

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
December 21, 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.

DECISION: THE BOARD OVERULED THE BUILDING COMMISSIONER'S DETERMINATION TO GRANT THE SUB-DIVISION AS OF RIGHT

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.

DECISION: GRANTED, as Amended

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.

DECISION: GRANTED

Case #3388: Application of Anthony & Danielle Esposito of 534 West Fulton 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(C) Front Yard for a new front yard covered porch at 534 West Fulton Street, Long Beach, NY also known as Section 59, Block 20, Lot 126 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3389: Application of Gregg & Amanda Kitaeff of 32 Wyoming Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard to extend the existing deck at 32 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 258, Lot 12 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3390: Application of Salvatore & Allison Carillo of 333 East Penn Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 333 East Penn Street, Long Beach, NY also known as Section 59, Block 143, Lot 56 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3391: Application of GCM Real Estate Inc. of 693 Adonia Street, Franklin Square, NY and GCO Beverage Corp. of 29 Alhambra Road, Massapequa, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(18)(a) Off Street Parking for a waiver of off street parking for a new wine and liquor store at 515 Long Beach Boulevard, Long Beach, NY also known as Section 59, Block 107, Lot 35 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3392: Application of James Darienzo of 202 Bayview Avenue, Massapequa, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1.(6) Accessory Structure; 9-112.(20) Off Street Parking for an accessory structure at 529 East Broadway, Long Beach, NY also known as Section 59, Block 174, Lot 154 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3393: Application of Michael Carr of 4 Clark Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard; 9-105.8(D) Side Yard for a new front deck and side stairs at 4 Clark Street, Long Beach, NY also known as Section 59, Block 227, Lot 25 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Dated: December 21, 2023
Long Beach, N.Y.

Rocco J. Morelli
Chairman