

2015 ZONING BOARD ANNUAL REPORT

Date: December 30, 2015

Prepared by Carolyn Cummins, Board Secretary

ZB#2014-8 Williams, Christopher **Approved 1/15/15**
Block 80 Lot 5.01
70 Barberie Avenue

The Board approved the application to add a second driveway. Bulk variances were granted for lot area of 3,500 square feet, where 3,750 is required; front yard setback of 2.4 feet, where 20 feet is required; side yard setback of 1.8/28.6 feet, where 6/8 feet is required; side yard setback for accessory structure of 2 feet, where 3 feet is required.

ZB#2014-20 Rivera, Paschal **Approved 1/15/15**
Block 90 Lot 10
31 Waterwitch Avenue

The Board approved an application to add a second driveway and extend the roof at the rear to a total of 10 feet in depth. Bulk variances were granted for lot area of 3,000 square feet, where 3,750 is required; lot frontage of 37.5 feet, where 50 feet is required and front yard setback of 5 feet, where 20 feet is required.

ZB#2014-20 Wikander, Richard **Approved 2/5/2015**
Block 93 Lot 13.01
21-23 Snug Harbor Avenue

The Board approved the application to add raise his two-family home and add a front deck for access to the dwelling. Bulk variances were granted for front yard setback of 10.26 feet, where 20 feet is required; side yard setbacks of 5.42/14.35 feet, where 6/8 feet is required; side yard setback for the shed of 2.96 feet, where 3 feet is required; front setback for front deck of 1.5 feet, where 3 feet is required. A design waiver was granted to permit a second driveway.

ZB#2010-A Quick Chek **Approved 3/12/2015**
Block 108 Lot 1.01
440 State Highway 36

The Board approved the application to install a permanent generator and granted bulk variance relief and an amendment to its final site plan approval for its convenience store and gas station operation. Variance approval was granted for the accessory structure distance from street line. The front yard setback from Ocean Blvd of 20.5 feet for the building, 25 feet for the canopy, and 12 feet for the trash enclosure, where 50 is required. Front yard setback from Route 36 for accessory structure (generator) of 25.2 feet, where 50 feet is required. Distance from accessory structure (generator) to street line of 25.2 feet, where 50 feet is required.

ZB#2013-4 Allen, Christopher **Approved 5/7/2015**
Block 99 Lot 16
5 Ocean Avenue

The Board approved the application to install two decks in the rear of the property, each 16' x 19 feet. Variances were for building coverage of 47.35%, where 30% is permitted. Side yard setbacks for rear deck on the second floor of 3/3 feet, where 6/8 feet is required.

ZB#2015-1 O'Neil, Wayne & Patricia
Block 99 Lot 25
27 Ocean Avenue

Approved 5/7/2015

The Board approved the application to elevate and relocate their home back 10 feet and allow for an access stairway and off-street parking. Bulk variances were granted lot area of 2,500 square feet, where 5,000 is required; lot frontage of 25 feet, where 50 feet is required; side yard setbacks of 3.5/3.5 feet, where 6/8 feet is required; building coverage of 38.9%, where 30% is permitted.

ZB#2015-2 Flynn, Christine
Block 72 Lot 36
9 Seadrift Avenue

Denied 7/2/2015

The Board denied the application to rebuild home at a height of 35.3 feet (2.8 feet above what is allowed by ordinance), together with variances for the pre-existing conditions.

ZB#2015-3 Digaletos, John
Block 77 Lot 9.01
2 Seadrift Avenue

Approved 7/2/2015

The Board approved an application to rebuild a single-family. Bulk variances were granted lot area of 1,750 square feet, where 3,750 is required; lot frontage of 25 feet, where 50 is required; lot depth of 70 feet, where 75 is required; front yard setback of 3/4 feet, where 6/8 is required; building coverage of 39.77%, where 33% is permitted; front yard setback of 10 feet, where 20 feet is required; side yard setbacks for the second story front deck of 3/4 feet, where 6/8 is required; front yard setback for the first story front deck of 10 feet, where 20 feet is required and side yard setback for the first story front deck of 3/4 feet, where 6/8 is required.

ZB#2015-4 Fitzpatrick, Christina & Andrew
Block 100 Lot 26.3
30 Gravelly Point Road

Approved 8/6/2015

The Board approved the application to rebuild their existing flood-damaged single-family home and construct a new dwelling. A use variance was granted for the height of 25.85 feet and a bulk variance for the side yard setback for the front stairs of 2.8 feet, where 3 feet is required.

ZB#2015-5 Branin, Keri
Block 59 Lot 8
66 Miller Street

Approved 8/6/2015

The Board approved the application to provide a new mixed use residential and commercial building a residential use on the second floor of building A; and an ice cream, novelty food and soups, with outdoor seating for building B and site plan approval.

ZB#2015-5 Branin, Keri
Block 59 Lot 8
66 Miller Street

Approved 9/3/2015

The Board approved an application for bulk variances, together with preliminary and final site plan approval. Bulk variances were granted for lot area of 3,510 square feet, where 5,000 is required; lot depth of 60 feet, where 100 is required; front yard setback of .95 feet for building B and 17.5 feet for building A, where 20 feet is required; rear yard setback of -.45 feet for building A, where 20 feet is required; side yard setback of 1 foot for building B, where 6/8 is required; building coverage of 37.42%, where 30% is permitted; a parking variance for 9 spaces; a sign variance for the sign of building B; sign location on building B.

ZB# 2015-6

**Anasoulis, Sandra
Block 103 Lot 8
357 Shore Drive**

Approved 10/1/2015

The Board approved an application to rebuild existing flood-damaged single-family home and construct a new dwelling, Bulk variances were granted for lot area of 1,811 square feet, where 5,000 is required; lot frontage of 30 feet, where 50 is required; lot depth of 60 feet, where 100 is required; front yard setback of 11.73 feet, where 20 is required; rear yard setback of 6.0 feet, where 20 feet is required; side yard setback of 1.89 (left) 5.76 (right) feet, where 6/8 feet is required; building coverage of 48.59%, where 30% is required; side yard setback for accessory structure (front stairs) of 1.89 feet, where 3 is required; side yard setback for accessory structure (side stairs/deck) 1.5 feet, where 3 feet is required.

ZB#2015-7

**Abbot, Dolores
Block 95 Lot 13
65 Snug Harbor Ave**

Approved 12/3/2015

The Board approved an application to raise a single-family home and construct a minor building addition in the rear. Bulk variances were granted for lot area of 2,600 square feet, where 3,750 is required; lot frontage of 32.5 feet, where 50 is required; front yard setback of 3.0 feet, where 20 is required; side yard setbacks of 1.4/2.0 feet, where 20 is required; rear yard setback of 6.9 feet, where 20 is required; building coverage of 54.4%, where 33% is permitted; lot coverage of 82%, where 75% is permitted