

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
October 26, 2017

Case #2898: Application of Kamran Pourgal of 5 Guys Lane, Old Westbury, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.13(C) Lot Area; 9-105.13(D) Building Area; 9-105.13(F) Side Yard; 9-105.13(F)(1) Side Yard; 9-105.13 (J) Recreation Area for a proposed 5 story multiple dwelling with 8 units at Shore Road (500 block), Long Beach, NY also known as Section 59, Block 175, Lot 52 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2920: Application of Shaen Begleiter of 670 West Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(c) Lot Area; 9-105.12(e) Front Yard; 9-105.12(f) Side Yard; 9-105.12(i) Density; 9-105.12(k) Off Street Parking; 9-113.2(g) Off-Street Parking Design Standard; 9-113.2(h) Off Street Parking Design Standard to elevate an existing 6 family dwelling at 668 West Broadway, Long Beach, NY also known as Section 59, Block 18, Lot 37 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2921: Application of Shaen Begleiter of 670 West Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(c) Lot Area; 9-105.12(e) Front Yard; 9-105.12(f) Side Yard; 9-105.12(k) Off Street Parking; 9-113.2(g) Off-Street Parking Design Standard; 9-113.2(h) Off Street Parking Design Standard to elevate an existing 4 family dwelling at 670 West Broadway, Long Beach, NY also known as Section 59, Block 18, Lot 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2918: Application of Charles Ferraro of 546 West Hudson Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(B) Height; 9-105.3(C) Front Yard; 9-105.3(D) Side Yard; 9-113.2(H) Off Street Parking Design Standards to elevate the existing house at 546 West Hudson Street, Long Beach, NY also known as Section 59, Block 21, Lot 121 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2929: Application of Ben Wagman of 812 East Broadway, 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 for a new three story house at 68 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 17 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2637: Application of William & Taryn Lehmann of 10 Curley 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(B) Height for a Modification of Variance #2637 in order to elevate the existing house at 10 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 47 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2931: Application of Robert Carlo of 23 Indiana 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(C) Front Yard; 9-105.5(D) Side Yard; 9-112(2A) Off Street Parking to elevate the existing four unit residence at 23 Indiana Avenue, Long Beach, NY also known as Section 58, Block 107, Lot 32 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2932: Application of Robert Carlo of 57 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: 9-105.5(A) Use; 9-113.2(A) Off Street Parking to elevate an existing house at 57 Delaware Avenue, Long Beach, NY also known as Section 59, Block 237, Lot 51 & 52 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2933: Application of Nicholas & Nancy Purchia of 669 West Market 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 new off street parking in the front yard at 669 West Market Street, Long Beach, NY also known as Section 59, Block 10, Lot 146 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2934: Application of Alison McDermott of 97 Curley 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(D) Side Yard; 9-105.8(E) Rear Yard to elevate the existing house at 97 Curley Street, Long Beach, NY also known as Section 59, Block 210, Lot 26 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2935: Application of Sutton Place, Inc. of 124 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: 3-5(4) Setbacks for Awnings to construct two cantilevered awnings at 124 West Park Avenue, Long Beach, NY also known as Section 59, Block 71, Lot 23 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2936: Application of Alan Silberstang of 502 Franklin 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(D) to maintain a rear year deck at 502 Franklin Boulevard, Long Beach, NY also known as Section 59, Block 167, Lot 9 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2937: Application of Barbara & Joel Peck of 829 East Chester 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(A) Use; 9-112(1) Off Street Parking for a new two-family use at 829 East Chester Street, Long Beach, NY also known as Section 59, Block 228, Lot 59 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #2938: Application of Wade Dempsey of 70 W. Meadow Road, Setauket, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(D) Side Yard for a new three story house at 79 Dalton Street, Long Beach, NY also known as Section 59, Block 181, Lot 29 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2939: Application of Rudy Pennetti of 42 Suffolk Road, Island Park, 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(D) Side Yard; 9-105.5(E) Rear Yard to elevate existing house at 82 Illinois Avenue, Long Beach, NY also known as Section 58, Block 112, Lot 12 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2940: Application of Tom Marry of 24 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 existing house at 24 Vermont Street, Long Beach, NY also known as Section 59, Block 255, Lot 16 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2941: Application of Tom Marry of 26 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(D) Side Yard to elevate existing house at 26 Vermont Street, Long Beach, NY also known as Section 59, Block 255, Lot 15 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2942: Application of Arcadia Management LLC of 770 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(7) Fence Height Limitations to install a six foot high fence in the front yard at 158 New York Avenue, Long Beach, NY also known as Section 59, Block 6, Lot 41 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2943: Application of Evalina Rector of 115 Connecticut 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(C) Front Yard; 9-105.2(D) Side Yard for a new front yard deck at 31 East Fulton Street, Long Beach, NY also known as Section 59, Block 92, Lot 16 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2944: Application of Francisco & Jill Romero of 49 Barnes 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 new off street parking in the front yard at 49 Barnes Street, Long Beach, NY also known as Section 59, Block 223, Lot 27 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2945: Application of Graciela Barberna of 299 Jackson Street, Suite #100, Jackson Heights, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(18)(a) for a waiver of off street parking to open a Dry Cleaning & Tailoring Business at 167 East Park Avenue, Long Beach, NY also known as Section 59, Block 109, Lot 28 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2946: Application of Joseph Lawless of 136 Broadway, Rockville Centre, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height for a new three story house at 113 Atlantic Avenue, Long Beach, NY also known as Section 59, Block 195, Lot 42 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2948: Application of Aaron Vexler of 716 West Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(d) Side Yard; 9-105.3(c) Front Yard to elevate the existing house at 716 West Chester Street, Long Beach, NY also known as Section 59, Block 250, Lot 128 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Dated: October 25, 2017
Long Beach, N.Y.

Rocco J. Morelli
Chairman