

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
May 27, 2021

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 & Tax Map.

DECISION: GRANTED

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 & Tax Map.

DECISION: GRANTED with Conditions

Case #1315: Application of Jordan & Leslie Price of 150 East 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 for renewal of a Conditional/Temporary Variance for 2 family use at 150 East Penn Street, Long Beach, NY also known as Section 59, Block 114, Lot 127 on the Nassau County Land & Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3227: Application of Jon Oldham of 30 Curley 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(D) Side Yard; 9-113.2(A) Off Street Parking Curb Cut Size for a new two-story house at 30 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 36 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3228: Application of Eileen Flannelly Mackell of 52 Tennessee 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 deck at 52 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 254, Lot 34 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3229: Application of Erin & Matthew Anthony of 32 Pennsylvania 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 32 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 264, Lot 12 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3230: Application of Frank Ott of 675 East 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: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking for new off street parking in the front yard at 675 East Olive Street, Long Beach, NY also known as Section 59, Block 186, Lot 42 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #3231: Application of Adam Ben-Horin of 211 East 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: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 211 East Penn Street, Long Beach, NY also known as Section 59, Block 128, Lot 147 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #3232: Application of Brian Conroy of 62 Arizona Avenue, Long Beach, NY and Putnam & Bay Corp. of 100 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height for a roof deck at 87 Boyd Street, Long Beach, NY also known as Section 59, Block 182, Lot 53 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3233: Application of John Prager of 31 New Hampshire 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(A) Use; 9-112(1) Off Street Parking for a special use permit for a second kitchen at 31 New Hampshire Street, Long Beach, NY also known as Section 59, Block 252, Lot 28 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Dated: May 27, 2021
Long Beach, N.Y.

Rocco J. Morelli
Chairman