

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
April 22, 2021

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.

**DECISION: DENIED**

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.

**DECISION: DENIED**

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.

**DECISION: DENIED**

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.

**DECISION: DENIED**

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.

**DECISION: DENIED**

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.

**DECISION: DENIED**

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.

**DECISION: DENIED**

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.

**DECISION: GRANTED as Amended**

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.

**DECISION: GRANTED with Conditions**

Case #3216: Application of William King of 101 Ohio 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 yard deck at 101 Ohio Avenue, Long Beach, NY also known as Section 58, Block 114, Lot 50 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3217: Application of Yulia Araque of 568 Magnolia 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(B) Height for a new 3rd story addition at 568 Magnolia Boulevard, Long Beach, NY also known as Section 59, Block 67, Lot 73 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3218: Application of Michael & Wendy Goldstein of 83 Joyce Road, Plainview, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112.(2A) Off Street Parking Minimum; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in front yard & rear yard and 3rd story addition at 616 East Broadway, Long Beach, NY also known as Section 59, Block 190, Lot 246 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3219: Application of Daniel Wallace & Kaitlin Piazza of 571 Monroe Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations for a 6 foot high fence in the front yard at 571 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 121, Lot 24 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3220: Application of Roney & Viorel Horovei of 115 East 72<sup>nd</sup> Street, New York, 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; 9-113.2(G) Off Street Parking for a new front yard deck and new off street parking in the front yard at 344 East Beech Street, Long Beach, NY also known as Section 59, Block 143, Lot 258 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3221: Application of Christopher Montilli of 66 Curley 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; 9-105.(H) Density to convert a One Family/Doctors office into a Two Family House at 270 Edwards Boulevard a/k/a 10 East Walnut Street, Long Beach, NY also known as Section 59, Block 98, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3222: Application of Stephanie Deruelle of 72 Pennsylvania 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(D) Side Yard; 9-113.2(G) Off Street Parking for a new front deck and off street parking at 72 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 242, Lot 18 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #3223: Application of 801 West Beech St, LLC of 150 White Plains Road, Tarrytown, NY & Daniel Monteforte/Long Beach Sandwich Shop of 104 Buffalo Avenue, East Atlantic Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(d) Side Yard for a 6' x 8' walk-in refrigerator on the side of building at 801 West Beech Street, Long Beach, NY also known as Section 59, Block 243, Lot 51 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3224: Application of Heather Licata of 67 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: 9-108.8(B) Height; 9-105.8(C) Front Yard; 9-105.8(D) Side Yard; 13-82(D) Pool Location for proposed 1st & 3rd story additions & interior renovations at 67 Kirkwood Street, Long Beach, NY also known as Section 59, Block 184, Lot 37 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3225: Application of Adelmo Cioffi of 3499 East Bay Court, Merrick, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(D) Side Yard to construct a new one family house at 91 East Fulton Street, Long Beach, NY also known as Section 59, Block 92, Lot 148 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #3226: Application of Adelmo Cioffi of 3499 East Bay Court, Merrick, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(D) Side Yard; 9-105.2(E) Rear Yard; 9-105.2(I) Minimum Lot Size to construct a new one family house at 93 East Fulton Street, Long Beach, NY also known as Section 59, Block 92, Lot 149 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Dated: April 22, 2021  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman