

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
February 25, 2021

Case #3185: Application of Joseph & Christopher Ruggero of 94 Arizona 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 to extend front yard deck at 94 Arizona Avenue, Long Beach, NY also known as Section 59, Block 240, Lot 7 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3186: Application of Southwind Landing of 1051 Oceanfront, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(E) Rear Yard to extend existing decks at 1051 Oceanfront, Long Beach, NY also known as Section 58, Block 87, Lot 126 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3188: Application of Stephen Bartkus of 106 Indiana Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 106 Indiana Avenue, Long Beach, NY also known as Section 58, Block 96, Lot 1 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3192: Application of Narinder Grewal of 532 East 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: 9-105.7(G) Accessory Structure for an accessory structure at 532 East Market Street, Long Beach, NY also known as Section 59, Block 168, Lot 19 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3182: Application of Alfred DeStefano of 801 East 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: 13-82(A) Pool Location; 13-82(D) Pool Location; 9-106.1(7) General Provisions for a pool & fence installation in the front yard at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lots 1-5 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3189: Application of Patrick Sommers of 420 East Walnut 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(D) Side Yard to maintain new wood deck at 420 East Walnut Street, Long Beach, NY also known as Section 59, Block 156, Lot 13 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3196: Application of James Saluzzi of 99 Michigan 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; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new front yard deck and off street parking at 99 Michigan Street, Long Beach, NY also known as Section 58, Block 98, Lot 30 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3197: Application of Dayna Rizzo of 21 Kirkwood 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(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size to maintain new off street parking in the front yard at 21 Kirkwood Street, Long Beach, NY also known as Section 59, Block 222, Lot 42 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3198: Application of James Faria of 612 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: 9-113.2(H) Off Street Parking Size for new off street parking in the west side yard at 612 West Market Street, Long Beach, NY also known as Section 59, Block 11, Lot 172 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3072: Application of Lehman Lee of 312 West 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: 9-105(A) Use; 9-105(H) Density; 9-112(1) Off Street Parking for Renewal of a Conditional/Temporary Variance for maintaining a 2nd kitchen in a single family dwelling at 312 West Penn Street, Long Beach, NY also known as Section 59, Block 51, Lot 174 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2362: Application of Li-Ing Woo of 10 West Walnut 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 (a) Use for Renewal of a Conditional/Temporary Variance for Two Family Use at 10 West Walnut Street, Long Beach, NY also known as Section 59, Block 85, Lot 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3199: Application of Daniel Anderson of 68 Vermont 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 front yard deck at 68 Vermont Street, Long Beach, NY also known as Section 59, Block 233, Lot 20 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3200: Application of Nicola Ventre of 44 Florida 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(D) Side Yard for a new north side deck at 44 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3201: Application of Thomas Madonna of 543 East 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: 9-105.7(C) Front Yard; 9-105.7(D) Side Yard to elevate the existing house at 543 East Fulton Street, Long Beach, NY also known as Section 59, Block 165, Lot 58 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3202: Application of Luis Escobar of 224 East 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(C) Front Yard; 9-105.3(D) Side Yard for new off street parking at 224 East Fulton Street, Long Beach, NY also known as Section 59, Block 121, Lot 116 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3203: Application of 24 E Pine Living LLC of 651 West 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: 9-105.3(B) Height; 9-105.3(D) Side Yard; 9-105.3(F) Building Area; 9-105.3(K) Expanding Use to convert a one family use into a two family use at 24 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 62 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3204: Application of 24 E Pine Living LLC of 651 West 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: 9-105.3(B) Height; 9-105.3(D) Side Yard; 9-105.3(E) Rear Yard; 9-105.3(F) Building Area; 9-105.3(K) Expanding Use to convert a one family use into a two family use at 26 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 64 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3205: Application of 82 E Pine Living LLC of 651 West 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: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard; 9-105.3(E) Rear Yard; 9-105.3(F) Building Area; 9-105.3(K) Expanding Use to convert the existing one family house into a two family house at 82 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 195 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3206: Application of 114 E Pine Living LLC of 651 West 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: 9-105.2(C) Front Yard; 9-105.2(D) Side Yard; 9-105.2(E) Rear Yard; 9-105.2(H) Density; 9-105.2(I) Minimum Lot Size; 9-105.2(K) Expanding Use to convert a one family use into a two family use at 114 East Pine Street, Long Beach, NY also known as Section 59, Block 105, Lot 154 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3207: Application of 118 E Pine Living LLC of 651 West 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: 9-105.2(C) Front Yard; 9-105.2(D) Side Yard; 9-105.2(E) Rear Yard; 9-105.2(H) Density; 9-105.2(I) Minimum Lot Size; 9-105.2(K) Expanding Use to convert a one family use into a two family use at 118 East Pine Street, Long Beach, NY also known as Section 59, Block 105, Lot 155 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3208: Application of 88 E Pine Living LLC of 651 West 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: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard; 9-105.3(K) Expanding Use for construction of a new two family house at 88 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 206 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: February 25, 2021
Long Beach, N.Y.

Rocco J. Morelli
Chairman