

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
June 20, 2013

Case No. 2287: Application of John and Leslie Lodico of 4 June Walk, Long Beach, New York for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, New York: 9-105.4(C) Front Yard; 9-105.4(D) Side Yard; 9-105.4(E) Rear Yard; 9-105.4(F) Building Area for construction of a new FEMA compliant home at 4 June Walk, Long Beach, New York, also known as Section 59, Block 5, Lot 124 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case No. 2290: Application of Edith Bonizio of 89 Harbor Drive, Stamford, Connecticut for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, New York: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard for a second story addition at 80 Wyoming Avenue, Long Beach, New York, also known as Section 59, Block 236, Lot 14 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case # 2295: Application of Long Beach Columbian Club, Inc. of 105 Georgia Avenue, Long Beach, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.16 (e) Height; 9-106.1 (4) Bar; 9-112(4) Off Street Parking for the construction of a new building at 970 West Beech St., Long Beach, NY also known as Section 58, Block 111, Lots 17-19 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case # 2296: Application of Siobhan McHale of 105 Virginia Avenue, Long Beach, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.5(C) FRONT YARD for a new one family FEMA compliant house at 105 Virginia Avenue, Long Beach, NY also known as Section 59, Block 233, Lot 27 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case # 2297: Application of the Reardon family of 36 Illinois Avenue, Long Beach, NY for a waiver from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.5 (a) Uses; 9-112 (1) Off Street Parking for a two family Certificate of Occupancy at 36 Illinois Avenue, Long Beach, NY also known as Section 58, Block 103, Lot 13 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 YEAR CONDITIONAL/TEMPORARY VARIANCE

Case # 2298: Application of Veronica Gilligan of 36 Connecticut Avenue, for a waiver from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.5(A) (1) Use; 9-105.5(H) Density; 9-112. (1) Off Street Parking for a two family use at 36 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 104, Lot 10 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case # 2299: Application of Denise Bradley of 45 North Village Avenue, Rockville Centre, NY for a variance from the following section(s) of Side Yard for the construction of a new balcony at 72 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lot 18 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case # 2300: Application of Denise Bradley of 45 North Village Avenue, Rockville Centre, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.5(D) Side Yard for the construction of a new balcony at 73 New Hampshire Street, Long Beach, NY also known as Section 59, Block 230, Lot 43 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case # 2301: Application of Margaret Rodriguez of 117 Atlantic Avenue, Long Beach, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9.113.2G Off Street Parking Front Yard; 9.113.2H 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: DENIED

Case # 2302: Application of William & Margaret Long of 43 Farrell Street, Long Beach, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.8 (b)-Height; 9-105.8 (e)-Rear Yard for the construction of a new single family dwelling at 43 Farrell Street, Long Beach, NY also known as Section 59, Block 224, Lot 31 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case # 2303: Application of Aboff's of Long Beach, Inc. of 33 Gerard Street, Suite 204, Huntington, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-112 (19)a - Off Street Parking for a Change of Use and Waiver of Off-Street Parking for a Retail Paint Store at 367-369 East Park Avenue, Long Beach, NY also known as Section 59, Block 139, Lot 26 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case # 2304: Application of Charles Rafimayeri LLC of 34 Shore Park Rd., Great Neck, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.7 (k)-Expanding Use for a new two family dwelling at 317 East Fulton St., Long Beach, NY also known as Section 59, Block 135, Lot(s) 49-50 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Dated: June 20, 2013
Long Beach, N.Y.

Rocco J. Morelli
Chairman