

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
October 25, 2018

Case #3031: Application of Claudio Iaboni of 43 Ridge Road, Albertston, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(A) Use; 9-105.19(B) Height; 9-105.19(C) Lot Area; 9-105.19(D) Building Area; 9-105.19(E) Front Yard; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard; 9-105.19(I) Density; 9-113.2(H) Off Street Parking for a new three (3) family dwelling at 20 Virginia Avenue, Long Beach, NY also known as Section 59, Block 267, Lot 101 on the Nassau County Land & Tax Map.

DECISION: DENIED

Case #2990: Application of Stephen Marro of 20 Bath Street, Lido Beach, NY & Peter Hamlet of 701 West 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: 9-105.19(c) Lot Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard; 9-112(1) Off Street Parking to elevate the existing single family dwelling at 12 Arizona Avenue, Long Beach, NY also known as Section 59, Block 270, Lot 509 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3037: Application of Sherwood House Owners Corp. of 410 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: 9-113.2(g) Off-Street Parking Design Standards; 9-113.2(h) Off-Street Parking Design Standards for two (2) new off-street parking spaces and a curb cut on Shore Road at 410 East Broadway, Long Beach, NY also known as Section 59, Block 160, Lot 1 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3038: Application of James Miller of 35 Armour 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 35 Armour Street, Long Beach, NY also known as Section 59, Block 214, Lot 34 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2948: Application of Aaron Vexler of 716 West Chester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(d) Side Yard for a Modification of Variance #2948 to add a 57 Sq. Ft. 3rd floor addition 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

Case #3039: Application of Stephen & Doreen Candon of 10 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: 9-105.6(i) Minimum Lot Size; 9-105.6(k)(1) Subdivision; 9-112(1) Off Street Parking for subdividing a parcel into 2 separate lots, one being 40' X 57' and one 90' X 57' at 104 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 192, Lots 22-24 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3040: Application of Matthew Cohen, MD of 272 West 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: 9-105.15(b) Front Yard; 9-112(21) Off-Street Parking for a 2nd story addition to an existing Doctor's Office, with interior alterations at 272 West Park Avenue, Long Beach, NY also known as Section 59, Block 59, Lot 4 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3041: Application of Timothy & Karen Cluess of 75 Spruce Avenue, Floral Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(c) Front Yard for a Portico and 2 rear covered decks at 959 West Park Avenue, Long Beach, NY also known as Section 59, Block 245, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: October 25, 2018
Long Beach, N.Y.

Rocco J. Morelli
Chairman