

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
April 23, 2020

Case #3141: Application of Castle Quality Homes, Inc. of 354 West 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: 9-105.2(I) Minimum Lot Size; 9-105.2(J) Subdivision for a subdivision at 142 West Fulton Street, Long Beach, NY also known as Section 59, Block 67, Lot 121 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #3142: Application of Edward Tsirigotis of 210 East Olive 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 to maintain off street parking in the front yard at 210 East Olive Street, Long Beach, NY also known as Section 59, Block 127, Lot 73 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3144: Application of Sanarra V LLC & Dr. Shefali Shah of 728 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: 9-105.2(A) Use; 9-112(21) Off Street Parking to convert a one family house into a doctor's office at 728 East Park Avenue, Long Beach, NY also known as Section 59, Block 200, Lot 15 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #3145: Application of John Flynn of 18 Illinois Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(A) Use; 9-105.19(C) Lot Area; 9-105.19(E) Front Yard; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard; 9-105.19(I) Density for a house elevation at 18 Illinois Avenue, Long Beach, NY also known as Section 58, Block 103, Lot 22 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3146: Application of J5LB Group, LLC of 323 West Pine 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(C) Front Yard; 9-113.2(A) Off Street Parking Curb Cut Size to elevate the existing house at 242 West Bay Drive, Long Beach, NY also known as Section 59, Block 53, Lot 22 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3147: Application of Israel Cohen of 380 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 to convert a 1 family into a 2 family at 380 West Penn Street, Long Beach, NY also known as Section 59, Block 51, Lot 167 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3148: Application of Timothy & Randy Kinsley of 22 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: 9-105.19(A) Use; 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; 9-105.19(I) Density for new decks at 22 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 266, Lot 1 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2089: Application of 1070 West Beech LLC of 1055 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: 9-105.16(e) Building Height; 9-113.2(g) Off Street Parking Design Standards for a Modification to Variance #2089 to remove the condition regarding municipal off street parking at 1055 West Beech Street, Long Beach, NY also known as Section 59, Block 92, Lot 24 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3149: Application of Antonio & Pasqualina Viscoso of 1034 85<sup>th</sup> St., Brooklyn, 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 to elevate the existing house at 7 Indiana Avenue, Long Beach, NY also known as Section 58, Block 87, Lot 124 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3150: Application of Robin Waller of 18 Armour 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 (D) Side Yard; 9-105.8(F) Rear Yard for a new 3rd story addition at 18 Armour Street, Long Beach, NY also known as Section 59, Block 216, Lot 18 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3151: Application of Ryan Kraemer of 62 Oregon 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 for a new 3 story modular house at 62 Oregon Street, Long Beach, NY also known as Section 59, Block 239, Lot 23 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: April 23, 2020  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman