

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
April 26, 2018

Case #2981: Application of Arlene Toback of 48 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: 13-82(d) Pool Location for installation of a semi-inground swim-spa in the side yard at 48 Dalton Street, Long Beach, NY also known as Section 59, Block 218, Lots 3 & 4 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2748: Application of Yoindra Ramnarayan of 87-59 Dunton Street, Holliswood, NY & 815 West Park Holding, LLC of 64 West 48<sup>th</sup> Street, New York, NY from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(D) Side Yards; 9-105.9(I) Minimum Lot Size for a Modification of Variance #2748 for construction of a new one family house at 815 West Park Avenue, Long Beach, NY also known as Section 59, Block 250, Lot 8 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2622: Application of LBH 249 LLC of 2555 Ocean Avenue, Brooklyn, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(A) Use; 9-105.15(B) Front Yard; 9-105.15(E) Height; 9-105.15(H) Off-Street Parking for an Extension of Variance #2622 in order to convert an existing office building into a 23 unit multiple dwelling at 249 East Park Avenue, Long Beach, NY also known as Section 59, Block 124, Lots 19-23, 177 & 179 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2993: Application of Mitrany Asset Management Trust of 320 Old Country Road, Garden City, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(e) Rear Yard for the reconstruction of an existing single family residence at 77 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, Lots 41 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2758: Application of Robert Peresztegi of 615 Laurelton Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front Yard for a Modification of Variance #2758 in order to elevate the existing house at 615 Laurelton Boulevard, Long Beach, NY also known as Section 59, Block 42, Lot 162 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2994: Application of Gregory Quinn of 736 West Bay Drive, 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(b) Height; 9-105.1(d) Side Yard to elevate the existing house at 736 West Bay Drive, Long Beach, NY also known as Section 59, Block 1, Lot 9 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2995: Application of Baocai Sun of 56-05 184<sup>th</sup> Street, Fresh Meadows, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(d) Side Yard; 9-105.3(e) Rear Yard; 9-105.3(k) Expanding Use to elevate the existing house with a one and two story addition and a change of use from a one family dwelling to a two family dwelling at 86 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 197 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2996: Application of Jonathan Bloom of 8 Doyle 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(c) Front Yard to elevate the existing house at 8 Doyle Street, Long Beach, NY also known as Section 59, Block 214, Lot 23 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2997: Application of Ryan & Lindsay Voight of 119 Wilson Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(d) Side Yard; 9-105.6(e) Rear Yard for a proposed 2 story addition at 119 Wilson Avenue, Long Beach, NY also known as Section 59, Block 193, Lot 39 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2998: Application of Edwin Verastegui of 229 East 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 to the elevate existing single family house at 270 State Street, Long Beach, NY also known as Section 59, Block 118, Lot 33 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2778: Application of Cornelius Dugan of 63 Wyoming 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 Modification to Variance #2778 for new front decks to the property line at 63 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 48 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2999: Application of Gregg Sargent of 150 National 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(c) Front Yard to extend the front deck at 150 National Boulevard, Long Beach, NY also known as Section 59, Block 87, Lot 275 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2977: Application of Robert Brunelli of 33 Bay Street, East Atlantic 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(c) Front Yard for a Modification to Variance #2977 to construct two decks with steps on an elevated house at 1201 West Park Avenue, Long Beach, NY also known as Section 58, Block 133, Lot 386 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2549: Application of Cory Reilly of 24 Tennessee 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(E) Rear Yard for an Extension of Variance #2549 in order to elevate the existing house at 24 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 254, Lot 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: April 26, 2018  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman