

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
May 22, 2014

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.

DECISION: GRANTED

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.

DECISION: OPEN FOR VOTING

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.

DECISION: DENIED

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.

DECISION: GRANTED

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.

DECISION: GRANTED

Case #2371: Application of Theone Friend of 515 Harrison Street, Long Beach, NY for a conditional/temporary 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: GRANTED 2 Year Conditional/Temporary Variance

Case #2394: Application of Michele Cohen-Axelrod of 527 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: 9-113.2(g) Off-Street Parking for off street parking in the front yard at 527 West Park Avenue, Long Beach, NY also known as Section 59, Block 23, Lot 58 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2395: Application of Omar Karom of 205 Maple Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(g) Off-Street Parking for off street parking in the front yard at 205 Maple Boulevard, Long Beach, NY also known as Section 59, Block 215, Lot 72 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2396: Application of Harvey Bergman of 515 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: 9-113.2(g) Off-Street Parking for off street parking in the front yard at 515 West Park Avenue, Long Beach, NY also known as Section 59, Block 23, Lot 62 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2397: Application of Carol Ann DaProcida of 601 East Penn 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 for off street parking in the front yard at 601 East Penn Street, Long Beach, NY also known as Section 59, Block 188, Lot 80 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2398: Application of Margaret Rodriguez of 117 Atlantic Avenue, Long Beach, NY for a conditional/temporary variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9.113.2(g) Off Street Parking; 9.113.2(h) Minimum Size Parking for off street parking in the front yard at 117 Atlantic Avenue, Long Beach, NY also known as Section 59, Block 195, Lot 40 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #2399: Application of Elizabeth Hill of 232 West Bay Dr., Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(b) Height for a new single family dwelling at 232 West Bay Dr., Long Beach, NY also known as Section 59, Block 53, Lots 26-27 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2400: Application of Sam Pinto of 116 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: 9-105.3(c) Front Yard; 9-105.3(d) Side Yard for a new single family dwelling at 528 West Hudson Street, Long Beach, NY also known as Section 59, Block 21, Lot 128 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.

DECISION: OPEN FOR VOTING

Dated: May 22, 2014
Long Beach, N.Y.

Rocco J. Morelli
Chairman