

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								
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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								
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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								
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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								
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ZB-19-04-02	C	X		05/21/19	ZB-19-12	110	18	COMMOI
STEZZI, GREGORY & MCCROSSON, STACY								
2 JOHNSON LN								
R-1A								
EXPANSION OF A NONCONFORMING STRUCTURE/USE - EXPANSIO OF FRONT DECKS								
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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	COMM
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
Total # of B Variances 1
Total # of C Variances 7
Total # of D Variances 1

2017

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	ADDITION	Final Insp.
3955	40/8 /	CAMPBELL, TERESA	111 W WISTERIA RD	Deck	Final Insp.
3973	1.01/18/	CUMMINGS, ANTONETTE	226 E CRESSE AVE	ENCLOSE FRONT PORCH	Final Insp.
4000	36/36 /	SLOAN, TIMOTHY R & DEBORAH N	126 W CARDINAL RD	ADDITION	Final Insp.
4190	43/38 /	GIANAKOPOLUS, WILLIAM S & MC	126 E WISTERIA RD	BEACHFRONT	Final Insp.
5333	94.03/1 /	RAMBLER JMF LLC	7201 OCEAN AVE	GRILL	Final Insp.

Total No. of Permits : 10