

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
November 20, 2014

Case #2453: Application of William and Gina Marks of 91 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 for a new front deck and side steps at 91 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 34 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2455: Application of Louis Iannacchino of Decorative Constructions of 140-8 Keyland Court, Bohemia, 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 to extend the front yard deck at 77 New Hampshire Street, Long Beach, NY also known as Section 59, Block 230, Lot 41 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2457: Application of James Sullivan of 84 Kirkwood 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(a) Use for a special permit for a 2nd kitchen (2 family use) at 84 Kirkwood Street, Long Beach, NY also known as Section 59, Block 203, Lot 7 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #2458: Application of Roger and 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 a 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 2 Year Conditional/Temporary Variance

Case #2459: Application of Thomas Luscher of 28 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(c) Front Yard; 9-105.5(d) Side Yard to elevate the existing house and a front yard deck at 28 Delaware Avenue, Long Beach, NY also known as Section 59, Block 260, Lot 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2460: Application of Mark Anthony Architects of 1563 Bellmore Avenue, North Bellmore, 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 an existing house with front deck and side stoop at 75 Arizona Avenue, Long Beach, NY also known as Section 59, Block 239, Lot 42 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2461: Application of Mark Anthony Architects of 1563 Bellmore Avenue, North Bellmore, 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 to elevate an existing house at 539 East Pine Street, Long Beach, NY also known as Section 59, Block 164, Lot 58 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2462: Application of Michael Marlowe of 42 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(c) Front Yard; 9-105.5(e) Rear Yard to elevate the existing single family dwelling at 42 Delaware Avenue, Long Beach, NY also known as Section 59, Block 260, Lot 7 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2463: Application of Sean Coffin of 317 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: 9-105.2(c) Front yard for a new front deck and steps at 317 East Penn Street, Long Beach, NY also known as Section 59, Block 143, Lot 255 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #1891: Application of Dr. Hal Waldman of 401 West 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: 9-105.1(a) Use; 9-106.2 Mixed Uses Prohibited; 9-112(14) Off Street Parking for renewal of a 2 Year Conditional/Temporary Variance to use the premises as a one family dwelling and a Veterinarian's office at 401 West Beech Street, Long Beach, NY also known as Section 59, Block 37, Lot 42-45 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2236: Application of Neil and Jamie Rozansky of 54 Clark 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(a) Use for renewal of a 2 Year Conditional/Temporary Variance for maintaining a second kitchen in a one family dwelling at 54 Clark Street, Long Beach, NY also known as Section 59, Block 209, Lot 154 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #2250: Application of Alfred DeStefano of 801 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(a) Use, 9-106.2 Mixed Uses; 9-112 (1) & (21) Off Street Parking for renewal of a 2 Year Conditional/Temporary Variance for one family with a professional office and/or Day Care Center at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lots 1 – 5 on the Nassau County Land and Tax Map.

HEARING NOT HELD

Case #2464: Application of Andrea Shapiro of 105 West Olive 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(7) General Provisions for a five foot (5') high fence in the front yard at 105 West Olive Street, Long Beach, NY also known as Section 59, Block 72, Lot 43 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2465: Application of Michael & Deborah O'Brien of 61 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 to elevate the existing house at 61 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 49 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2466: Application of Linda Feerick of 19 Jenna Drive, Bridgewater, NJ 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 single family FEMA compliant house at 25 Illinois Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2467: Application of Lisa Wong and Sarah Kugelman of 24 Boyd 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; 9-105.8(e) Rear Yard for a new modular 2 story residence (decks included) at 24 Boyd Street, Long Beach, NY also known as Section 59, Block 219, Lots 15 - 16 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2468: Application of Sheryl Romanoff of 4 Oceanview Court, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard to elevate the existing house at 4 Oceanview Court, Long Beach, NY also known as Section 58, Block 86, Lot 19 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2469: Application of Mark Anthony Architects of 1563 Bellmore Avenue, North Bellmore, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front Yard to elevate the existing house with one story addition and new decks at 451 Lindell Boulevard, Long Beach, NY also known as Section 59, Block 11, Lot 43 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2470: Application of NYSMSA Limited Partnership d/b/a Verizon Wireless of c/o Amato Law Group, 666 Old Country Road, Garden City, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 13.128(b) for installation of a Public Utility Wireless Communication Facility at 370 West Broadway, Long Beach, NY also known as Section 59, Block 52, Lot 1 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: November 21, 2014
Long Beach, N.Y.

Rocco J. Morelli
Chairman