

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
October 26, 2023

Case #3368: Application of 17 Prospect LLC of 335 East Olive Street, Long Beach NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2.(A) Use; 9-106.2 Mixed Uses; 9-112: Off Street Parking; 7-131(b) in order to maintain rear yard structure / add professional office in basement at 156 Franklin Boulevard, Long Beach, NY also known as Section 59, Block 173, Lot 107 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3371: Application of Beech and Lincoln Community Alliance, and members Gary Uellendahl and Shaen Begleiter, et al, c/o Farrell Fritz PC, 100 Motor Parkway, Hauppauge, NY for an Interpretation of Subdivision Approval pursuant to Section 9-105.2(j) of the Zoning Code of Ordinances of the City of Long Beach, NY, for the property located at 355 East Beech Street, Long Beach, NY also known as Section 59, Block 142, Lot 64 on the Nassau County Land and Tax Map.

HEARING CLOSED; DECISION TO BE RENDERED

Case #3372: Application of Jose Rivera of 123 West Fulton 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(K) Use; 9-112.(1) Off Street Parking; 7-131(B) Accessory Structure to convert a one family house into a two family house at 123 West Fulton Street, Long Beach, NY also known as Section 59, Block 278, Lot 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #3373: Application of Maurice Ryan of 95 Illinois 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(A) Use; 9-105.19(C) Lot Area; 9-105.19 (D) Building Area; 9-105.19(G) Rear Yard; 9-105.19(I) Density for a new two family house at 8 Delaware Avenue, Long Beach, NY also known as Section 59, Block 269, Lot 26 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3376: Application of Sean Quinn of 87 Farrell Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-108.8(E) Rear Yard; 9-105.8(D) Side Yard for a new 2 story attached garage at 87 Farrell Street, Long Beach, NY also known as Section 59, Block 204, Lot 27 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #3380: Application of Chester Ruddel of 11 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: 9-105.19(E) Front Yard for a new front yard terrace and deck at 11 Delaware Avenue, Long Beach, NY also known as Section 59, Block 268, Lot 10 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3381: Application of Kevin Sime of 226 East Pine 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(G) Accessory Structure for an accessory structure at 226 East Pine Street, Long Beach, NY also known as Section 59, Block 120, Lot 116 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3382: Application of Darlene Haut of 205 Blackheath Road, Lido 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; 9-113.2G Off Street Parking Standards for construction of new house at 205 Blackheath Road (Rear Yard), Lido Beach, NY also known as Section 59, Block 82, Lot 132 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: October 26, 2023
Long Beach, N.Y.

Rocco J. Morelli
Chairman