

## ANNUAL ZONING BOARD OF ADJUSTMENT REPORT 2021

Date: January 10, 2022

Application #	Type	Granted	Denied	Resolution Date	Resolution #	Block	Lot	Qualifier
Applicant Name				Address			Zone	
ZB-20-12-01	C	X		01/19/21	ZB-21-07	60	30.02	
CUNNINGHAM, MICHAEL P & SHARON				21 HANCOCK LN			R-2	
INCREASE CURB CUT TO 17' FOR SF DWELLING								
ZB-21-01-01	C	X		02/16/21	ZB-21-09	58	21	
NELSON, SHANNON MICHAEL & KARI				1217 W MADISON ST, APT 301			R-2	
EXPANSION OF A NONCONFORMING STRUCTURE								
ZB-21-05-01	C	X		06/15/21	ZB-21-13	97.01	4.02	C0317
MARTINO, ROBERT A				P O BOX 1101			R-2	
SEEKING "c"2 VARIANCE RELIEF TO EXPAND FRONT DECK								
ZB-21-07-01	CD	X		08/17/21	ZB-21-15	66	30	
MARINARO, VINCENT R & LISA M				926 MAYFIELD LN			R-2	
EXPANSION OF A NONCONFORMING USE - TWO DWELLINGS (ONE DUPLEX, ONE SF) ON A 60X100 LOT IN THE R-2 ZONE								
zb-21-10-01		X		11/16/21	ZB 21-16	163.01	3	
LYNCH, LEONARD A & TRACEY A				717 S CH COLUMBUS BVD 821			R-1	
"C"2 VARIANCE FOR HEIGHT UNDER 10%								
Total # of A Variances				0				
Total # of B Variances				0				
Total # of C Variances				4				
Total # of D Variances				1				

## ANNUAL ZONING BOARD OF ADJUSTMENT REPORT 2020

Date: January 10, 2022

Application #	Type	Granted	Denied	Resolution Date	Resolution #	Block	Lot	Qualifier
Applicant Name				Address				Zone
ZB-19-12-01	C	X		01/21/20	ZB-20-07	74	1	
GELZUNAS, RONALD JR & DANIELS, ANGELA				7009 PARK BLVD				R-1A
REMEDiate NONCONFORMING USE - CONVERT DUPLEX TO SINGLE FAMILY / EXTERIOR RENOVATION IN THE SETBACKS								
ZB-20-01-01	C	X		02/18/20	ZB-20-08	164	6	
MURPHY, JOSEPH & MARY NELL				317 E ST LOUIS AVE				R-1
"C"1 RELIEF TO BUILD AN INGROUND SWIMMING POOL								
ZB-20-06-01	C	X		08/18/20	ZB-20-11	118.02	6	
KHNJ, LLC				406 E MIAMI AVE				M-1B
CONSTRUCT DUPLEX ON UNDERSIZED LOT								
ZB-20-07-01	C	X		08/18/20	ZB-20-12	117.01	16	
PARKER, DAVID H & DEVON L				13 EVANS RD				R-2
EXPANSION OF A NONCONFORMING STRUCTURE, SIDEYARD SETBACKS								
ZB-20-07-02	CD	X		11/17/20	ZB-20-15	94.03	7	
423 E LOUISVILLE CORP				515 E ORCHID RD				M-1
MOTEL TO MULTIFAMILY; REDUCE NUMBER OF UNITS; EXPANSION OF FOOTPRINT; PARKING; PRELIMINARY AND FINAL SITE PLAN; MINIMUM UNIT SIZE; DENSITY								
ZB-20-10-01	C	X		11/17/20	ZB-20-16	95.01	7	
BOROWSKY, ANDREW J				17 PRICE DR				R-2
BUILDING UNDULATION, LOT COVERAGE								

Application #	Type	Granted	Denied	Resolution Date	Resolution #	Block	Lot	Qualifier
Applicant Name					Address	Zone		
Total # of A Variances				0	2020			
Total # of B Variances				0				
Total # of C Variances				6				
Total # of D Variances				1				

# ANNUAL ZONING BOARD OF ADJUSTMENT REPORT 2019

Date: January 10, 2022

Application #	Type	Granted	Denied	Resolution Date	Resolution #	Block	Lot	Qualifier
Applicant Name					Address			Zone
ZB-18-11-01	C	X		01/15/19	ZB-19-07	185	19	
9405 BAYVIEW DR LLC					3116 RTE 9 SOUTH			R-1
VARIANCE TO CONSTRUCT SF HOME ON UNDERSIZED LOT - SIDE YARD SETBACKS NONCOMPLIANT								
ZB-19-02-02	C	X		03/19/19	ZB-19-08	43	38	
GIANAKOPOLUS,WILLIAM S & MCGARRY, EI					126 E WISTERIA RD			R-2
"c" VARIANCE FOR EXPANSION OF DWELLING ON UNDERSIZED LOT, LOT AREA, FRONTAGE, WIDTH; ADDITION IN EXCESS OF 10% OF FLOOR AREA								
ZB-19-03-01	C	X		05/21/19	ZB-19-10	58	10	
MC CLOSKEY, JOSEPH E JR & FLORA					PO BOX 144			R-2
PROPOSE TO CONSTRUCT SF HOME ON 30x100 LOT								
ZB-19-03-02	D	X		05/21/19	ZB-19-11	125.02	1	
PYRAMID RESORT CORPORATION					8105 ATLANTIC AVE			M-1B
STRUCTURE NOT COMPLIANT WITH ZONING ORD BUILT ON SITE								
ZB-19-04-02	C	X		05/21/19	ZB-19-12	110	18	COMM
STEZZI, GREGORY & MCCROSSON, STACY					2 JOHNSON LN			R-1A
EXPANSION OF A NONCONFORMING STRUCTURE/USE - EXPANSIO OF FRONT DECKS								
ZB-19-08-01	C	X		09/17/19	ZB-19-13	154.01	15	
PANVINI, VINCENT & ALISA ETAL					36 2ND AVE			R-1
VARIANCE SOUGHT FOR HEIGHT OF PERIMETER FENCE @6'								

Application #	Type	Granted	Denied	Resolution Date	Resolution #	Block	Lot	Qualifier
Applicant Name				Address				Zone
ZB-19-08-02	C	X		09/17/19	ZB-19-14	40	12	
WISTERIA PROPERTIES LLC				100 E NASHVILLE AVENUE				R-2
EXPANSION OF A DUPLEX IN R-2 ZONE ON 45X100 LOT. LOT AREA, WIDTH AND FRONTAGE.								
ZB-19-11-02	D	X		12/17/19	ZB-19-17	65.01	11	
SEASHORE ISLAND INVESTORS				8003 BAYVIEW AVE				R-2
CONSTRUCTION OF A TRIPLEX IN R-2 ZONE ON A 70'X100' LOT BULK VARIANCE								
Total # of A Variances				0	2019			
Total # of B Variances				0				
Total # of C Variances				6				
Total # of D Variances				2				

## ANNUAL ZONING BOARD OF ADJUSTMENT REPORT 2018

Date: January 10, 2022

Application #	Type	Granted	Denied	Resolution Date	Resolution #	Block	Lot	Qualifier
Applicant Name					Address			Zone
ZB-18-03-01	C	X		04/17/18	ZB-18-08	78	1	
HARTZELL, SCOTT & JEANNE					2571 COLD SPRING RD			R-1A
HEIGHT VARIANCE UNDER 10%								
ZB-18-03-02	C	X		04/17/18	ZB-18-09	126.01	18.02	
CAPE SHORE DEVELOPERS LLC					745 W MONTGOMERY AVE			R-2
VARIANCE SOUGHT TO CONSTRUCT DUPLEX ON A 55' WIDE LOT								
ZB-18-04-01	C	X		04/15/18	ZB-18-10	41	4.02	
CICCHITTI, JAMES J					PO BOX 157			M-C
PREVIOUS APPROVAL MEMORIALIZED AS ZB-13-21; AMENDED SITEPLAN AND SETBACK INCLUDED IN THIS APP								
ZB-18-06-01	C	X		07/17/18	ZB-18-11	57	7.02	
SHOOK, MATTHEW					608 MEADOW CREEK LANE			R-2
LOT AREA, LOT WIDTH, FRONT YARD SETBACK, SIDEYARD SETBACK, COMBINED SIDEYARD SETBACK, WALL JOG, BLDG CVG								
ZB-18-07-02	C	X		09/18/18	ZB-18-15	185	18	
9407 BAYVIEW DRIVE LLC					9407 BAYVIEW DRIVE			R-1
CONSTRUCT SF DWELLING ON UNDERSIZED LOT IN R-1 ZONE								
ZB-18-07-03	C	X		08/21/18	ZB-18-14	58	25	
MC GLONE, FRANCIS A TRUSTEE					7008 HILLTOP RD			R-2
EXPAND SF DWELLING ON UNDERSIZED LO IN R-2 ZONE								

