

6. **Jonathan Golden & Priscilla Sanches**

Application #BOA23-8

91 Ridgedale Avenue
Block 2203, Lot 13

Applicant is seeking approval of a side-yard setback variance in connection with a proposed addition. Property currently has a pre-existing, non-conforming side-yard setback on the same side that is not changing.

Mr. Zeien made a motion to carry the application to December 6, 2023 meeting without further notice, second by Mr. O'Connor.

Roll Call: On a roll call vote all members present and eligible voted to carry the application.

7. **Michael & Holly Gannon**

Application # BOA23-9

60 Cathedral Avenue
Block 3005, Lot 34

Applicant is seeking variance relief for the height of a previously built accessory structure.

Rosario Mannino, architect and general contractor for the homeowner, was sworn in. He stated that he designed and built the pool cabana. He said that he interpreted the ordinance incorrectly and the structure was built higher than what is permitted. The height of the structure is 16.89 feet where 15 feet is the maximum height.

Mr. Mannino said that the surveyor did not consider the 2 feet slope on the left side. The average grade was not calculated correctly. He said that he calculated the height at the foundation. The foundation was raised and the frame sits on the foundation. In order to correct it, he would need to cut off 18" and end up with a flat roof.

There was further discussion on how the mistake happened and how the average grade was calculated.

Holly Gannon, homeowner, was sworn in. Mike Cannilla explained that this affects your neighbor. He was if there was a proposal for landscaping. Ms. Gannon replied that she has a plan to plant evergreen trees that are 4ft to 6ft high behind the cabana in order screen it.

Mike Cannilla asked her if she would agree to a condition that requires her to plant the evergreen tree screen starting at the rear of her home on that side and continuing to beyond the pool cabana. Ms. Gannon said that she fully intends to do that and will agree to it as a condition. There would be no certificate of occupancy (C/O) issued until the evergreens are planted.

The meeting was opened to the public. Seeing no questions, the meeting was closed to the public. Mr. Cannilla called for a motion.

Mr. Zeien made a motion to approve the application with the condition that was discussed, second by Mr. Noss.

Roll Call: On a roll call vote all members present and eligible voted to approve the application.

On a motion duly made and seconded the meeting was adjourned at 7:35 p.m.