

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
October 27, 2016

Case #2754: Application of Gregory & Mary Ann Jentzen of 17 Rolfe Place, Pearl River, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 88 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lot 10 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2772: Application of Putnam & Bay Blvd. Corp. of 100 West Park Avenue, Long Beach, NY for an appeal from administrative decision pursuant to General City Law Section 81-b(2), in this case the Building Commissioner letter denying construction of a 2 family house where a 2 family house previously existed at 353 East Walnut Street, Long Beach, NY also known as Section 59, Block 140, Lot 57 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2458: Application of Roger & Julia Field of 47 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: 9-105(a) Use for Renewal of a 2 Year Conditional/Temporary Variance for two family use (parent/child use) at 47 East Penn Street, Long Beach, NY also known as Section 59, Block 100, Lot 159 on the Nassau County Land and Tax Map.

DECISION: GRANTED 5 Year Conditional/Temporary Variance

Case #2774: Application of John Picone of 522 Willow Avenue, Cedarhurst, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(C) Front Yard for a new 2 story house at 413 East Hudson Street, Long Beach, NY also known as Section 59, Block 151, Lot 46 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2775: Application of Lisa Goldberg of 255 West Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(B) Height; 9-105.1(D) Side Yard to elevate the existing house at 255 West Pine Street, Long Beach, NY also known as Section 59, Block 53, Lot 53 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2776: Application of Sloane Family Qualified Residence Trust c/o Diana Sloane of 116 Coolidge Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(D) Side Yard to extend the existing deck at 116 Coolidge Avenue, Long Beach, NY also known as Section 59, Block 195, Lot 17 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2777: Application of Helene Luskin of 201 Roosevelt 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 new off street parking in the front yard at 201 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 187, Lot 43 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2778: Application of Cornelius Dugan of 63 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(B) Height to elevate the existing house at 63 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 48 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2779: Application of Gregg Weisenberg of 10 Julian Place, Island Park, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height; 9-105.6(C) Front Yard; 9-105.6(D) Side Yard to elevate the existing house at 127 Maple Boulevard, Long Beach, NY also known as Section 59, Block 202, Lot 35 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2780: Application of Stew Kempinski of 34 Curley 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 34 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 34 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2781: Application of David & Lisa Mascolo of 32 Curley 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; 9-105.8(C) Front Yard; 9-105.8(D) Side Yard to elevate the existing house at 32 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 35 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2782: Application of Frank Cipriani of 48 Louisiana Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for a new front porch at 48 Louisiana Street, Long Beach, NY also known as Section 58, Block 109, Lot 4 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2783: Application of Marcy McLoone of 101 Vermont Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 101 Vermont Street, Long Beach, NY also known as Section 59, Block 232, Lot 29 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2784: Application of Kentucky Street Development, LLC of 5 Brouwer Lane, Rockville Centre, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(A) Use; 9-105.5(B) Height for a new two family residence at 92 Kentucky Street, Long Beach, NY also known as Section 58, Block 95, Lot 8 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2785: Application of Susan Lovegrove of 16 January Walk, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(C) Front Yard; 9-105.4(D) Side Yard; 9-105.4(E) Rear Yard to elevate the existing house at 16 January Walk, Long Beach, NY also known as Section 59, Block 14, Lot 43 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2786: Application of Cristina Andreu of 36 Florida 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(A) Use; 9-105.5(C) Front Yard; 9-105.5(H) Density for a new three story and 2 family use at 36 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 10 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2787: Application of Kevin White of 49 Delaware 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 a new one family house at 49 Delaware Avenue, Long Beach, NY also known as Section 59, Block 259, Lot 19 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2654: Application of Joseph Miccio of 31 Michigan Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 31 Michigan Street, Long Beach, NY also known as Section 58, Block 110, Lot 28 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2788: Application of Joseph Campise of 43 Wisconsin Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 43 Wisconsin Street, Long Beach, NY also known as Section 59, Block 256, Lot 22 on the Nassau County Land and Tax Map.

DECISION: GRANTED, with Conditions

Case #2789: Application of Kelly Fruhauf of 511 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: 9-105.3(B) Height; 9-105.3(C) Front Yard; 9-105.3(D) Side Yard to elevate the existing house at 511 West Fulton Street, Long Beach, NY also known as Section 59, Block 19, Lot 28 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2790: Application of Ellen Burns of 62 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(B) Height; 9-105.5(C) Front Yard for a new one family house at 62 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 23 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2791: Application of Edna Flood of 91 Wisconsin Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height to elevate the existing house at 91 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 34 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2792: Application of Akio Yoshida of 719 Monroe Boulevard, 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(C) Front Yard; 9-105.2(D) Side Yard to elevate the existing house 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 #2793: Application of Erica Pennant of 75 Florida 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(B) Height; 9-113.2(G) Off Street Parking to elevate the existing house at 75 Florida Street, Long Beach, NY also known as Section 58, Block 92, Lot 42 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2794: Application of Lisa Tagliarino of 337 East Pine 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(C) Front Yard; 9-105.7(D) Side Yard to elevate the existing house at 337 East Pine Street, Long Beach, NY also known as Section 59, Block 134, Lot 57 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: October 28, 2016
Long Beach, N.Y.

Rocco J. Morelli
Chairman