

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
CALENDAR
April 24, 2014

Case #2386: Application of John Comer of 269 East Walnut Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(g) Off Street Parking Locations to remove the attached garage, and to provide new off street parking in the front yard at 269 East Walnut Street, Long Beach, NY also known as Section 59, Block 125, Lot 177 on the Nassau County Land and Tax Map.

Case #2387: Application of Kathryn Fitzgerald of 50 Delaware Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(e) Height for a new single family house at 50 Delaware Avenue, Long Beach, NY also known as Section 59, Block 260, Lot 3 on the Nassau County Land and Tax Map.

Case #2388: Application of Joseph O'Connell of 27 Minnesota Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard to elevate the existing home and enlarge the front deck at 27 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 111, Lot 30 on the Nassau County Land and Tax Map.

Case #2389: Application of James Jackson of 166 Higbie Lane, West Islip, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(a) Use; 9-105.16(b) Front Yard; 9-105.16(c) Rear Yard; 9-105.16(d) Side Yard; 9-105.16(e) Height; 9-105.16(g) Minimum Lot Size; 9-105.16(d) Side Yard for a new single family house at 55 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 52 on the Nassau County Land and Tax Map.

Case #2390: Application of William Rayner of 52 California Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(b) Front Yard; 9-105.16(c) Rear Yard; 9-105.16(e) Height; 9-105.16(g) Minimum Lot Size for a 3½ story FEMA compliant house at 52 California Street, Long Beach, NY also known as Section 59, Block 265, Lot 2 on the Nassau County Land and Tax Map.

Case #2391: Application of Boston House LLC of 5 Trusedale Drive, Old Westbury, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(d) Building Area; 9-105.11(e) Front Yard; 9-105.11(f) Side Yard; 9-105.11(g) Rear Yard; 9-105.11(i) Density; 9-105.11(k) Off Street Parking for two additional dwelling units in the basement at 315 West Broadway, Long Beach, NY also known as Section 59, Block 51, Lot 66 on the Nassau County Land and Tax Map.

Case #2392: Application of 405 Hotel LLC of 290 Breezyway, Lawrence, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) General Provisions for a full service bar with stools at 405 East Broadway, Long Beach, NY also known as Section 59, Block 159, Lot 6 on the Nassau County Land and Tax Map.

Case #2393: Application of Parkallott, Inc. of 960 West Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) General Provisions for a full service bar with stools at 960 West Beech Street, Long Beach, NY also known as Section 59, Block 252, Lot 18 on the Nassau County Land and Tax Map.

Dated: April 24, 2014
Long Beach, N.Y.

Rocco J. Morelli
Chairman