

- Proposed grading approx. 105 ft. from wetlands (within 125 ft. regulated area: § 116-19.2E); and

Applicant further requests variance relief from § 116-8D (1) (Tidal Floodplain Overlay District) in order to allow for:

- A proposed pool to be set back 42.4 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
- Proposed steps and landing to be set back 42.4 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
- A proposed outdoor shower to set back 43 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
- A proposed one-story addition to be set back 43 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
- A proposed masonry patio to be set back 43.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required.

APPLICANT REQUESTS AN ADJOURNMENT TO AUG 8, 2023

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| 5. #3158 – 1430 MEADOW LANE LLC #1 & #2 | R120 | 1430 MEADOW LANE |
| SCTM 904-22-2-9 | | Lot Size: 108,244 sq. ft. |

Applicant requests relief from Section 116-12E (Pyramid Law) and Section 116-12 (Height) in order to:

- Pierce the 33° side yard sky plane by an additional 1,155 cu ft.; and
- Increase the maximum height in a FEMA Special Flood Hazard Area by 6 ft 1 in. from 28' above base flood elevation (BFE) [EL 37] for a flat roof permitted to 34'1" above BFE [EL 43'1"] for a flat roof for a proposed 2- story flat roof addition. (39'10" above BFE [EL 48'10"] existing peak)

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| 6. #3157 – SAKURA REALTY, LLC | R80 | 131 FLYING POINT ROAD |
| SCTM 904-20-2-27.39 | | Lot Size: 74,836 sq. ft. |

Applicant requests relief from Section § 116-11.1A (Yard Regulations in Certain Residence Districts) in order to:

- Decrease the minimum east front yard setback (Down's Path) from 80 ft to 56.92 ft. (79.4 ft. existing) for a proposed 22.7' x 40' attached garage addition to the east side of an existing dwelling on a corner lot.

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| 7. #3160 – GARY FLANAGAN | R7.5 | 20 HILLCREST LANE |
| SCTM 904-4-1-28 | | Lot Size: 10,428 sq.ft. |

Applicant requests relief from Section 116-9A(10)(a) and 116-9A(10)(c) (Placement of Accessory Buildings and Uses) in order to:

- Locate an accessory structure within a front yard (Miller Road) of a through-lot for a proposed 14' x 32' pool; and

2. Locate an accessory structure within a front yard (Miller Road) of a through- lot for a proposed 520 sq. ft. 2-car detached garage; and
3. Decrease the minimum setback from any line from 20 ft. to 16 ft. from the west lot line for a 14' x 32' pool.

APPLICANT REQUESTS AN ADJOURNMENT TO AUG 8, 2023

8. #3164 – ROBERT KORNSTEIN & SHARI GOTTESMAN 43 BAILEY ROAD
SCTM: 904-1-1- 9.4 & 9.6 R-40 Lot Size 24,297 sq. ft.

Applicant requests an interpretation pursuant to § 116-26 (Interpretation) of § 116-17.1E (Maximum gross floor area of dwellings in certain residence districts) with regard to:

1. The inclusion of an accessory structure (roofed pool pavilion) towards the calculation of gross floor area (GFA); or in the alternative,

Applicant requests relief from § 116-17.1E (Maximum gross floor area of dwellings in certain residence districts) in order to:

2. Increase the maximum Gross Floor Area (GFA) from 3,930 sq. ft. to 4,270.4 sq. ft. for a proposed 3,899.4 sq. ft. two-story single-family dwelling and a proposed 371 sq. ft. accessory structure (roofed pool pavilion)

APPLICANT REQUESTS AN ADJOURNMENT TO AUG 8, 2023

NEW CASES

#3163 – 74 WHITE STREET, LLC 74 WHITE STREET
SCTM 904-5-1-28.1 OD Lot Size: 21,873 sq.ft.

Applicant requests a Special Exception Use pursuant to Article IV: Special Exception Uses and §116 Attachment 4 (Business Districts - Table of Use Regulations) and Dimensional Variance relief from §116-5B(3) & Attachment 5 (Business District Table of Dimensional Regulation) in order to:

1. Convert an existing building into a new two-family detached dwelling in the OD (Office Business) Zone; and
2. Reduce the minimum square feet per dwelling unit from 20,000 sq. ft. (40,000 sq. ft. total for two dwelling units) to 10,936.5 sq. ft. per dwelling unit (21,873 sq. ft. total for two dwelling units).

#3155 – 1750 WATERVIEW LLC 1750 MEADOW LANE
SCTM: 904-21-1-8.6 R-80 Lot Size approx. 176,735 sq. ft.

Applicant requests wetlands (natural resource) permit pursuant to Ch. 116 Article IIIA 19.2C (Wetlands) in order to allow regulated activity within wetland setbacks for:

1. A proposed I/A sanitary wastewater system to be located 193 ft. from wetlands (within 200 ft. regulated area: § 116-19.2D); and
2. A proposed 2-story single-family home 71.9 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and

3. A proposed swimming pool to be located 145 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
 4. A proposed access stairway 64.4 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
 5. A proposed gate & gate posts with reconfigured stone driveway to be located approximately 80 ft. from wetlands (within 150 ft. regulated area: § 116-19.2C); and
 6. Proposed landscaping (revegetation) within 125 ft. regulated area: § 116-19.2E; and
- Applicant further requests variance relief from § 116-8D(1) (Tidal Floodplain Overlay District) in order to allow for:

7. A proposed 2-story single-family dwelling to be set back 85.8 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
8. A proposed covered patio to be set back 74 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required (99.9 ft. existing); and
9. A proposed spa to be set back 70.3 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
10. A proposed pool to be set back 45.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
11. A proposed I/A sanitary wastewater system 49.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and
12. A proposed patio to be set back 48.2 ft. from the Dolliver Dune Crest Setback where a minimum 100 ft. is required; and

Applicant further requests to:

13. Modify a condition of ZBA decision #1634A approved February 25, 1993, in order to reconfigure a “scenic easement” area as shown on the plans submitted.

APPLICATION TO BE ADJOURNED BY THE BOARD AS INCOMPLETE

#3165-107 VICTORIA KAHN
SCTM:904-8-2-22

R-7.5

107 WOOLEY STREET
Lot Size: 11, 177 sq.ft

Applicant requests variance relief from § 116-9A(3) (Placement of accessory buildings and uses) & 116-11.1C(1) (Minimum distance from street for accessory buildings) in order to:

1. Locate an accessory structure partially within the south front yard (John St.) of the primary dwelling; and
2. Decrease the minimum distance from the street for accessory buildings from 35 ft. to 18 ft. from John Street for a 266 sq. ft. detached garage.

***New, complete, applications accepted until Friday at noon 4 weeks prior to the hearing date**

***SUBMISSIONS FOR CARRY OVER CASES MUST BE SUBMITTED BY NOON THE TUESDAY BEFORE A THURSDAY MEETING or THE THURSDAY BEFORE A TUESDAY MEETING.**