

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
October 22, 2020

Case #3154: Application of James and Mary Mangels of 517 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.(5) Harboring Poultry to install a chicken coop and maintain live poultry at 517 West Beech Street, Long Beach, NY also known as Section 59, Block 26, Lot 167 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3158: Application of Arthur Brand of 325 East 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: 9-105.7 (f) Building Area for a new rear yard extension to an existing single family house at 325 East Chester Street, Long Beach, NY also known as Section 59, Block 138, Lot 54 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3159: Application of 36 E. Olive Street Corp. of 350 East Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2 (j) Subdivision for a subdivision at 365 East Penn Street, Long Beach, NY also known as Section 59, Block 143, Lots 66 - 70 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3160: Application of Casey Skudin of 108 Harding Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6.(A) Use; 9-105.6.(I) Lot Size; 9-105.6.(H) Density; 9-112.(1) Off Street Parking for a special use permit to convert a 1 family house to a 2 family house at 108 Harding Avenue, Long Beach, NY also known as Section 59, Block 201, Lot 20 on the Nassau County Land and Tax Map.

APPLICATION WITHDRAWN

Case #3161: Application of Troy Puccia of 18 Vinton 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 (i) Minimum Lot Size for subdividing property into 2 40 x 60 parcels at 18 Vinton Street, Long Beach, NY also known as Section 59, Block 226, Lots 17 - 18 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3162: Application of Thomas & Tamar Gillan of 12 Vinton 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(A) Off Street Parking Curb Cut Size for new off street parking in the front yard at 12 Vinton Street, Long Beach, NY also known as Section 59, Block 226, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3163: Application of Kenneth Roldan of 679 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: 9-105.4(B) Height for stair access to new roof deck at 679 West Beech Street, Long Beach, NY also known as Section 59, Block 15, Lot 1 on the Nassau County Land and Tax Map.
DECISION: DENIED

Case #3164: Application of Patrick Gordon of 145 West Broadway, 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 a new front yard deck at 103 Louisiana Street, Long Beach, NY also known as Section 58, Block 96, Lot 28 on the Nassau County Land and Tax Map.
DECISION: GRANTED

Case #3165: Application of Eric Aronowsky of 16 Virginia Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(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 for a new house at 16 Virginia Avenue, Long Beach, NY also known as Section 59, Block 267, Lot 318 on the Nassau County Land and Tax Map.
DECISION: GRANTED

Case #3166: Application of Bridget Rosenberg of 306 Roosevelt 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(C) Front Yard for a new front deck at 306 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 200, Lot 64 on the Nassau County Land and Tax Map.
DECISION: GRANTED

Case #3167: Application of Francis & Barbara O'Hagan of 47 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(C) Front Yard for a new front deck at 47 Delaware Avenue, Long Beach, NY also known as Section 59, Block 259, Lot 20 on the Nassau County Land and Tax Map.
DECISION: GRANTED

Case #3168: Application of Jose Brito of 63 Ohio 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 extend the front deck at 63 Ohio Ave, Long Beach, NY also known as Section 58, Block 114, Lot 31 on the Nassau County Land and Tax Map.
DECISION: GRANTED

Case #3169: Application of Kevin Shea of 25 Louisiana 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 a new front deck at 25 Louisiana Street, Long Beach, NY also known as Section 58, Block 108, Lot 31 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #3170: Application of Thomas Gianni of 474 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: 9-106.1(7) Fence Height Limitations to maintain a 6' high fence at 474 Washington Boulevard, Long Beach, NY also known as Section 59, Block 33, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3171: Application of Mark Caruso of 2 Wesley Drive, East Rockaway, NY & Robert Hotte/So Solid Gold, Inc. of 101 Georgia Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(C) Rear Yard; 9-105.16(D) Side Yard; 9-105.16(H) Off Street Parking for a change of use to a tattoo shop at 852 West Beech Street, Long Beach, NY also known as Section 59, Block 261, Lot 1 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3172: Application of Timothy Kanhai & Victoria Parisi of 372 East Bay Dr., 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(C) Front Yard; 9-105.1(D) Side Yard for a new front yard deck/side stairs at 372 East Bay Dr., Long Beach, NY also known as Section 59, Block 275, Lot 23 on the Nassau County Land and Tax Map.

OPEN FOR VOTING:

Case #3173: Application of Donna Pappalardo & Jeff Paragallo of 48 Alabama 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 a new second story deck at 48 Alabama Street, Long Beach, NY also known as Section 59, Block 259, Lot 4 on the Nassau County Land and Tax Map.

ADJOURNED TO 11/19

Dated: October 22, 2020
Long Beach, N.Y.

Rocco J. Morelli
Chairman