

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
MAY 28, 2015

Case #2263: Application of Joyce Coletti of 166 West 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 maintaining a second kitchen in a one family dwelling at 166 West Penn Street, Long Beach, NY also known as Section 59, Block 75, Lot 161 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2498: Application of Eric Feldman of 21 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: 9-106.1(7) Fence Height Limitations for a six foot high fence in the front yard at 21 Dalton Street, Long Beach, NY also known as Section 59, Block 217, Lot 41 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2500: Application of Brian & Lacy Eidens of 76 Nebraska 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 an existing one family dwelling at 76 Nebraska Street, Long Beach, NY also known as Section 59, Block 241, Lot 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2501: Application of Daniel Shaffer of 30 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(G) Accessory Building; 9-106.1(6) General Provisions; 9-112.1 Off Street Parking to construct a detached garage with living space above at 30 West Beech Street, Long Beach, NY also known as Section 59, Block 87, Lots 26 - 30 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2502: Application of Joe Hamlet of 897 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: 9-113.2(H) Off Street Parking Size for a new undersize off street parking space at 897 West Beech Street, Long Beach, NY also known as Section 59, Block 235, Lots 51 & 52 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2503: Application of Richard Dwyer of 26 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(D) Side Yard to elevate an existing one family dwelling at 26 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 15 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2504: Application of Niclana Tolmasoff of 85 Tennessee 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 front porch at 85 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, Lot 37 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2505: Application of Theresa Javakian of 63 California 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(D) Side Yard; 9-105.5(E) Rear Yard to elevate an existing one family dwelling at 63 California Street, Long Beach, NY also known as Section 59, Block 242, Lot 148 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2506: Application of Nicola Ventre of 44 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(E) Rear Yard; 9-113.2(g) Off Street Parking Design Standards to elevate an existing one family dwelling at 44 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 6 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2507: Application of Paul Cassese & Alice Leybengrub of 90 Farrell 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 an existing one family dwelling at 90 Farrell Street, Long Beach, NY also known as Section 59, Block 207, Lot 5 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2508: Application of Josie Matier of 28 Harmon 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 an existing house and 2nd floor addition at 28 Harmon Street, Long Beach, NY also known as Section 59, Block 228, Lot 12 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2509: Application of Mindy Levine of 336 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: 9-105.7(C) Front Yard; 9-105.7(E) Rear Yard to elevate an existing one family dwelling at 336 Harrison Street, Long Beach, NY also known as Section 59, Block 134, Lots 21-22 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2510: Application of Kathleen Goldstein of 25 Tennessee 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(B) Height for a new single family dwelling at 25 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 253, Lot 31 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2511: Application of Joseph Sorbara of 5 Brouwer Lane, Rockville Centre, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(H) Density; 9-105.4(I) Minimum Lot Size for a new single family dwelling at 6 September Walk, Long Beach, NY also known as Section 59, Block 5, Lot 53 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2494: Application of Michael & Lorraine Nachman of 24 Farrell Street, Long Beach, NY for a modification of the existing variance granted by the Zoning Board of Appeals on April 23, 2015 for the property located at 24 Farrell Street, Long Beach, NY also known as Section 59, Block 225, Lot 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2407: Application of Carmine Dellacava of 909 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(F) to construct a 3 story residence and modify the existing variance granted by the Zoning Board of Appeals on July 24, 2014 for the property located at 6 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 268, Lots 13 & 14 on the Land and Tax Map.

**OPEN FOR VOTING**

Case #2512: Application of Patrick Burke of 454 West Market Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for a new off street parking space in the front yard at 454 W. Market Street, Long Beach, NY also known as Section 59, Block 33, Lot 263 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2513: Application of Brenda Ferris of 83 Tennessee 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 front yard deck at 83 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, Lot 38 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2514: Application of Christopher Plunkett of 73 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(E) Rear Yard to elevate the existing house at 73 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 43 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2515: Application of Helene Mendel of 707 Neptune 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(C) Front Yard to elevate the existing house at 707 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 163, Lot 136 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2516: Application of Frank & Daniela Lamacchia of 166-64 22<sup>nd</sup> Avenue, Whitestone, 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 deck at 60 California Street, Long Beach, NY also known as Section 59, Block 243, Lot 24 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2517: Application of Sanarra V LLC of 480 East 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: 9-105.2(A) Front Yard; 9-112(21) Off Street Parking for a Conditional/Temporary Variance to convert a one family house into a doctor's office at 728 East Park Avenue, Long Beach, NY also known as Section 59, Block 200, Lot 15 on the Nassau County Land and Tax Map.

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

Dated: May 28, 2015  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman