

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
March 10, 2016

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.

DECISION: DENIED

Case #2622: Application of LBH 249 LLC of 2555 Ocean Avenue, Brooklyn, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(A) Use; 9-105.15(B) Front Yard; 9-105.15(E) Height; 9-105.15(H) Off-Street Parking to convert an existing office building into a 23 unit multiple dwelling at 249 East Park Avenue, Long Beach, NY also known as Section 59, Block 124, Lot 19-23, 177 & 179 on the Nassau County Land and Tax Map.

DECISION: GRANTED

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.

DECISION: DENIED

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.

DECISION: GRANTED as Amended

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.

DECISION: DENIED

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 #2645: Application of Gabriella Chandler of 246 East 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: 9-105.1(A)(1) Use for two family use at 246 East Walnut Street, Long Beach, NY also known as Section 59, Block 126, Lot 26 on the Nassau County Land and Tax Map.

DECISION: GRANTED 3 Year Conditional/Temporary Variance

Case #2646: Application of Neil & Mary Sirignano of 915 West 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: 9-105.9(C) Front Yard; 9-105.9(D) Side Yards to elevate the existing house at 915 West Park Avenue, Long Beach, NY also known as Section 59, Block 246, Lot 8 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2648: Application of Joseph M. Scarola of 12 Kirkwall Court, Rockville Centre, 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 3 story house at 64 Vermont Street, Long Beach, NY also known as Section 59, Block 233, Lot 22 on the Nassau County Land and Tax Map.

DECISION: GRANTED as Amended

Case #2649: Application of Anthony & Marlen Camba of 70 East 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: 9-105.3(D) Side Yard; 9-112(1) Off Street Parking to elevate the existing house at 70 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 187 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2651: Application of Dominic Susino of 44 Louisiana 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 44 Louisiana Street, Long Beach, NY also known as Section 58, Block 109, Lot 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED as Amended

Case #2652: Application of Debra O'Brien of 85 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(A) Use; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard to elevate the existing house at 85 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 37 on the Nassau County Land and Tax Map.

DECISION: GRANTED as Amended

Case #2653: Application of Deirdre McDonagh of 69 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 new front yard decks at 69 Delaware Avenue, Long Beach, NY also known as Section 59, Block 237, Lot 45 on the Nassau County Land and Tax Map.

DECISION: GRANTED as Amended

Case #2657: Application of Jill Brennan of 101 Wyoming 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 decks at 101 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 29 on the Nassau County Land and Tax Map.

DECISION: GRANTED as Amended

Case #2658: Application of Rosemary Maguire of 99 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 99 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 30 on the Nassau County Land and Tax Map.

DECISION: GRANTED as Amended

Case #2659: Application of Alex Moussavi of 3200 Jason Drive, Bellmore, NY & Vicky Bartko of 58 Mohawk Avenue, East Atlantic Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(A) Use; 9-105.16(B) Front Yard; 9-105.16(C) Rear Yard; 9-105.16(D) Side Yard; 9-105.16(E) Height; 9-105.16(G) Minimum Lot Size for a new single family house at 53 Oregon Street, Long Beach, NY also known as Section 59, Block 260, Lot 17 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2660: Application of Francis Murtagh of 428 East 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: 9-105.7(C) Front Yard; 9-105.7(D) Side Yard to elevate the existing house at 428 East Pine Street, Long Beach, NY also known as Section 59, Block 150, Lot 17 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2661: Application of Gloria Vogel of 530 West Hudson 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 530 West Hudson Street, Long Beach, NY also known as Section 59, Block 21, Lot 127 on the Nassau County Land and Tax Map.

DECISION: GRANTED as Amended

Case #2662: Application of Pierre Morita of 45 Kentucky 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 replacement of covered front porch/garage expansion at 45 Kentucky Street, Long Beach, NY also known as Section 58, Block 106, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: March 11, 2016
Long Beach, N.Y.

Rocco J. Morelli
Chairman