

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
March 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.

DECISION: GRANTED with Conditions

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.

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

Case #3209: Application of Jo Anne Flynn of 530 West 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: 9-105.1(A) Use; 9-105.1(H) Density; 9-112.1 Off Street Parking for conversion of a one family house into a two family house at 530 West Olive Street, Long Beach, NY also known as Section 59, Block 26, Lot 25 - 26 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2263: Application of Joyce Coletti of 166 West Penn 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 2 Year Conditional/Temporary Variance for maintaining a second kitchen in a one family dwelling at 166 West Penn Street, Long Beach, NY also known as Section 59, Block 75, Lot 161 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3210: Application of Alfonse Martone of 100 Old Lake Street, Harrison, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 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 for a new 3 story house at 16 Minnesota Avenue, Long Beach, NY also known as Section 59, Block 251, Lot 4 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3211: Application of Brendan Healy of 68 New Hampshire 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 extend the existing front deck at 68 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lot 20 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3212: Application of Long Beach Speakeasy Corp. of 1032 West Beech Street, Long Beach, NY & James Dowling of 607 Lafayette Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(D) Side Yard for a new roof over outdoor seating at 1030 - 1032 West Beech Street, Long Beach, NY also known as Section 58, Block 106, Lots 19 & 118 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3213: Application of Joann McCann of 210 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: 9-105.1(C) Front Yard for a new front porch at 210 Washington Boulevard, Long Beach, NY also known as Section 59, Block 37, Lots 4 - 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3214: Application of 1215 West Park Ave LLC c/o Lisa Kearney of 136 Mark Lane, Atlantic 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(G) Off Street Parking for new off street parking in the front yard at 1215 West Park Avenue, Long Beach, NY also known as Section 58, Block 133, Lot 163 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2645: Application of Gabriella Chandler of 246 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: 9-105.1(A)(1) Use for renewal of a Conditional/Temporary Variance for two family use at 246 East Walnut Street, Long Beach, NY also known as Section 59, Block 126, Lot 26 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

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

Rocco J. Morelli
Chairman