

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
December 20, 2018

Case #3042: Application of Francis O'Neill of 43 Minnesota 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(D) Side Yard for an elevator and stair in the side yard at 43 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 111, Lot 22 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #3045: Application of Michael Barane of 69 Oregon 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 to maintain front yard deck extension at 69 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 45 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3046: Application of Caron Maldon of 134 Coolidge 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(b) Height; 9-105.6(m) Side Yard to elevate the existing two-family residence at 134 Coolidge Avenue, Long Beach, NY also known as Section 59, Block 195, Lot 7 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Case #2920: Application of Shaen Begleiter of 670 West Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(c) Lot Area; 9-105.12(e) Front Yard; 9-105.12(f) Side Yard; 9-105.12(i) Density; 9-105.12(k) Off Street Parking; 9-113.2(g) Off-Street Parking Design Standard; 9-113.2(h) Off Street Parking Design Standard for an Extension to Variance #2920 in order to elevate an existing 6 family dwelling at 668 West Broadway, Long Beach, NY also known as Section 59, Block 18, Lot 37 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2921: Application of Shaen Begleiter of 670 West Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(c) Lot Area; 9-105.12(e) Front Yard; 9-105.12(f) Side Yard; 9-105.12(k) Off Street Parking; 9-113.2(g) Off-Street Parking Design Standard; 9-113.2(h) Off Street Parking Design Standard for an Extension to Variance #2921 in order to elevate an existing 4 family dwelling at 670 West Broadway, Long Beach, NY also known as Section 59, Block 18, Lot 36 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2250: Application of Alfred DeStefano of 801 East Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(a) Use; 9-106.2 Mixed Uses; 9-112 (1) & (21) Off Street Parking for a Renewal of 2 Year Conditional/Temporary Variance for one family with a professional office and/or Day Care Center at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3047: Application of Michael Santoro of 72 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 front yard deck at 72 Alabama Street, Long Beach, NY also known as Section 59, Block 237, Lot 18 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3048: Application of Christopher & Colleen Connors of 350 West Drive, Southold, 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 557 East Broadway, Long Beach, NY also known as Section 59, Block 174, Lot 67 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3049: Application of Timothy Freyberg of 413 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: 9-105.7(B) Height for a new 3 story house at 413 East Hudson Street, Long Beach, NY also known as Section 59, Block 151, Lot 46 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3050: Application of Manuel Fajardo of 87 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; 9-105.5(D) Side Yard for a new front yard deck with a roof at 87 Ohio Avenue, Long Beach, NY also known as Section 58, Block 114, Lot 10 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3051: Application of Andrew Butler of 85 California 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 to maintain front yard deck and steps at 85 California Street, Long Beach, NY also known as Section 59, Block 242, Lot 37 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3052: Application of Kasturi M. Reddy of 115 Long Beach 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.A Use to convert a one-family/doctor's office into a two-family house at 115 Long Beach Boulevard, Long Beach, NY also known as Section 59, Block 114, Lot 36 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3053: Application of Claudio Iaboni of 43 Ridge Road, Albertston, 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(B) Height; 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; 9-105.19(I) Density; 9-113.2(H) Off Street Parking for a new three (3) family dwelling at 20 Virginia Avenue, Long Beach, NY also known as Section 59, Block 267, Lot 101 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: December 20, 2018  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman