

HPB File No. HPB0716-0049
Beach House Owner, LLC
4385 Collins Avenue

MODIFIED VARIANCE REQUESTS

Since 9/13/16

NO.	VARIANCE REQUESTS	REVISED PROPOSAL
1.	An after the fact variance to exceed by 2'-0" the maximum allowed clear space of 8'-0" between the roof covering and finish floor in order to retain and existing tiki hut bar structure with a clear space of 10'-0" measured from finish floor to the roof and located within the Dune Preservation Overlay District.	No Change
2.	An after the fact variance from Section 142-774 to retain an existing tiki hut bar structure not open on 3 sides with a wood-framed 6' wall and shelves facing the south side property line and high shelves on the east and west sides, where open structures are required within the Dune Preservation Overlay District.	ELIMINATED
3.	An after the fact variance from Section 142-774 to retain a patio constructed of concrete pavers adjacent to the tiki hut bar, where only wood materials are allowed within the Dune Preservation Overlay District.	No Change
4.	An after the fact variance from Section 142-775 to reduce by 4'-2" the minimum required side setback of 15'-0" within the Dune Preservation Overlay District in order to retain a deck at 10'-10" from the south side property line.	REDUCED
5.	An after the fact variance from Section 142-775 to exceed by 205 SF the maximum 400 SF of area allowed for structures in order to retain a tiki hut bar and deck with an area of 605 SF located within the Dune Preservation Overlay District.	ELIMINATED
6.	An after the fact variance from Section 142-774 to exceed by 1'-8" the maximum allowed clear space of 8'-0" between the roof covering and finish floor in order to retain a retractable roof structure with a clear space of 9'-8" measured from finish floor to the average height of the roof located within the Dune Preservation Overlay District.	No Change
7.	An after the fact variance from Section 142-774 to retain two pergola structures constructed of metal clad in wood where only wood materials are allowed for structures located within the Dune Preservation Overlay District.	No Change
8.	An after the fact variance from Section 142-775 to exceed by 916 square feet the maximum 400 SF of area allowed for structures in order to retain two pergola structures connected with a retractable roof with an area of 1,316 SF located within the Dune Preservation Overlay District.	No Change

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9.	An after the fact variance from Section 142-775 to reduce by 23.3% (1,179 SF) the min. required open space of 80% (4,056 SF) in order to retain a tiki hut bar, walkways, pergolas and roof structures and provide an open space of 56.75% (2,877 SF) within the Dune Preservation Overlay District.	REDUCED
10.	An after the fact variance from Section 142-775 to reduce by 4'-11" the min. distance separation of 10'-0" between structures located within the Dune Preservation Overlay District in order to retain a tiki hut bar structure, pergolas and retractable roof structures with a distance separation of 5'-1".	No Change
11.	An after the fact variance from Section 142-774 to exceed by 1'-0" and 2'-0" the max. width of 6'-0" for walkways located within the Dune Preservation Overlay District in order to retain portions of walkways with a width of 7'-0" and 8'-0".	ELIMINATED