

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
April 28, 2022

Case #3267: Application of Leonard & Anthony Mangelli of 245 West Chester 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(K) Use; 9-112.(1) Off Street Parking for a 2 Year Conditional/Temporary Variance for a two family use at 245 West Chester Street, Long Beach, NY also known as Section 59, Block 57, Lot 57 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3262: Application of Charles Rafimayeri LLC of 34 Shore Park Road, Great Neck, NY for an appeal from administrative decision pursuant to General City Law Section 81-a, in this case the Building Commissioner's letter denying 2 off-street parking spaces partially in the front yard, or in the alternative, 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 2 Off-Street Parking Spaces partially in front yard at 355 East Beech Street, Long Beach, NY also known as Section 59, Block 142, Lot 64 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3276: 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: 9-105.13(C) Lot Area; 9-105.13(D) Building Area; 9-105.13(E) Front Yard; 9-105.13(F) Side Yard; 9-105.13(F)(1) Side Yard; 9-113.2(H)Off Street Parking Design Standards for a 3 story with roof deck multiple dwelling with 6 units at 61 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 175, Lot 141 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3287: App. of Kelly Fruhauf of 511 West 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: 13-82(D) Pool Location to maintain a pool installation in the rear yard at 511 West Fulton Street, Long Beach, NY also known as Section 59, Block 19, Lot 28 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3288: App. of Timothy & Denise Murphy of 48 Delaware 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(D) Side Yard for a new bedroom & bathroom on 2nd floor at 48 Delaware Avenue, Long Beach, NY also known as Section 59, Block 260, Lot 4 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3289: App. of Daniel Sullivan & Jessica Fogarazzo of 105 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(B) Height; 9-105.5(C) Front Yard for a new 2nd story addition at 105 Florida Street, Long Beach, NY also known as Section 58, Block 92, Lot 27 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3290: App. of Dennis O'Grady of 112 Aspen Street, Floral Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.1 Location of Off Street Parking for new off street parking on a vacant lot at 92 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lot 108 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3291: App. of 80 Connecticut Ave, LLC & Robin Bender of 78 Connecticut 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 for a new front yard deck at 80 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 92, Lot 13 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3292: App. of Raymond & Ingrid Carolina of 11 East 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: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 11 East Market Street, Long Beach, NY also known as Section 59, Block 94, Lot 57 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3293: App. of Anthony Ricardo of 728 West Chester 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(D) Side Yard; 9-113.3 Removal of Off Street Parking for new side yard stairs at 728 West Chester Street, Long Beach, NY also known as Section 59, Block 250, Lot 125 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3294: App. of Castle Quality Homes of 354 West Market 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(A) Off Street Parking Curb Cut Size to extend the existing curb cut 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.

OPEN FOR VOTING

Case #3295: App. 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: 9-105.13(C) Lot Area; 9-105.13(D) Building Area; 9-105.13(E) Front Yard; 9-105.13(F) Side Yard; 9-105.13(F)(1) Side Yard; 9-105.13(G) Rear Yard; 9-105.13(I) Density; 9-105.13(K) Off Street Parking to proposed 7 story multiple dwelling at 454 East Broadway, Long Beach, NY also known as Section 59, Block 160, Lot 28 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: April 28, 2022
Long Beach, N.Y.

Rocco J. Morelli
Chairman