

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
November 19, 2015

Case #2567: Application of Peter Altman of 303 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: 9-105.2(E) Rear Yard for new rear yard stairs at 303 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 185, Lot 143 on the Nassau County Land & Tax Map.

**DECISION: DENIED**

Case #2568: Application of Steven Kaplan of 137 Greenway Road, Lido 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 a new off street parking space in the front yard at 634 East Broadway, Long Beach, NY also known as Section 59, Block 190, Lot 249 on the Nassau County Land & Tax Map.

**DECISION: GRANTED with Conditions**

Case #2569: Application of Sean Regan of 102 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 102 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lot 3 on the Nassau County Land & Tax Map.

**DECISION: DENIED**

Case #2570: Application of George & 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(c) Front Yard; 9-105.5(d) Side Yard; 9-105.5(e) Rear 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 & Tax Map.

**DECISION: DENIED**

Case #2572: Application of Ann Walsh of 48 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 for front yard deck and side yard stairs at 48 Delaware Avenue, Long Beach, NY also known as Section 59, Block 260, Lot 4 on the Nassau County Land & Tax Map.

**DECISION: GRANTED with Conditions**

Case #2574: Application of Ben Johnson of 61 Virginia 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 Virginia Avenue, Long Beach, NY also known as Section 59, Block 233, Lot 49 on the Nassau County Land & Tax Map.

**DECISION: GRANTED with Conditions**

Case #2580: Application of Stephen Merani of 111 Harding Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations for a six foot high fence in the front yard at 111 Harding Avenue, Long Beach, NY also known as Section 59, Block 199, Lot 43 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2581: Application of William Watson of 405 Franklin 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 405 Franklin Boulevard, Long Beach, NY also known as Section 59, Block 154, Lot 79 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2582: Application of Thurmac Corp. of 49 West 32nd Street, New York, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(10)A Off Street Parking for waiver of off-street parking at 262 East Park Avenue, Long Beach, NY also known as Section 59, Block 125, Lot 172 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2583: Application of Terence Mulligan of 33 Oregon 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 33 Oregon Street, Long Beach, NY also known as Section 59, Block 260, Lot 27 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2584: Application of Roni Pagano of 126 Taft Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(a) Use; 9-105.6(b) Height; 9-105.6(c) Front Yard; 9-105.6(m) Side Yard; 9-112(1) Off Street Parking; 9-113.2(g) Off Street Parking Design Standards to elevate an existing residence and legalize a second dwelling unit for mother-daughter use at 126 Taft Avenue, Long Beach, NY also known as Section 59, Block 193, Lot 11 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2585: Application of Anita Daly & James Leavitt of 80 New Hampshire 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 new front yard decks at 80 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lot 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2586: Application of Noreen Abbott of 79 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(D) Side Yard for new one story house at 79 Curley Street, Long Beach, NY also known as Section 59, Block 210, Lot 54 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2587: Application of James Toth of 83 Connecticut 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 new front yard deck at 83 Connecticut Avenue, Long Beach, NY also known as Section 59, Block 112, Lot 41 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2588: Application of Kathleen Bauer of 424 East 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: 9-105.2(D) Side Yards to elevate the existing house at 424 East Olive Street, Long Beach, NY also known as Section 59, Block 157, Lot 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2589: Application of Timothy Nevins of 501 Lindell 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(E) Rear Yard to elevate the existing house at 501 Lindell Boulevard, Long Beach, NY also known as Section 59, Block 10, Lot 43 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2590: Application of Thomas Bailey of 117 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(B) Height to elevate the existing house at 117 Coolidge Avenue, Long Beach, NY also known as Section 59, Block 194, Lot 40 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2591: Application of Lauren Calderon of 73 Tennessee 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 for new one family dwelling at 73 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, Lot 43 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2592: Application of Anthony Prezioso of 98 Georgia 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 98 Georgia Avenue, Long Beach, NY also known as Section 58, Block 94, Lot 5 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2593: Application of James Bogacki of 30 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(C) Front Yard; 9-113.2(G) Off Street Parking Standards to elevate the existing house at 30 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 13 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2594: Application of Maria Cantelmo of 27 Florida 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 to extend the front yard deck at 27 Florida Street, Long Beach, NY also known as Section 58, Block 104, Lot 30 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2595: Application of Annette Medici of 83 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; 9-105.5(D) Side Yard to elevate the existing house at 83 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 38 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2596: Application of Anthony Falconieri of 15 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(D) Side Yard to elevate the existing house at 15 Dalton Street, Long Beach, NY also known as Section 59, Block 217, Lot 261 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2597: Application of Christina Persich of 16 Kentucky Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19 (E) Front Yard; 9-105.19 (F) Side Yard; 9-105.19(G) Rear Yard to elevate the existing house at 16 Kentucky Street, Long Beach, NY also known as Section 58, Block 87, Lot 128 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2598: Application of Robert Knoop of 92 Pennsylvania, 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 92 Pennsylvania, Long Beach, NY also known as Section 59, Block 242, Lot 8 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2599: Application of Robert Watts of 470 State Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(D) Side Yards; 9-105.2(E) Rear Yards to elevate the existing house at 470 State Street, Long Beach, NY also known as Section 59, Block 148, Lot 75 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2600: Application of James Duffy of 44 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(B) Height; 9-105.5(C) Front Yard to elevate the existing house at 44 Alabama Street, Long Beach, NY also known as Section 59, Block 259, Lot 6 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2601: Application of Yakira Bernstein of 205 East Olive 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; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard to elevate the existing house at 205 East Olive Street, Long Beach, NY also known as Section 59, Block 126, Lots 9, 10 & 11 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2602: Application of Brendan Farrell of 84 Tennessee 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; 9-105.5(E) Rear Yard to elevate the existing house at 84 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 232, Lot 12 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2603: Application of Evan Bloom of 65 Kirkwood 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; 9-105.8(E) Rear Yard to elevate the existing house at 65 Kirkwood Street, Long Beach, NY also known as Section 59, Block 184, Lot 30 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2604: Application of Victor Ferrante of 97 Oregon 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 to elevate the existing house at 97 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 31 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2605: Application of Brian English of 510 Harrison Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard; 9-105.2(D) Side Yard to elevate the existing house at 510 Harrison Street, Long Beach, NY also known as Section 59, Block 164, Lot 11 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2571: Application of Angelo Marzovilla & Chiara Ottomano of 734 West Bay Drive, 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(D) Side Yard; 9-106.1(7) Fence Heights to maintain front and side yard setbacks, and maintain fence heights at 734 West Bay Drive, Long Beach, NY also known as Section 59, Block 1, Lot 8 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: November 19, 2015  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman