

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

DECISION: DENIED

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

Case #3261: Application of Lorraine DiGilio & Barry Esposito of 128 Atlantic 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(H) Density; 9-112.(1) Off Street Parking for Renewal of 2 Year Conditional/Temporary Variance for a two family use at 128 Atlantic Avenue, Long Beach, NY also known as Section 59, Block 196, Lot 10 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #3383: Application of Breezy Builds, LLC a/o Amr El-Guindy of 185 West Park Avenue, Apt. 512, 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 for a new roof top deck at 78 Illinois Avenue, Long Beach, NY also known as Section 58, Block 112, Lot 14 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3384: Application of James & Kelly Anne Fruhauf of 511 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 for a 2 Year Conditional/Temporary Variance for 2 family use at 511 West Fulton Street, Long Beach, NY also known as Section 59, Block 19, Lot 28 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #3385: Application of James Seaman of 52 Kildare Road, Island Park, 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 263 West Walnut Street, Long Beach, NY also known as Section 59, Block 59, Lot 75 on the Nassau County Land and Tax Map.

DECISION: GRANTED, with Conditions

Case #3386: Application of Kevin Dunn of 610 West Hudson 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 610 West Hudson Street, Long Beach, NY also known as Section 59, Block 10, Lot 33 on the Nassau County Land and Tax Map.

DECISION: GRANTED, with Conditions

Case #3387: Application of Brendan Donoghue of 92 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: 9-105.5(C) Front Yard for a new front yard deck at 92 Virginia Avenue, Long Beach, NY also known as Section 59, Block 234, Lot 8 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: November 16, 2023
Long Beach, N.Y.

Rocco J. Morelli
Chairman