

ZBA HEARING 6/29/13

Approve minutes: May 18, 2013 meeting.

NEW APPLICATIONS:

- 1. William and Mary Kerr, 28 Meadow Lane (902-11-1-13)** application for a variance in order to permit a proposed tennis court on a lot without a one-family dwelling together with setback variances to 59.8 feet from Meadow Lane and to 14.7 feet from the southerly side line for the proposed tennis court, or in the alternative, for a setback variance to 59.8 feet from Meadow Lane in order to permit the proposed tennis court on property to be merged (the merged property would include the adjoining lot to the south which contains a one-family dwelling).
No new information received.
 - 2. Stephen Vine, 15 Arbutus Road (902-4-2-22)** application for setback variances to 20 feet from each side line in order to permit proposed tennis court.
See letter from Eileen Bishop stating concerns regarding landscaping.
 - 3. New 108 Dune Road, LLC, 108 Dune Road (902-15-2-9.3)** application for a setback variance to 22.5 feet from westerly side line in order to permit existing swimming pool.
See letter from Ahmed El Bendary in opposition to this application.
 - 4. Martin Frederic Evans, 77 Dune Road (902-13-1-21.3)** application for minimum and total side yard variances and height variances within the required side yard in order to permit proposed alterations and additions to the existing house or in the alternative to permit reconstruction of the existing house with alterations and additions as proposed, and for setback variances for the proposed deck, and for setback variances for the proposed sanitary system retaining wall, all as described in more detail in the application and shown on the survey.
No new information received.
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HOLDOVERS:

- 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.
See letter from Michael Nobiletti requesting a refund of the \$1,000 fee.
See letter from Attorney Anthony Pasca withdrawing this application.

2. **Sandacres Associates Inc., Sandacres and Creekside Lane (902-7-1-4.30)** 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.
See Decision.

3. **David Marr, 61 Dune Road (902-13-1-12)** 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 Attorney Lisa Clare Kombrink requesting an adjournment to the July meeting. Architect Robert Gruber has submitted house plans for the 3 houses for the July meeting.

Next Meeting: _____