

ZBA HEARING 1/13/18

Approve minutes: Saturday, December 16, 2017

NEW APPLICATIONS:

1. Martyn and Ellen Ball 141 Montauk Highway [SCTM #902-4-2-7]

Amended application for a setback variance to 7.5 feet from westerly side line in order to permit existing shed and for setback variances to 16.9 feet from westerly side line and 9.9 feet from easterly side line in order to permit existing tennis court.

- *Applicant's attorney has requested an adjournment until the February meeting.*

2. 90 Dune Road LLC 90 Dune Road [SCTM#902-15-2-1]

Application for front yard variances to 40 feet for proposed house and 33.3 feet for proposed house steps, side yard variances to 20.6 feet from easterly line for proposed house and accessory structures, and total side yard variance to 56.4 feet, height variance within required yard and gross floor area variance to the extent of 646.36 square feet for proposed house.

- *Submission dated January 10, 2018.*
- *Letter from Arlen and Harry Kantarian, the owners of 92 Dune Rd, expressing concerns and requesting an adjournment until the February meeting.*
- *Email from Christopher and Michelle Ewan of 88 Dune Rd expressing concerns about this application.*

HOLDOVERS:

1. 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.

- *Submission dated January 10, 2018.*

2. 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.

- *Application has been withdrawn.*

3. 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.

- *Applicant's attorney has requested an adjournment until the February meeting.*

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.

- *Decision.*

Next Meeting: _____