

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
July 11, 2013

Case No. 2290: Application of Edith Bonizio of 89 Harbor Drive, Stamford, Connecticut for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, New York: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard for a second story addition at 80 Wyoming Avenue, Long Beach, New York, also known as Section 59, Block 236, Lot 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED WITH CONDITIONS

Case # 2296: Application of Siobhan McHale of 105 Virginia Avenue, Long Beach, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.5(C) FRONT YARD for a new one family FEMA compliant house at 105 Virginia Avenue, Long Beach, NY also known as Section 59, Block 233, Lot 27 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case # 2298: Application of Veronica Gilligan of 36 Connecticut Avenue, for a waiver from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.5(A) (1) Use; 9-105.5(H) Density; 9-112. (1) Off Street Parking for a two family use at 36 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 104, Lot 10 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case # 2302: Application of William & Margaret Long of 43 Farrell Street, Long Beach, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.8 (b)-Height; 9-105.8 (e)-Rear Yard for the construction of a new single family dwelling at 43 Farrell Street, Long Beach, NY also known as Section 59, Block 224, Lot 31 on the Nassau County Land and Tax Map.

DECISION: GRANTED WITH CONDITIONS

Case # 2304: Application of Charles Rafimayeri LLC of 34 Shore Park Rd., Great Neck, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, New York, 9-105.7 (k)-Expanding Use for a new two family dwelling at 317 East Fulton St., Long Beach, NY also known as Section 59, Block 135, Lot(s) 49-50 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2306: Application of Maryanne Rynn of 50 Kerrigan Street, Long Beach, NY for a waiver from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY – 9-105.8.A1 Use; 9-108.8(H) Density; 9-105.8(I) Minimum Lot Size; 9-112.(1) Off Street Parking for a special use permit for a 2nd kitchen at 50 Kerrigan Street, Long Beach, NY also known as Section 59, Block 217, Lot 249 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2307: Application of Michael Miller of 212 Maple Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY – 9-106.1 (7) General Provisions for an 8 foot high fence in the side yard at 212 Maple Boulevard, Long Beach, NY also known as Section 59, Block 274, Lot 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2308: Application of the Christopher Sichler of 93 Minnesota 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 (d) Side Yard; 9-105.5 (e) Rear Yard for a rear and second story addition with new front porch at 93 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 99, Lot 33 on the Nassau County Land and Tax Map.

DECISION: GRANTED WITH CONDITIONS

Case #2309: Application of Ann Ryan of 31 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 – 9-112.(1) Minimum Off Street Parking for removal of off street parking at 31 Nebraska Street, Long Beach, NY also known as Section 59, Block 262, Lot 28 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2310: Application of Arcadia Management of 454 East Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY - 9-112 (22) Off-Street Parking for a new medical facility at 898 West Beech Street, Long Beach, NY also known as Section 59, Block 257, Lot 3 on the Nassau County Land and Tax Map.

DECISION: GRANTED WITH CONDITIONS

Dated: July 12, 2013
Long Beach, N.Y.

Rocco J. Morelli
Chairman