

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
November 21, 2013

Case #2328: Application of 954 ROSECREA, LLC of 958 West Beech Street, Long Beach, NY for a variance from the following section(s) of the Zoning Code of Ordinances of the City of Long Beach, NY – 9-106.1 (4) – General Provisions; 9-112 – Off-Street Parking for a full service bar, 40' with seats at 954 West Beech Street, Long Beach NY a/k/a Section 59, Block 253, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #2334: Application of Robert Binder of 556 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 for a six foot (6') high fence in the front yard at 556 Washington Boulevard, Long Beach, NY a/k/a Section 59, Block 31, Lot 7 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2335: Application of Francis Ferraro of 34 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 34 Louisiana Street, Long Beach, NY a/k/a Section 58, Block 109, Lot 11 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2336: Application of Adam Dejak of 143 Regent Drive, Lido 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 (k)-Side Yard for a wood landing and steps to grade at 45 Farrell Street, Long Beach, NY a/k/a Section 59, Block 224, Lot 30 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2337: Application of Priscilla Peri of 461 Monroe Boulevard, Long Beach, NY for a waiver from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(K) Use; 9-112.1 Off Street Parking to convert a one family house into a two family house at 461 Monroe Boulevard, Long Beach, NY a/k/a Section 59, Block 123, Lots 38-39 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #2338: Application of Sherry Graber of 511 East Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7 (C) Front Yard; 9-105.7(D) Side Yards; 9-105.7(E) Rear Yard to raise the house, a rear addition and a wrap around deck at 511 East Pine Street, Long Beach, NY a/k/a Section 59, Block 164, Lot 46 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2339: Application of Keith and Nilka McDonnell of 433 East Harrison Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7 (C) Front Yard; 9-105.7(D) Side Yards to raise the house and new front decks at 433 East Harrison Street, Long Beach, NY a/k/a Section 59, Block 148, Lot 54 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2340: Application of Timothy Geraghty of 43 Florida Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (c) Front Yard; 9-105.5 (d) Side Yard for a new concrete foundation with front and rear decks at 43 Florida Street, Long Beach, NY a/k/a Section 58, Block 104, Lot 22 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2341: Application of Peter and Stacey O'Connor of 523 West Market 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(E) Rear Yard; 9-105.4(K) New Two-Family; 9-112.(1) Off Street Parking for a rear yard 2nd level extension and alterations at 523 West Market Street, Long Beach, NY a/k/a Section 59, Block 21, Lot 65 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2342: Application of Tom Tarantino of 581 East 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: 9-105.2(C) Front Yard for a new one family FEMA compliant house at 581 East Hudson Street, Long Beach, NY a/k/a Section 59, Block 166, Lot 43 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2343: Application of James Stamper of 70 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: 9-105.5.8(B) Height; 9-105.5.8(D) Side Yard for construction of a new FEMA compliant house at 70 Farrell Street, Long Beach, NY a/k/a Section 59, Block 207, Lot 15 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2344: Application of John Zaremba of 38 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: 9-105.8 (d) Side Yard for a new FEMA compliant single family dwelling at 38 Armour Street, Long Beach, NY a/k/a Section 59, Block 216, Lot 8 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2345: Application of Gerard O'Donnell of 515 West Market 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(b) Height for a new FEMA compliant modular house at 515 West Market Street, Long Beach, NY a/k/a Section 59, Block 21, Lot 69 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2346: Application of Albert and Barry Obadiah of 12 Cannon Court, Huntington, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5.8(D) Side Yard for a new one-family two story FEMA compliant house at 100 Boyd Street, Long Beach, NY a/k/a Section 59, Block 183, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Case #2347: Application of Doreen Raffa of 416 West Bay Drive, 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(j) Subdivision for Subdivision at 416 West Bay Drive, Long Beach, NY a/k/a Section 59, Block 30, Lot 151 on the Nassau County Land and Tax Map.

**DECISION: OPEN FOR VOTING**

Dated: November 21, 2013  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman