

ZBA HEARING 5/18/13

Approve minutes: April 27, 2013 meeting.

NEW APPLICATIONS:

1. **Mahnaz Moinian, 188 Dune Road (902-16-2-14)** Appeal from a determination of the Building Inspector denying a coastal erosion management permit for reconstruction of a gazebo/pavilion. Applicant requests reversal of such determination or in the alternative a variance in order to permit such reconstruction.
2. **81 Dune Road LLC, 81 Dune Road (902-13-1-22)** Application for setback variances to 35.1 feet from the Quogue Canal and 7.1 feet from boat slip for proposed swimming pool deck addition, for a setback variance to 14.9 feet from boat slip for proposed exterior stairs, and for a lot coverage variance to 21.9% for proposed lot coverage or 21% for existing lot coverage.
3. **3G Holdings LLC, 34 Lamb Avenue (902-9-3-3)** Application for a side yard variance to 17.3 feet from southerly line for proposed garage addition to existing house and if necessary to 16.4 feet from such line for related proposed roof overhang, a side yard variance if necessary to 24.5 feet from northerly line for proposed roof overhang related to proposed addition to existing house, a total side yard variance in order to permit the foregoing, and a setback variance to 0.8 feet from northerly line in order to maintain and repair toolhouse.
4. **Sandacres Associates Inc., Sandacres and Creekside Lane (7-1-4.30)** Application for relief from a condition imposed in the July 25, 2008 decision of the Board of Appeals in order to permit further subdivision of the subject parcel and to permit the existing house and the existing cottage to be maintained and used for one family dwelling uses on Lot 1 of the proposed further subdivision. Premises are known as Lot 11 on the Subdivision Map of Sandacres Creekside Section Two and are located at the terminus of Sandacres Lane and Creekside Lane.
5. **David Marr, 61 Dune Road (802-13-1-12)** Application for variances in order to permit proposed relocation and elevation of three buildings (2 story garage & apartment; 2 story house; 1 story house) and proposed deck additions thereto as shown on survey last revised April 10, 2013 and plans prepared by applicant's architect, including variances to alter buildings used for a nonconforming use, a front yard variance to 35.1 feet for building C (relocated/elevated 1 story house with proposed deck), a rear yard/water setback variance to 41.6 feet for building B (relocated/elevated 2 story house with proposed deck), a side yard variance to 10 feet, a rear yard/water setback variance to 19.6 feet and a height variance within required yard for building A (relocated/elevated 2 story garage & apartment with proposed deck). See letter from Robert Gruber – Architect.

HOLDOVERS: None

Next Meeting _____