

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
February 23, 2017

Case #2764: Application of Jacqueline Zapson of 93 Kerrigan Street, Long Beach, NY and Summit Development & Management Corp. of 34 Shore Park Road, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(b) Height; 9-105.12(c) Lot Area; 9-105.12(d) Building Area; 9-105.12(f) Side Yard for construction of a new 4 story multiple dwelling at 70 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 5 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #1891: Application of Dr. Hal Waldman of 401 West Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(a) Use; 9-106.2 Mixed Uses Prohibited; 9-112(14) Off Street Parking for renewal of a Conditional/Temporary Variance to use the premises as a one family dwelling and a Veterinarian's office at 401 West Beech Street, Long Beach, NY also known as Section 59, Block 37, Lots 42-45 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #2808: Application of Leo Palacio of 558 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: 7-166 Alter Existing Grade to alter the existing grade at 558 West Market Street, Long Beach, NY also known as Section 59, Block 22, Lot 74 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2810: Application of Viana Infante of 104 California 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 (B) Height; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard for a new 3 story single family house at 104 California Street, Long Beach, NY also known as Section 59, Block 243, Lot 2 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2813: Application of Joan Rochford of 104 New Hampshire 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; 9-106.1(7) Fence Height Limitations for new off street parking in the front yard and a six foot high fence in the front yard at 104 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lots 1 & 2 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2814: Application of Patricia DiFranco of 258 West Chester 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(b) Height to elevate the existing house at 258 West Chester Street, Long Beach, NY also known as Section 59, Block 58, Lot 10 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2815: Application of Charles Goeller of 242 East 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(c) Front Yard; 9-105.3(d) Side Yard to elevate the existing house at 242 East Market Street, Long Beach, NY also known as Section 59, Block 123, Lot 129 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2816: Application of Cheryl Voges of 364 East 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: 9-105.7(k) Expanding Use; 9-112(2) Off Street Parking for 2 family use at 364 East Hudson Street, Long Beach, NY also known as Section 59, Block 137, Lot 33 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2817: Application of Darryl Strabuk of 429 West Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(b) Height; 9-105.2(c) Front Yard; 9-105.2(d) Side Yards to elevate the existing house at 429 West Park Avenue, Long Beach, NY also known as Section 59, Block 34, Lot 73 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2818: Application of Nancy Abasolo of 661 Neptune 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; 9-105.3(d) Side Yard to elevate the existing house at 661 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 164, Lot 40 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2819: Application of Kathleen Schweers of 630 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: 9-105.3(b) Height; 9-105.3(d) Side Yard to elevate the existing house at 630 West Hudson Street, Long Beach, NY also known as Section 59, Block 10, Lot 26 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2820: Application of Noe Dominguez of 260 East Olive Street, Long Beach, NY and Albert Pesce of 289 Links Drive West, Oceanside, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) General Provisions for a full service bar ten (10) feet long with 8 seats at 914 West Beech Street, Long Beach, NY also known as Section 59, Block 256, Lot 17 on the Nassau County Land and Tax Map.

DECISION: GRANTED Special Use Permit with Conditions

Dated: February 23, 2017
Long Beach, N.Y.

Rocco J. Morelli
Chairman