

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

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: GRANTED with conditions**

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: DENIED**

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: GRANTED**

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: GRANTED**

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: DENIED**

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: DENIED**

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: GRANTED**

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: DENIED**

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.

**APPLICATION WITHDRAWN**

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: GRANTED**

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: GRANTED**

Case #2377: Application of EOC of Nassau County of 134 Jackson Street, Hempstead, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.10(a) Use; 9-105.10(d) Building Area; 9-105.10(f) Front Yard; 9-105.10(g) Rear Yard; 9-112.(14) Off Street Parking to construct a new two story elevated building for a day care facility at One East Pine Street, Long Beach, NY also known as Section 59, Block 277, Lot 9 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2378: Application of Kevrich Bros. Corp. of 611 East Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(b) Height; 9-105.2(c) Front Yard; 9-105.2(k) Expanding Use for construction of new two-family FEMA compliant modular house at 718 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 133, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2379: Application of Dennis Oliver of 924 Newbridge Road, North Bellmore, NY and Eleanor Davanzo of 853 West Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(a) Use; 9-105.9(c) Front Yard; 9-105.9(h) Density to construct a new Two Family FEMA compliant house at 853 West Park Avenue, Long Beach, NY also known as Section 59, Block 249, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, 2 Year Conditional/Temporary Variance**

Case #2380: Application of Kelley Spada of 420 East Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(k) Expanding Use; 9-112(1) Minimum Off Street Parking for a new two family use at 420 East Park Avenue, Long Beach, NY also known as Section 59, Block 155, Lot 162 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2381: Application of Arthur Adair of 100 Minnesota Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard to elevate the existing house and add a front deck with side steps at 100 Minnesota Avenue, Long Beach, NY also known as Section 59, Block 230, Lot 4 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2382: Application of Maryann Tolan of 94 Wyoming 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; 9-112(1) Minimum Off Street Parking to replace the existing deck with a new deck and ramp at 94 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lot 7 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2383: Application of Angela and Jimmy Zimbardo of 207 New York Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (c) Front Yard for construction of a front deck at 207 New York Avenue, Long Beach, NY also known as Section 59, Block 243, Lot 50 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2384: Application of Mark and Casey Palmer of 989 Oceanfront, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height for a new 2 story FEMA compliant house at 989 Oceanfront, Long Beach, NY also known as Section 58, Block 89, Lot 17 on the Nassau County Land and Tax Map.

**ADJOURNED**

Case #2385: Application of Angelo Lomonte of 458 East Beech 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 to elevate an existing 2 family house at 458 East Beech Street, Long Beach, NY also known as Section 59, Block 158, Lots 30 and 31 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

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

Rocco J. Morelli  
Chairman