Application #	Type	Granted	Denied	Resolution Date	Resolution #	Block	Lot	Qualifier
Applicant Name					Address	Zone		
Total # of A Variances					0	2018		
Total # of B Variances					0			
Total # of C Variances					6			
Total # of D Variances					0			

## ANNUAL ZONING BOARD OF ADJUSTMENT REPORT 2017

Date: January 10, 2022

Application #	Type	Granted	Denied	Resolution Date	Resolution #	Block	Lot	Qualifier
Applicant Name						Address	Zone	
ZB-17-03-01	C	X		04/25/17	ZB-17-08	6.03	21	COMM01
MONARCH CONDOMINIUM ASSOCIATION					5501 ATLANTIC AVENUE		M-1C	
APPLICANT WISHES TO CONSTRUCT 6 FOOT FENCE AROUND SWIMMING POOL IN FRONT YARD AREA WHERE ORDINANCE PERMITS 4 FOOT MAXIMUM HEIGHT.								
ZB-17-04-02	CD	X		06/20/17	ZB-17-13	94.02	2	
ADMIRAL WEST INC/BEST IN CREST, LLC					19 KRISTEN LN		M-1C	
APPLICANT SEEKS RELIEF TO INSTALL A TAKE-OUT WINDOW IN EXISTING COFFEE SHOP								
ZB-17-04-03	C	X		05/16/17	ZB-17-12	97.01	16	
308 E STANTON AVE LLC					308 E STANTON AVE		R-2	
APPLICANT SEEKS RELIEF TO EXTEND FRONT PORCH ROOF INTO FRONT YARD SETBACK								
ZB-17-04-04	C	X		05/16/17	ZB-17-10	100.02	15	
SEVEN SHES DEVELOPMENT, LLC					451 E LOUISVILLE AVE		M-1B	
ZB-17-05-01	B	X		06/20/17	ZB-17-14	95.02	8	C0104
KONA KAI CONDOMINIUM ASSOCIATION					100 E ORCHID RD		M-1C	
ZB-17-08-01	C	X		09/19/17	ZB-17-20	17	1	
HEWITT, KIRK					780 MORNING GLORY DR		R-2	
"C"2 CRITERIA APPLIED								



Application #	Type	Granted	Denied	Resolution Date	Resolution #	Block	Lot	Qualifier
Applicant Name				Address			Zone	
ZB-17-08-02	C	X		10/17/17	ZB-17-21	17	2	
HEWITT, KIRK				780 MORNING GLORY DR			R-2	
"C"2 CRITERIA								
ZB-17-11-01	C	X		12/19/17	ZB-17-24	9	44	
HEWITT, KIRK				780 MORNING GLORY DR			R-2	
LOT AREA, WIDTH AND FRONTAGE; SIDE SETBACKS, EAVE HEIGHT								
Total # of A Variances				0	2017			
Total # of B Variances				1				
Total # of C Variances				7				
Total # of D Variances				1				

# Denied Permits from 2017 to 2021

List Of Details From 01/01/2017 To 12/31/2021

January 10, 2022 2:14:46PM

Application No.	Block / Lot / Qual	Applicant Name	Site Address	Type of Work	Classification
3236	16.01 / 3.01 /	SCHOENLEBER, DAVID G & ALAN J	5706 SEAVIEW AVE	Addition	Final Insp.
3373	16.03 / 4.01 / C0103	FERRARO, ALAN J & BERNADETTE	410 E LAVENDER RD	Renovations	No Final
3382	9 / 1 /	REESE, WENDY	5510 PARK BLVD	Inground Pool	Final Insp.
3690	11.04 / 1 /	RANALLI ENTERPRISES LLC	5601 OCEAN AVE	Curb Cuts/Driveways	Final Insp.
3777	34.01 / 19 / C0003	GENTILE, ROBERT JR & KELLY A	206 E CARDINAL RD		Final Insp.
3955	40 / 8 /	CAMPBELL, TERESA	111 W WISTERIA RD	ADDITION	Final Insp.
3973	1.01 / 18 /	CUMMINGS, ANTONETTE	226 E CRESSE AVE	Deck	Final Insp.
4000	36 / 36 /	SLOAN, TIMOTHY R & DEBORAH N	126 W CARDINAL RD	ENCLOSE FRONT PORCH	Final Insp.
4190	43 / 38 /	GIANAKOPOLUS, WILLIAM S & MCG	126 E WISTERIA RD	Addition	Final Insp.
5333	94.03 / 1 /	RAMBLER JMF LLC	7201 OCEAN AVE	BEACHFRONT GRILL	Final Insp.

Total No. of Permits : 10