

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
APRIL 23, 2015

Case #2494: Application of Michael & Lorraine Nachman of 24 Farrell Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1 (7) General Provisions for a six foot high fence in the front yard at 24 Farrell Street, Long Beach, NY also known as Section 59, Block 225, Lot 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2495: Application of Timothy & Michelle Kelly of 76 Harmon 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 (g) Off Street Parking Design Standards for off street parking space in the front yard at 76 Harmon Street, Long Beach, NY also known as Section 59, Block 210, Lot 57 on the Nassau County Land and Tax Map.

DECISION: GRANTED

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.

OPEN FOR VOTING

Case #2498: Application of Eric Feldman of 21 Dalton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations for a six foot high fence in the front yard at 21 Dalton Street, Long Beach, NY also known as Section 59, Block 217, Lot 41 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2500: Application of Brian & Lacy Eidens of 76 Nebraska 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 to elevate an existing one family dwelling at 76 Nebraska Street, Long Beach, NY also known as Section 59, Block 241, Lot 16 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2501: Application of Daniel Shaffer of 30 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(G) Accessory Building; 9-106.1(6) General Provisions; 9-112.1 Off Street Parking to construct a detached garage with living space above at 30 West Beech Street, Long Beach, NY also known as Section 59, Block 87, Lots 26 - 30 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2502: Application of Joe Hamlet of 897 West Beech 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 a new undersize off street parking space at 897 West Beech Street, Long Beach, NY also known as Section 59, Block 235, Lots 51 & 52 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2503: Application of Richard Dwyer of 26 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 to elevate an existing one family dwelling at 26 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 15 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2504: Application of Niclana Tolmasoff of 85 Tennessee 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 porch at 85 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, Lot 37 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2505: Application of Theresa Javakian of 63 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(D) Side Yard; 9-105.5(E) Rear Yard to elevate an existing one family dwelling at 63 California Street, Long Beach, NY also known as Section 59, Block 242, Lot 148 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2506: Application of Nicola Ventre of 44 Florida 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(E) Rear Yard; 9-113.2(g) Off Street Parking Design Standards to elevate an existing one family dwelling at 44 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 6 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2507: Application of Paul Cassese & Alice Leybengrub of 90 Farrell Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height to elevate an existing one family dwelling at 90 Farrell Street, Long Beach, NY also known as Section 59, Block 207, Lot 5 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2508: Application of Josie Matier of 28 Harmon 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(B) Height; 9-105.8(D) Side Yard to elevate an existing house and 2nd floor addition at 28 Harmon Street, Long Beach, NY also known as Section 59, Block 228, Lot 12 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2509: Application of Mindy Levine of 336 Harrison 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(E) Rear Yard to elevate an existing one family dwelling at 336 Harrison Street, Long Beach, NY also known as Section 59, Block 134, Lots 21-22 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2510: Application of Kathleen Goldstein of 25 Tennessee 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(B) Height for a new single family dwelling at 25 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 253, Lot 31 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2511: Application of Joseph Sorbara of 5 Brouwer Lane, Rockville Centre, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(H) Density; 9-105.4(I) Minimum Lot Size for a new single family dwelling at 6 September Walk, Long Beach, NY also known as Section 59, Block 5, Lot 53 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: April 23, 2015
Long Beach, N.Y.

Rocco J. Morelli
Chairman