

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
JUNE 25, 2015

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.

**DECISION: GRANTED with Conditions**

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.

**DECISION: GRANTED with Conditions**

Case #2518: Application of Denise Sosnoski of 77 Kerrigan 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 6' high fence in the front yard at 77 Kerrigan Street, Long Beach, NY also known as Section 59, Block 180, Lots 30-31 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2519: Application of John W. Zaremba of 38 Armour 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 5' high fence in the front yard at 38 Armour Street, Long Beach, NY also known as Section 59, Block 216, Lot 8 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2520: Application of Mary Morrissey of 658 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: 9-113.2(G) Off Street Parking for a new off street parking space in the front yard at 658 West Penn Street, Long Beach, NY also known as Section 59, Block 17, Lot 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2522: Application of William and Deirdre Broderick of 712 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: 9-105.4(C) Front Yard for two new front yard decks at 712 West Olive Street, Long Beach, NY also known as Section 59, Block 5, Lot 31 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2523: Application of John Sullivan of 228 Wellington Road, Mineola, 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 expand the existing deck at 103 Arizona Avenue, Long Beach, NY also known as Section 59, Block 239, Lot 28 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2524: Application of Barry Alton of 617 Lafayette 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 construction of a rear yard deck at 617 Lafayette Boulevard, Long Beach, NY also known as Section 59, Block 30, Lot 48 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2525: 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 a 2 family 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.

**DECISION: DENIED**

Case #2526: Application of Mark V. Aiossa III of 933 Stratford Dr., East Meadow, 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; 9-105.5 (h) Density to convert a one-family dwelling into a two-family dwelling with a 2nd story addition at 77 Florida Street, Long Beach, NY also known as Section 58, Block 92, Lot 41 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2527: Application of Maureen Brown of 82 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 82 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lot 13 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2528: Application of George Roller of 80 Harmon 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 (c) Front Yard to elevate the existing house at 80 Harmon Street, Long Beach, NY also known as Section 59, Block 210, Lot 58 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2529: Application of Lori McClean of 92 Vermont 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 92 Vermont Street, Long Beach, NY also known as Section 59, Block 233, Lot 8 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2530: Application of John Tara of 185 Woodward Avenue, Ridgewood, 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; 9-105.2(i) Minimum Lot size for the building of two single family attached homes at 114 East Pine Street and 118 East Pine Street, Long Beach, NY also known as Section 59, Block 105, Lots 154 and 155 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2532: Application of Thomas Marlow of 85 Michigan 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 construct a new house at 85 Michigan Street, Long Beach, NY also known as Section 59, Block 98, Lot 37 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2533: Application of Patricia Ripley of 1 Pennsylvania Court, 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 construct a new house at 84 Minnesota Avenue, Long Beach, NY also known as Section 59, Block 230, Lot 12 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: June 25, 2015  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman