

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
May 28, 2020

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.

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.

DECISION: DENIED

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.

DECISION: GRANTED

Case #3152: Application of Brian Houlihan and Michelle Ceraso of 29 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(C) Front Yard for a new second floor addition / new front deck at 29 Florida Street, Long Beach, NY also known as Section 58, Block 104, Lot 29 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3153: Application of John Ambrose of 36 Alabama 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; 9-105.5(E) Rear Yard for a new second story addition / front yard deck at 36 Alabama Street, Long Beach, NY also known as Section 59, Block 259, Lot 10 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3154: Application of James and Mary Mangels of 517 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: 9-106.1.(5) Harboring Poultry to install a chicken coop and maintain live poultry at 517 West Beech Street, Long Beach, NY also known as Section 59, Block 26, Lot 167 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3155: Application of MaryLou Chase of 33 Louisiana 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; 9-105.5(d) Side Yard for construction of a new 3 story FEMA compliant one-family house at 27 Maryland Avenue, Long Beach, NY also known as Section 58, Block 109, Lot 30 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3156: Application of 135 E. Park Ave. LLC of 143 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: 9-105.15(a) Use; 9-105.15(b) Front Yard; 9-105.15(c) Rear Yard; 9-105.15(e) Height; 9-105.15(h) Off Street Parking; 9-106.2 Mixed Uses Prohibited for construction of a new mixed use occupancy building for both residential and commercial purposes at 135 East Park Avenue, Long Beach NY also known as Section 59, Block 109, Lot 15-19 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3157: Application of Therese Sinacori of 38 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(C) Front Yard; 9-105.5(D) Side Yard for a new front yard deck with steps at 38 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 264, Lot 9 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Dated: May 28, 2020
Long Beach, N.Y.

Rocco J. Morelli
Chairman