

**ZBA HEARING 11/18/17**

**Approve minutes: Saturday, October 14, 2017**

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**NEW APPLICATIONS:**

**1. Sandacres Associates Inc. 4 Sandacres Lane [SCTM# 902-7-1-4.31]**

Application for relief from a condition imposed in the June 29, 2013 Board of Appeals decision and for a setback variance to 80.5 feet from the front lot line of proposed Lot 2 for existing garage in order to permit proposed subdivision into two lots.

- *See new sketch plan received October 25, 2017.*
- *See letter from Metka & Jack Daly of 19 Wildwood Lane.*
- ***Application is adjourned until December meeting.***

**2. Lee Sossen & Sherri Williams 35 Old Meeting House Road [SCTM#902-3-2-34]**

Application for a setback variance to 19.5 feet from northerly line for proposed toolhouse and a setback variance to 32.2 feet from Jessup Avenue for proposed screened porch addition to existing house.

- *No new information.*

**3. James Rybakoff 37 Shinnecock Road [SCTM# 902-10-3-13.1]**

Application for a setback variance to 18.2 feet from northerly side line for proposed patio extension, a setback variance to 22.3 feet from southerly side line for proposed generator, and for a lot coverage variance to 20.3% in order to permit existing deck extension and proposed patio extension, generator and outdoor kitchen.

- *No new information.*

**4. 36 Post Fields LLC 36 Post Fields Lane [SCTM# 902-3-3-86.35]**

Application for a fence height/visibility variance in order to permit proposed six foot high stockade fence along northerly line.

- *See letter from Cliff McKennett.*

**5. William and Kimberly Anderson 13 Dune Road [SCTM# 902-12-1-9]**

Application for a rear yard variance in order to permit proposed eave encroachments projecting more than 18 inches into the required rear yard.

- *No new information.*

**6. Christopher & Michelle Ewan 88 Dune Road [SCTM# 902-13-3-19]**

Application for a coastal erosion hazard area variance in order to permit proposed reconstruction of existing house and decks the cost of which exceeds 50% of the replacement cost new (to wit, proposed restoration of existing house and decks) with modification as proposed and for a lot coverage variance to 26.1%, a total side yard variance to 59.3feet and a rear yard (dune setback) variance to the extent necessary in order to permit the foregoing.

- *No new information.*

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**HOLDOVERS:**

- 1. Kevin and Barbara Braddish 48 Jessup Avenue [SCTM# 902-3-3-10]**  
Application for setback variances from the southerly side line to 1.5 feet for proposed patio, to 11.3 feet for spa equipment and to 15.2 feet for spa, as shown on survey.

  - *See submission withdrawing both the request to install spa equipment on the concrete pad attached to the garage, and for the patio on the South side of the house. A new survey was submitted showing lot coverage of 24.5%.*
  
- 2. Martyn and Ellen Ball 141 Montauk Highway [SCTM# 902-4-2-7]**  
Application for a setback variance to 7.5 feet from westerly side line in order to permit existing shed.

  - *Adjourned to January meeting.*
  
- 3. 160 DQ LLC 160 Dune Road [SCTM# 902-16-2-2.5]**  
Application for a height variance to a maximum height at elevation 45.08 feet in order to permit proposed realignment and alteration of existing house.

  - *See supplemental information submitted 11/16/17.*
  
- 4. Paul and Margaret Whyte – 202 Dune Road [SCTM# 902-16-2-21]**  
Amended application for a coastal erosion hazard area variance and a Zoning Code dune setback (rear yard) variance in order to permit removal of existing house and accessory structures (except for existing wood platform with stairs to ocean beach) and construction of proposed house and accessory structures and sanitary system south of the coastal erosion hazard line and the dune setback line, a front yard variance to 40 feet, a total side yard variance to 52.9 feet and a height variance within required yard for proposed house, and a setback variance to 18.4 feet from easterly side line for proposed elevated walkway connecting to existing wood platform. Applicants also request relief from the one year period in §80-20 in order to permit completion of construction within a two year period.

  - *No new information.*

**Next Meeting:** \_\_\_\_\_