.

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<b>ZB#2013-3</b>	<b>Cireco Block 54 Lot 3.01 146 Bay Ave.</b>	<b>Withdrawn November 2013</b>
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Application for a use variance to convert store front to a 3<sup>rd</sup> apartment.

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<b>ZB#2013-4</b>	<b>Allen, Christopher &amp; Beth Block 99 Lot 16 5 Ocean Avenue</b>	<b>Approved 7/18/13</b>
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Application to demolish existing flood damaged single family home and to construct a new dwelling. Variances – lot area 2500 sq. ft. where 5000 ft. is required; lot frontage 25ft where 50 ft. is required; front yard setback 9.1 ft. where 20 ft. is required; side yard setback 3 ft./3ft. where 6/8 required; building coverage 37.58% where 30% is permitted; parking variance.

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<b>ZB#2013-5</b>	<b>Ostermiller, Troy</b>	<b>DENIED 10/3/13</b>
	<b>Block 49 Lot 2</b>	
	<b>41 Shrewsbury Ave.</b>	

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The Zoning Board denied the application for use variance to demolish existing one family residence and construct a two family residence.

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<b>ZB#2013-6</b>	<b>Steiner, Paul &amp; Lisa</b>	<b>Approved 8/1/13</b>
	<b>Block 103 Lot 3</b>	
	<b>6 King St.</b>	

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The Zoning Board approved application to add a small porch and steps to front & left side of home. Variances granted pre-existing; min lot area 3075 sq. ft. where 5000 ft. required; lot frontage 25ft. where 50 ft. required; front yard .59 ft.; side yard 3.54/0 where 6/8 required; rear yard 0 ft. where 20 ft. required. A use variance to continue the two homes on the two lots.

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<b>ZB#2013-7</b>	<b>Jimenez</b>	<b>Approved 9/5/13</b>
	<b>Block 56 Lot 7</b>	
	<b>3 Private Road</b>	

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The Zoning Board approved application to replace existing storm damaged home and construct a new home to be raised out of flood plain. Variances granted for enumerated bulk variances & construction of a new dwelling on an unimproved road; lot area 2340 sq. ft. where 4000 ft. required; lot frontage 45 ft. where 50 ft. is required; lot depth of 52 ft. where 75 ft. required; front yard setback of 12 ft. where 20 ft. is required; side yard setback of 4.9 ft./4.9 ft. where 6/8 ft. required; side yard on western side 1.8 ft.; rear yard of 8.3 ft. where 25ft. required; building coverage 38% where 33% permitted. Waiver granted for insufficient area on the property in which to place new trees.

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<b>ZB#2013-8</b>	<b>Luchnick, Allison</b>	<b>Approved 9/5/13</b>
	<b>Block 82 Lot 3</b>	
	<b>86 Washington Ave.</b>	

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The Board approved application to raise home out of flood plain. Variance pre-existing condition; side yard for stairs .8 ft. when 3 ft. required.

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<b>ZB#2013-9</b>	<b>Freeman</b>	<b>Application Withdrawn</b>
	<b>Block 100 Lot 26.45</b>	
	<b>45 Gravelly Point Road</b>	

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<b>ZB#2013-10</b>	<b>Hendrickson, Susan</b>	<b>Approved 12/5/13</b>
	<b>Block 41 Lot 4</b>	
	<b>61 Bay Ave.</b>	

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The Zoning Board approved application to raise two existing storm damaged dwellings out of flood plain. Use variance granted to allow two single-family dwelling units in the B-2 zone. Waiver granted for parking requirements.

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**ZB# 2013-11 Davis, P. & J.  
Block 46 Lot 5  
139 Bay Ave.**

**PENDING**

Application for use variance for multiple units on single lot.

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**ZB#2013-12 O’Rielly, Michelle  
Block 78 Lot 1  
20 Barberie Ave.**

**Approved 11/7/13**

The Zoning Board approved application to extend front porch to the full width of home. Variance granted for the pre-existing conditions: lot area 2812.5 sq. ft. where 3750 ft. required; lot frontage 37.5 ft. where 50 ft. required; front yard 5.9 ft./3.7ft. where 20 ft. required; accessory structure 13.3/ 2.7 ft. where 3/3 ft. required; variance for building coverage.

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**ZB#2013-13 Karman, D.  
Block 101 Lot 28  
19 Locust Street**

**Approved 12/5/13**

The Zoning Board approved application to demolish existing storm damaged home and build a new home. Variances granted for pre-existing conditions: lot area 25,000 sq. ft. where 14,000 ft. is required; lot frontage 25 ft. where 75 ft. required; lot depth 100 ft. where 200 ft. required; min rear yard 2/3 ft. where 8/12 ft. required; min rear yard of 20 ft. where 25 ft. is required; min setback for porch of 3ft. where 8 ft. required; building coverage 48% where 25% is required. New variances – front yard setback of 20 ft. where 35 ft. required; rear yard setback of 20 ft. where 25 ft. required.

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**ZB#2013-14 Sommers, P.  
Block 99 Lot 26  
29 Ocean Ave.**

**Approved 12/5/13**

The Zoning Board approved the application to raise and relocate existing dwelling. Variances granted for min lot area 2500 sq. ft. where 5000 sq. ft. required; lot frontage 25 ft. where 50 ft. required; side yard 3.47/3.47 where 6/8 required; accessory structure of 1.3 ft. where 3 ft. required.

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**ZB#2013-15 Oliveira, P. & N.  
Block 77 Lot 4  
14 Seadrift Ave.**

**Approved 1/2/14**

The Zoning Board approved application to construct a new home. Variances granted for lot area 1750 sq. ft. where 3750 ft. required; lot frontage of 25 ft. where 50 ft. required; front yard setback of 9.25 ft. where 20 ft. required; side yard setbacks 3.08/5.37 ft. where 6/8 ft. required; rear yard setback of 12.75 ft. where 20 ft. required; lot coverage 82.6 % where 75% is permitted; building coverage 48.8 % where 33% is permitted.

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