

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
February 27, 2014

Case #2361: Application of Paula Curci of 62 East Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.G Accessory Structure to install a shed in the front yard at 62 East Olive Street, Long Beach, NY also known as Section 59, Block 99, Lot 33 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2363: Application of Felix Bobe of 415 West Market Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3 (b) Height; 9-105.3 (f) Building Area for a new two story single family residence at 415 West Market Street, Long Beach, NY also known as Section 59, Block 32, Lot 177 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2364: Application of Anthony Tarantino of 564 East Hudson Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(b) Height; 9-105.7 (c) Front Yard; 9-105.7(d) Side Yard for a new two-family FEMA compliant house at 564 East Hudson Street, Long Beach, NY also known as Section 59, Block 167, Lot 32 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2365: Application of David Shokrian of 100 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2 (e) Rear Yard for a ground level first floor deck at 301 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 185, Lots 66 & 67 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2366: Application of Ebrahim Shokrian & Raymond Davoodi of 11 Middleneck Road, Garden City, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12 (b) Height; 9-105.12 (c) Lot Area; 9-105.12 (f) Side Yards; 9-105.12 (j) Recreation Areas for a new 8 unit multiple dwelling at 848 East Broadway, Long Beach, NY also known as Section 59, Block 220, Lot 27-30 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2367: Application of Shore Road-Long Beach Superblock LLC of 1114 Avenue of the Americas, New York, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.14 (b) Height; 9-105.14 (i) Density for a new mixed residential/commercial development on the property bordered by East Broadway, Riverside Boulevard, the Ocean Beach Park and Long Beach Boulevard, Long Beach, NY also known as Section 59, Block 116, Lot 38 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2368: Application of Akio Yoshida of 719 Monroe Boulevard, 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 (7) General Provisions for a 6' fence in the front yard at 719 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 118, Lot 31 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2369: Application of David Silverberg of 444 West Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(E) Rear Yard to maintain a newly constructed rear yard deck at 363 East Harrison Street, Long Beach, NY also known as Section 59, Block 133, Lot 69 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2370: Application of Pheobe Apparel / Roslyn Sterling-Appel of 34 Dalton Street, Long Beach, NY for a waiver from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(A) Use; 9-106.2 Mixed Use; 9-112.1 Off-Street Parking to maintain a home office for private appointment sales and consulting at 34 Dalton Street, Long Beach, NY a/k/a Section 59, Block 218, Lot 10 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2371: Application of Theone Friend of 515 Harrison Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(6) General Provisions; 9-112(1) Off-Street Parking to convert a cottage into an apartment at 515 Harrison Street, Long Beach, NY also known as Section 59, Block 163, Lot 46 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2372: Application of Kelly Graham of 740 East Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(F) Building Area for a new 2 story FEMA compliant house at 740 East Chester Street, Long Beach, NY also known as Section 59, Block 81, Lot 147 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2373: Application of Alissa Torres of 260 West Fulton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(C) Front Yard; 9-105.2(K) Expanding Use for a new elevated single family house at 715 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 118, Lot 32 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2374: Application of East Market 413 Corp. c/o Diamond Law Group of 244 Mineola Boulevard, Mineola, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(J) for a Subdivision at 413 East Market Street, Long Beach, NY also known as Section 59, Block 152, Lots 46-49 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2375: Application of Prohealth Realty, LLC of 2800 Marcus Avenue, Lake Success, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112 (21) Off-Street Parking for a change of occupancy from a surgical supply store to an urgent care clinic at 257-261 West Park Avenue, Long Beach, NY also known as Section 59, Block 58, Lot 43 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2376: Application of New York SMSA Limited Partnership d/b/a Verizon Wireless c/o Amato Law Group, PLLC, 666 Old Country Road, Garden City, NY for a waiver from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 13-128 (b) for the installation of a Public Utility Wireless Communication Facility at 890 West Beech Street, Long Beach, NY also known as Section 59, Block 258, Lot 1 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Dated: February 27, 2014
Long Beach, N.Y.

Rocco J. Morelli
Chairman