

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
CALENDAR
February 21, 2013

PLEASE TAKE NOTICE that the following cases will be heard by the Zoning Board of Appeals of the City of Long Beach on February 21, 2013 at 7:00 p.m., City Hall, One West Chester Street Long Beach, New York :

Case # 2262: Application of Terence McGovern of 636 East Broadway Long Beach, New York 11561 for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, New York; Section 9-106.2 Mixed Uses Prohibited; Section 9-113.2 (G) Off Street Parking: The code requires all off street parking be located in the rear yard, side yard or within the parking generator. You propose (2) new off street parking spaces in the front yard at 636 East Broadway Long Beach, New York also known as Section 59, Block 190, Lot 22 on the Nassau County Land and Tax map.

Case # 2263: Application of Joyce Coletti of 166 West Penn Street Long Beach, New York, 11561 for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, New York; Section 105 (a)-Use, No building or premise shall be erected or altered, used or maintained, except as a one-family detached house with one dwelling unit, you propose a second kitchen making a second dwelling unit, Section 9-105 (c) Front yard-There shall be a front yard at 166 West Penn Street Long Beach, New York also known as Section 59, Block 75, Lot 161 on the Nassau County Land and Tax map.

Case # 2264: Application of James Mulvaney of 85 Dalton Street Long Beach, New York 11561 for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, New York; Section 9-105.8 (b) Height- The limit of the height of a building shall be 2 stories but not over 23 feet, you propose a height of 25 feet. Section 9-105.8 (d) Side Yard- There shall be a side yard along each side lot line and it shall be at least 20 feet in width on each side of the building and extend unobstructed from the front yard to the rear yard, you have an existing south side yard of 1.16 feet at 85 Dalton Street Long Beach, New York also known as Section 59, Block 181, Lot 25 on the Nassau County Land and Tax map.

Case # 2265- Application of Rabco Engineering of 8 West Merrick Road Freeport, New York 11520 for a variance from the following sections of the Zoning Code of Ordinances of the city of Long Beach, New York; Section 9-105.16 (a)-Use: Allowable use is a business or mercantile occupancy (non-residential), you propose a 23 unit residential multiple dwelling; Section 9-105.16 (c)-Rear Yard: There shall be a rear yard, the depth of which shall be at least 10 feet; you propose a partial rear yard of 0 feet; Section 9-105.16 (d)-Side Yard: There shall be a side yard on each corner lot and it shall extend at least 7 feet in width on the side of the building extending along the side street the full length of the lot, you propose a side yard of 0 feet.

9-105.16 (e)-Height: The limit of height of a building shall be one story, but not over 18 feet in height; you propose a building 3 stories and 46 feet in height.

9-112 (2A)-Off Street Parking: You are required 41 off-street parking spaces and you are proposing 33 off-street parking spaces.

9-113.2 (h)-Off-Street Parking Design Standards: Each off-street parking space (parking stall) shall have a minimum area of one hundred eighty (180) square feet with a minimum width of nine (9) feet and a minimum length of twenty (20) feet, and each such parking space or stall shall be so arranged that the vehicle parked therein may be driven directly to the public highway without moving any other vehicle parked in an adjacent parking space or stall. You are proposing 8 additional tandem parking spaces.at 158 New York Avenue Long Beach, New York also known as Section 59, Block 6, Lots 41-45 & 235-236 on the Nassau County Land and Tax map.

Case# 2266: Application of 83 Farrell Street, LLC c/o David Shokrian 100 West Park Avenue Suite 306 Long Beach, New York 11561 for a variance from the following sections of the Zoning Code of Ordinance of the City of Long Beach, New York Section 9-105.8 (i) Minimum Lot Size: The minimum lot size in a Residence "FF" district shall be 80' X 54', this sub-division will give you two separate parcels both with lot sizes of 60' X 56".for a sub division at 83 Farrell Street Long Beach New York also known as Section 59, Block 204, Lots 29-31 on the Nassau County Land and Tax map.

Dated: February 1st, 2013
Long Beach, N.Y.

Rocco J. Morelli
Chairman