

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
January 22, 2015

Case #1891: Application of Dr. Hal Waldman of 401 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: 9-105.1(a) Use; 9-106.2 Mixed Uses Prohibited; 9-112(14) Off Street Parking for renewal of a 2 Year Conditional/Temporary Variance to use the premises as a one family dwelling and a Veterinarian's office at 401 West Beech Street, Long Beach, NY also known as Section 59, Block 37, Lot 42-45 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance, with Conditions

Case #2468: Application of Sheryl Romanoff of 4 Oceanview Court, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard to elevate the existing house at 4 Oceanview Court, Long Beach, NY also known as Section 58, Block 86, Lot 19 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2472: Application of John J. Lowery of 545 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: 9-113.2(g) Off-Street Parking Design Standards for an off-street parking space in the front yard at 545 West Park Avenue, Long Beach, NY also known as Section 59, Block 23, Lots 51 – 52 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2473: Application of Michael J. Boyle of 48 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(c) Front Yard; 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard to elevate the existing frame dwelling with new foundation, ramps, landing, deck and stairs at 48 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 4 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2474: Application of Roslyn Yudenfriend of 92 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(c) Front Yard; 9-105.5(d) Side Yard for elevating the existing house with front yard and side yard decks at 92 Wisconsin Street, Long Beach, NY also known as Section 59, Block 235, Lot 8 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2475: Application of Gregory Vedder of 47 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(c) Front Yard to maintain a front yard deck at 47 Farrell Street, Long Beach, NY also known as Section 59, Block 224, Lot 29 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2476: Application of M&F Furniture of 2 Effron Place, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(c) Rear Yard; 9-105.15(e) Height; 9-112(10) Off-Street Parking for a 2nd story addition at 226 West Park Avenue, Long Beach, NY also known as Section 59, Block 59, Lot 20 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2477: Application of Michael Main of 79 Michigan 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 for new front yard decks at 79 Michigan Street, Long Beach, NY also known as Section 58, Block 98, Lot 40 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2250: Application of Alfred DeStefano of 801 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(a) Use, 9-106.2 Mixed Uses; 9-112 (1) & (21) Off Street Parking for a Renewal of 2 Year Conditional/Temporary Variance for one family with a professional office and/or Day Care Center at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lots 1 – 5 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #929: Application of Debra O'Brien of 85 Wisconsin Street, Long Beach, NY to modify an existing renewable permit, issued in 1989, from a temporary to permanent 2 family use at 85 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 37 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2478: Application of Brian Braddish of 740 West Bay Drive, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(d) Side Yards for a front yard deck with side steps and landing at 740 West Bay Drive, Long Beach, NY also known as Section 59, Block 1, Lot 10 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2479: Application of Allan Nafte of 605 East State 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 six foot high fence in the front yard at 605 East State Street, Long Beach, NY also known as Section 59, Block 162, Lot 42 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2480: Application of Mariangela Bambino of 110 Pacific Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(h) Off Street Parking Size for off street parking in the side yard at 110 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 197, Lot 19 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2481: Application of Michael DeLury of 60 Front Street, East Rockaway, 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) for front yard stairs at 6 June Walk, Long Beach, NY also known as Section 59, Block 5, Lot 123 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2482: Application of David & Nancy Eldridge of 76-01 Caldwell Avenue, Middle Village, 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 for a new wood front porch at 308 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 200, Lot 68 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2483: Application of James Joyce of 41 Georgia 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 to enlarge the 1st floor deck at 41 Georgia Avenue, Long Beach, NY also known as Section 58, Block 105, Lot 23 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2484: Application of John Senese of 91 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 new front yard decks at 91 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, Lot 34 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2485: Application of Christopher Hult of 565 Washington 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 a 2nd story rear yard addition at 565 Washington Boulevard, Long Beach, NY also known as Section 59, Block 20, Lot 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2486: Application of Next Generation Modular Homes of 39 Northcote Drive, Melville, 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 front yard decks and roof extension at 91 California Street, Long Beach, NY also known as Section 59, Block 242, Lot 34 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2487: Application of Adam Melanson of 65 Vermont 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(b) Height to elevate the existing structure to FEMA and NYS Code at 65 Vermont Street, Long Beach, NY also known as Section 59, Block 232, Lot 47 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2488: Application of Reuven Yair of 1596 Hereford Road, Hewlett, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(d) Side Yard to construct a new house at 76 Kirkwood Street, Long Beach, NY also known as Section 59, Block 203, Lot 11 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2489: Application of John Picone of 522 Willow Avenue, Cedarhurst, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(c) Front Yard; 9-105.8(d) Side Yard for a new 2-story single family house at 95 Boyd Street, Long Beach, NY also known as Section 59, Block 182, Lot 59 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2490: Application of Mark Anthony Architects of 1563 Bellmore Avenue, Bellmore, 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 an existing house with new front yard stairs with landing at 48 Doyle Street, Long Beach, NY also known as Section 59, Block 214, Lot 3 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: January 22, 2015
Long Beach, N.Y.

Rocco J. Morelli
Chairman