

2014 ZONING BOARD ANNUAL REPORT

Date: January 9, 2015

Prepared by Carolyn Cummins, Board Secretary

ZB#2013-2 Sea Shore Towing (Hennessey) Approved 3/6/14
Block 41 Lot 8
75 Bay Avenue

The Zoning Board reversed the Zoning Officers decision that the automotive repair shop use was not permitted in the zone.

ZB# 2013-11 Davis, P. & J. Dismissed 4/3/14
Block 46 Lot 5
139 Bay Ave.

Application for use variance for multiple units on single lot.

ZB#2013-12 O’Rielly, Michelle Approved 11/7/13
Block 78 Lot 1 Res Removing Condition 1/2/14
20 Barberie Ave.

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.

ZB#2013-14 Sommer, Pete Approved 5/1/14 Amended Application
Block 99 Lot 26
29 Ocean Avenue

The Zoning Board approved the amended application to further elevate the dwelling to add an additional living area, effectively the first floor of living area. Bulk variances were granted for lot area of 2,500 square ft, where 5,000 is required; lot frontage of 25 ft, where 50 is required; minimum side yard setbacks of 3.47/3.47 ft, where 6/8 is required; accessory structure setback of 1.3 ft, where 3 is required; building coverage of 40.27%, where 30% is permitted; variance for deck above the first floor and variance for vertical addition exceeding 80%.

ZB#2013-15 Oliveira, P. & N. Approved 1/2/14
Block 77 Lot 4 Amended Approval 8/7/14
14 Seadrift Ave.

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. Amended approval granted front yard setback of 8.0 ft, where 20 is required; side yard setbacks of 4.0/4.33 ft, where 6/8 is required; rear yard setback of 14.01 ft, where 20 is required; building coverage of 45.3%, where 33% is permitted and lot coverage of 79.5%, where 75% is permitted

ZB#2014-1 Castellitto, Anthony
Block 103 Lot 10
361 Shore Drive

Approved 4/3/14

The Zoning Board approved the application to rebuild single-family home. Bulk variances granted lot area of 3427 square feet, where 5,000 is required; lot frontage of 28.35 feet, where 50 feet is required; front yard setback of 13.5 feet, where 20 is required; side yard setbacks of 2.2/2.5 feet, where 6/8 feet is required; setback for deck on second floor of 3.5/3.2 feet, where 6/8 feet is required.

ZB #2014-2 Yaroli, Steven
Block 52 Lot 14
32 Cornwall Street

Approved 4/3/14

The Zoning Board approved the application to build a new single family home. Bulk variances were granted for lot area of 2,100 square ft, where 4,000 is required; lot frontage of 30 ft, where 50 is required; lot depth of 70 feet, where 75 is required; front yard setback of 12/3, where 20 is required; side yard setbacks of 3.67/3.0 ft, where 6/8 is required and building coverage of 56.24%, where 33% is permitted.

ZB#2014-3 Kajiji, Shama
Block 72 Lot 34
15 Seadrift Avenue

Approved 4/3/14

The Zoning Board approved the application to rehabilitate single family home, elevate it, enclose deck and add a sitting area on the roof. Bulk variances were granted for lot area of 2,800, where 3750 is required; lot frontage of 40, where 50 is required; lot depth of 70 ft, where 75 ft is required; front yard setback of 10.5 feet, where 20 is required; rear yard setback of 13.7 ft, where 20 is required; setback of accessory structure of .08 ft, where 3 ft is required; side yard setbacks of .8/5.3 ft, where 6/8 is required and building coverage of 50.9%, where 33 is permitted.

ZB#2014-4 Gelpin, Prince
Block 101 Lot 19
1 Locust Street

Approved 5/1/14

The Zoning Board approved the application to rebuild single family home. Bulk variances were granted for lot area of 1,220.78 ft, where 14,000 is required; lot frontage of 27.15 ft, where 75 is required, lot depth of 44.21 ft, where 200 is required; front yard setback of 8.6 ft, and 2.6 ft, where 20 is required; side yard setback of 2.1/3.36 ft, where 8/12 is required; front steps setback of 2.1 ft, where 3 is required and building coverage of 58.7%, where 25% is permitted.

**ZB#2014-5 Davis, Robert
Block 72 Lot 37
7 Seadrift Avenue**

Approved 7/3/14

The Zoning Board approved the application to rebuild single family home. Bulk variances were granted for lot area of 1,750 square feet, where 3,750 is required; lot frontage of 25 ft, where 50 is required; lot depth of 70 feet, where 75 is required; front yard setback of 9.2 ft, where 20 is required; side yard setbacks of 1.7/2.5 ft, where 20 is required; rear yard setback of 18.7 ft, where 20 is required; building height of 33 ft, where 32.5 is permitted; building coverage of 49.8%, where 33% is permitted; first floor deck side yards of 1.7/2.5 feet, where 3 is required; new third floor deck setbacks of 18.7 ft, where 20 is required and 2.5 ft, where 6 is required and a third floor balcony setback of 6.2 ft, where 20 is required.

**ZB#2014-6 95-99 Bay Ave
Block 41 Lot 13.01
95-99 Bay Ave**

Withdrawn

Use Variance and site plan approval

**ZB#2014-7 Ernst, Michael
Block 47 Lot 12
40 Jackson Street**

Approved 6/5/14

The Zoning Board approved the application to build a one-story addition to the existing residential building and a new driveway. Bulk variances were granted for minimum side yard setback of 3.11 ft, where 5 is required and rear yard setback of 2.88 ft, where 12 is required.

**ZB#2014-8 Gates, Gerald
Block 52 Lot 19
20 Cornwall Street**

Approved 7/3/14

The board approved the application to rebuild single family home. Bulk variances were granted for lot area of 3,675 square feet, where 4,000 is required; lot depth of 70 feet, where 75 is required; front yard setback of 4.4 feet, where 20 is required; side yard setbacks 4.1/23.4 ft, where 6/8 is required; building coverage of 42.1%, where 33% is permitted and garage front setback of 1.6 feet, where 3 is required.

**ZB#2014-9 Colby, Larry
Block 8 Lot 1
42 South Bay Ave**

Dismissed 8/7/14

Request for interpretation of Zoning Ordinance.

**ZB#2014-10 Gauthier, Florence
Block 56 Lot 11
1 Private Road**

Approved 7/3/14

The Zoning Board approved the application to rebuild single family home. Bulk variances were granted for lot area of 1,297 ft, where 4,000 is required; lot frontage of 25 ft, where 50 is required; lot depth of 52 ft, where 75 is required; front yard setback of 3.8 ft, where 20 is required; rear yard setback of 1.2 ft, where 20 is required; side yard setbacks of .5/.5 ft, where 6/8 is required; lot coverage of 90%, where 75% is permitted; building coverage of 76%, where 33% is permitted, deck setbacks of 0/.5, where 3 is required and a parking variance.

**ZB#2014-11 Williams, Ellen
Block 103 Lot 9
359 Shore Drive**

Approved 8/7/14

The Board approved the application to rebuild single family home. Bulk variances were granted for 3,329.7, where 5,000 is required; lot frontage of 28.35 feet, where 50 is required; front yard setback of 10 ft, where 20 is required, side yard setbacks of 2.91/3.0 ft, where 6/8 feet is required; building coverage of 36%, where 30% is permitted; setback for stairs on side of house of .74 ft, where 3 is required.

**ZB#2014-12 Markou, George
Block 43 Lot 9 & 9.01
36 Shrewsbury Ave**

Approved 9/4/14

The Board approved the application to demolish existing home and construct a new home. Bulk variances were granted for lot frontage of 44 ft, where 50 is required; side yard setbacks of 8/5.5 feet, where 8/12 is required and building coverage of 39.32%, where 30% is permitted.

**ZB#2014-13 Shanagan, Francis
Block 69 Lot 15.02
15 Cedar Street**

Approved 11/6/14

The Zoning Board approved the application to rebuild the bungalow. Variances were granted for use; rear yard setback of 2.2 ft., where 3 is required; side yard setbacks of 1.7/1.7, where 3 is required and building coverage of 67.85%, where 35% is permitted.

**ZB#2014-14 Hamilton, Anne
Block 72 Lot 39
3 Seadrift Avenue**

Approved 10/2/14

The Board approved the application to expand her second story deck, install a front deck and extend the roofline. Bulk variances were granted for lot area of 1,750 square feet, where 3,750 is required; lot frontage of 25 ft, where 50 is required; lot depth of 70 ft, where 75 is required; side yards of 1.5/2.5 ft, where 6/8 is required, side yard rear deck of 2.8/3.8 ft, where 3 is required; front yard setback of 2.17 ft, where 20 is required; rear yard setback of 12.9 ft, where 20 is required; lot coverage of 81%, where 75% is permitted; building coverage of 75%, where 33% is permitted; rear yard setback of second story deck of 3 ft, where 20 is required; rear yard setback first story deck of 3 ft, where 20 is required; side yard setback for second story rear deck of 2.8/3.8 ft, where 6/8 is required; front yard for first story deck of 2.17 feet, where 20 is required; side yard for first story front deck of 2.17 ft, where 20 is required and side yard for second story front deck of 1.5/2.5 ft, where 6/8 is required.

**ZB#2014-15 Grover, Chris
Block 88 Lot 5
321 Bay Avenue**

Approved 11/6/14

The Board approved the application to construct a new mixed use residential and retain building for commercial uses on first floor and six apartments. The board granted a use variance and parking variance. Maximum of 1 floor allowed for residential, where two are proposed; maximum of 33% of floor area for residential use, where 67% is proposed; minimum gross floor area of 1,000 square feet, where four of the six unites have less; no storage space for apartments; variance for density 60 units per acre; bulk variances.

**ZB#2014-16 Seylaz, Geraldine
Block 79 Lot 13
27 Washington Avenue**

Approved 11/6/14

The Board approved the application to rebuild single family home. Variances were granted for lot area of 3,000 square feet, where 3,750 is required; lot frontage of 37.5 ft., where 50 is required; front yard of 7.75 ft, where 20 is required; building coverage of 38.7%, where 33% is permitted; first living level deck front yard of .75 ft, where 3 is required and for second level front deck of 7.75 ft, where 20 is required.