

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
November 16, 2017

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.

DECISION: GRANTED with Conditions

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.

DECISION: GRANTED, as Amended and with Conditions

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.

DECISION: DENIED

Case #2949: Application of Kevin O'Connor of 8 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: 9-105.6(c) Front Yard; 9-105.6(m) Side Yard; 9-105.6(f) Building Area to elevate the existing house at 104 Taft Avenue, Long Beach, NY also known as Section 59, Block 193, Lot 22 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2950: Application of West Park LLC of 2555 Ocean Avenue, Brooklyn, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(a) Use; 9-112(2A) Off-Street Parking for a new 10 unit multiple dwelling at 330 West Park Avenue, Long Beach, NY a/k/a S. 59, Bl. 47, Lots 164 & 165 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2951: Application of Diane Smith of 242 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: 9-105.2(c) Front Yard; 9-105.2(d) Side Yard to elevate existing house at 242 West Hudson Street, Long Beach, NY also known as Section 59, Block 56, Lots 22 - 23 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2952: Application of Ralph Barone of 40 Rochester Avenue, East Atlantic 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 for construction of side steps at 72 Florida Street, Long Beach, NY also known as Section 58, Block 93, Lot 17 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2953: Application of Cruz & Jonathan Alcaron of 618 Franklin Boulevard, 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(B) Height; 9-105.2(C) Front Yard; 9-105.2(E) Rear Yard for construction of a new 2 family detached house at 618 Franklin Boulevard, Long Beach, NY also known as Section 59, Block 165, Lot 1 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2954: Application of Michael Kelly of 209 Grand 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(G) Off Street Parking for new off-street parking in the front yard at 209 Grand Boulevard, Long Beach, NY also known as Section 59, Block 5, Lot 56 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2955: Application of Katherine Schmidt & John McGuinness of 55 Murray Avenue, Goshen, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(e) Rear Yard to elevate the existing house at 43 Louisiana Street, Long Beach, NY also known as Section 58, Block 108, Lot 22 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Dated: November 16, 2017
Long Beach, N.Y.

Rocco J. Morelli
Chairman