

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
January 28, 2016

Case #2362: Application of Li-Ing Woo of 10 West Walnut 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 (a) Use for Renewal of 2 Year Conditional/Temporary Variance for Two Family Use at 10 West Walnut Street, Long Beach, NY also known as Section 59, Block 85, Lot 36 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 5 Year Conditional/Temporary Variance**

Case #2623: Application of Yiannies Enterprises, Corp. of 969 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: 3-5 C(5) Freestanding Sign to install a free standing sign at 969 West Beech Street, Long Beach, NY also known as Section 59, Block 99, Lots 48-50 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2624: Application of Jacqueline Hoey of 245 East Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for off street parking in the front yard at 245 East Broadway, Long Beach, NY also known as Section 59, Block 129, Lot 60 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2625: Application of Mario Longo of 70 Maryland 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 for construction of a new front porch at 70 Maryland Avenue, Long Beach, NY also known as Section 58, Block 98, Lot 19 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2626: Application of Richard Ejnes of 43 Maryland 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(B) Height; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard to elevate the existing house at 43 Maryland Avenue, Long Beach, NY also known as Section 58, Block 109, Lot 22 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2627: Application of Kevin Carey of 105 Wisconsin Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-113.2(G) Off Street Parking to elevate the existing house at 105 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 27 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2628: Application of Joseph Hamlet of 440 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: 9-105.3(C) Front Yard to elevate the existing house at 440 West Fulton Street, Long Beach, NY also known as Section 59, Block 31, Lot 124 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2629: Application of David Sorise of 79 New Hampshire Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard to elevate the existing house at 79 New Hampshire Street, Long Beach, NY also known as Section 59, Block 230, Lot 40 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2630: Application of Steven and Barbara Sarno of 79 Minnesota 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 to elevate the existing house at 79 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 99, Lot 40 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2631: Application of Brian Lavin of 14 Doyle 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(D) Side Yard to elevate the existing house at 14 Doyle Street, Long Beach, NY also known as Section 59, Block 214, Lot 67 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2632: Application of Colin Schneider and Jaime Petcove of 52 Dalton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height to elevate the existing house at 52 Dalton Street, Long Beach, NY also known as Section 59, Block 218, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2633: Application of Leoncio Torres of 321 East 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: 9-105.7(B) Height; 9-105.7(C) Front Yard; 9-105.7(D) Side Yard to elevate the existing house at 321 East Market Street, Long Beach, NY also known as Section 59, Block 137, Lot 51 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2634: Application of Denise Shane of 35 Nebraska Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 35 Nebraska Street, Long Beach, NY also known as Section 59, Block 262, Lot 26 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2635: Application of Kristin and Marc Shapiro of 87 Indiana 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 to elevate the existing house at 87 Indiana Avenue, Long Beach, NY also known as Section 58, Block 95, Lot 36 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2636: Application of Susan Goldshlager of 21 Armour Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 21 Armour Street, Long Beach, NY also known as Section 59, Block 214, Lot 42 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2637: Application of William and Taryn Lehmann of 10 Curley 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(C) Front Yard; 9-105.8(D) Side Yard to elevate the existing house at 10 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 47 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2638: Application of Jan Sasson of 49 Bowery, New York, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(B) Height; 9-105.19(D) Building Area; 9-105.19(E) Front Yard; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard for a new 3 story residence at 1069 Oceanfront, Long Beach, NY also known as Section 58, Block 86, Lot 20 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2639: Application of Eileen Jannazzo of 69 New Hampshire Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 69 New Hampshire Street, Long Beach, NY also known as Section 59, Block 230, Lot 45 on the Nassau County Land and Tax Map.

**DECISION: GRANTED as Amended**

Case #2640: Application of George and Bess Zaffuto of 76 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(B) Height; 9-105.5(C) Front Yard to elevate the existing house at 76 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lot 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2641: Application of Francis and Lisa Baxter of 1330 Ridge Road, Laurel Hollow, NY for a 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) Off Street Parking Size for new off street parking in the front yard at 11 Dalton Street, Long Beach, NY also known as Section 59, Block 217, Lot 48 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2642: Application of Jeffery Greenberg of 99 Delaware 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(A) Use; 9-105.5(B) Height; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard to elevate the existing house at 99 Delaware Avenue, Long Beach, NY also known as Section 59, Block 237, Lot 30 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2643: Application of Maureen Butler of 37 Alabama Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 37 Alabama Street, Long Beach, NY also known as Section 59, Block 258, Lot 25 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2644: Application of Denise Tolan of 64 Farrell 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(C) Front Yard; 9-105.8(D) Side Yard to elevate the existing house at 64 Farrell Street, Long Beach, NY also known as Section 59, Block 207, Lot 17 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2621: Application of Jacqueline Zapson of 93 Kerrigan Street, Long Beach, NY and Summit Development & Management Corp. of 34 Shore Park Road, Great Neck, 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 (D) Building Area; 9-105.12 (E) Front Yard; 9-105.12 (F) Side Yard for construction of a new 5 story multiple dwelling at 70 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 5 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: January 29, 2016  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman