

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
September 17, 2015

Case #2544: Application of Maureen Kelly of 65 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 for front yard deck and side yard stairs at 65 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 47 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2547: Application of Denis McCarthy of 550 76<sup>th</sup> Street, Brooklyn, 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 for new south side stairs at 81 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 39 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2548: Application of 99 Nebrask St. Corp. of 611 East 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: 9-105.5(E) Rear Yard to maintain a new rear yard of 2.2' at 99 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 30 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2553: Application of Sandra Harris of 64 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; 9-105.5(E) Rear Yard for front yard and rear yard decks at 64 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 22 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2554: Application of Frank Gaetano of 33 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 to elevate the existing house at 33 Delaware Avenue, Long Beach, NY also known as Section 59, Block 259, Lot 27 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2558: Application of Hudson & Tara Georges of 120 East 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(g) Off Street Parking for a new off street parking space in the front yard at 120 East Beech Street, Long Beach, NY also known as Section 59, Block 113, Lot 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2559: Application of Kim Mussman of 77 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 extend the front deck at 77 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 41 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2560: Application of Alexander Khesin of 80 West Walnut Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Curb Cut Size; 9-113.2(G) Off Street Parking; 9-106.1(7) General Provisions, Fence Height Limitations for off street parking in the front yard and an 8' fence at 80 West Walnut Street, Long Beach, NY also known as Section 59, Block 85, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2561: Application of William Phillips of 61 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(D) Side Yard for new side yard stairs at 61 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 49 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2562: Application of David Feldman of 68 Barnes 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 68 Barnes Street, Long Beach, NY also known as Section 59, Block 204, Lot 48 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2563: Application of William & Donna Beggi of 40 Dalton 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 40 Dalton Street, Long Beach, NY also known as Section 59, Block 218, Lot 7 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2564: Application of Robert Schlageter of 75 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(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 75 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 42 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2566: Application of Veronica Lubczenko of 616 West 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: 9-105.4 (b) Height; 9-105.4 (c) Front Yard; 9-105.4 (d) Side Yard; 9-105.4 (e) Rear Yard to elevate the existing house at 616 West Olive Street, Long Beach, NY also known as Section 59, Block 15, Lot 25 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Dated: September 18, 2015  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman