



ZONING BOARD OF ADJUSTMENT & APPEALS MINUTES

January 28, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
JOHN CALLAGHAN, VICE MAYOR
DIANA DAVIS, VICE MAYOR PRO TEM
MARIANNE HOSTA, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: TG LAW, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
STEPHEN MAYER, PRINCIPAL PLANNER

AUDIENCE: 8

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

VARIANCE REQUEST

1. UNADDRESSED COCOANUT AVENUE - Filed by Michael Bates requesting approval to allow a new single-family dwelling to be constructed with a front setback of twenty (20) feet in lieu of the required twenty-five (25) feet.

A. Disclosure of Ex Parte Communications

B. Swearing in of Witnesses

Town Attorney swore in all parties wishing to testify.

C. Applicant Presentation

The applicant outlined the basis for the variance request.

D. Staff Presentation

Staff provided an overview of their findings on the variance request and advised the Council that both the Planning & Zoning Board and staff recommend denial of the request.

E. Public Hearing

Public Hearing Opened at 4:32pm.

Public Hearing Closed at 4:32pm.

F. Council Deliberation/Decision

***MOTION:** Callaghan/Halpern made a motion to deny the requested variance from Code Section 34-268 of the Town's Code of Ordinances to reduce the minimum front setback from 25ft to 20ft.*

***ACTION:** The motion passed unanimously.*

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 4:45pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk