

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
April 24, 2014

Case #2378: Application of Kevrich Bros. Corp. of 611 East 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: 9-105.2(b) Height; 9-105.2(c) Front Yard; 9-105.2(k) Expanding Use for construction of new two-family FEMA compliant modular house at 718 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 133, Lot 1 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2380: Application of Kelley Spada of 420 East 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: 9-105.2(k) Expanding Use; 9-112(1) Minimum Off Street Parking for a new two family use at 420 East Park Avenue, Long Beach, NY also known as Section 59, Block 155, Lot 162 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2382: Application of Maryann Tolan of 94 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; 9-112(1) Minimum Off Street Parking to replace the existing deck with a new deck and ramp at 94 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lot 7 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2383: Application of Angela and Jimmy Zimbardo of 207 New York 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 construction of a front deck at 207 New York Avenue, Long Beach, NY also known as Section 59, Block 243, Lot 50 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2384: Application of Mark and Casey Palmer of 989 Oceanfront, 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(b) Height for a new 2 story FEMA compliant house at 989 Oceanfront, Long Beach, NY also known as Section 58, Block 89, Lot 17 on the Nassau County Land and Tax Map.

ADJOURNED

Case #2386: Application of John Comer of 269 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: 9-113.2(g) Off Street Parking Locations to remove the attached garage, and to provide new off street parking in the front yard at 269 East Walnut Street, Long Beach, NY also known as Section 59, Block 125, Lot 177 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2387: Application of Kathryn Fitzgerald of 50 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: 9-105.16(e) Height for a new single family house at 50 Delaware Avenue, Long Beach, NY also known as Section 59, Block 260, Lot 3 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2388: Application of Joseph O'Connell of 27 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(c) Front Yard; 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard to elevate the existing home and enlarge the front deck at 27 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 111, Lot 30 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2389: Application of James Jackson of 166 Higbie Lane, West Islip, 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; 9-105.16(d) Side Yard for a new single family house at 55 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 52 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2390: Application of William Rayner of 52 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: 9-105.16(b) Front Yard; 9-105.16(c) Rear Yard; 9-105.16(e) Height; 9-105.16(g) Minimum Lot Size for a 3½ story FEMA compliant house at 52 California Street, Long Beach, NY also known as Section 59, Block 265, Lot 2 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2391: Application of Boston House LLC of 5 Trusedale Drive, Old Westbury, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(d) Building Area; 9-105.11(e) Front Yard; 9-105.11(f) Side Yard; 9-105.11(g) Rear Yard; 9-105.11(i) Density; 9-105.11(k) Off Street Parking for two additional dwelling units in the basement at 315 West Broadway, Long Beach, NY also known as Section 59, Block 51, Lot 66 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2392: Application of 405 Hotel LLC of 290 Breezyway, Lawrence, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) General Provisions for a full service bar with stools at 405 East Broadway, Long Beach, NY also known as Section 59, Block 159, Lot 6 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2393: Application of Parkallott, Inc. of 960 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: 9-106.1(4) General Provisions for a full service bar with stools at 960 West Beech Street, Long Beach, NY also known as Section 59, Block 252, Lot 18 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Dated: April 24, 2014
Long Beach, N.Y.

Rocco J. Morelli
Chairman