

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
June 27, 2019

Case #3086: Application of Summit Development & Management Corp. of 469 East Olive Street, Long Beach, NY for an appeal from administrative decision, pursuant to General City Law Section 81-b(2), of the Building Commissioner letter denying the proposed subdivision and expanding use for construction of two (2) Single Family Dwellings and one (1) Two-Family Dwelling at 348 East Fulton Street, Long Beach, NY also known as Section 59, Block 136, Lot 25 on the Nassau County Land & Tax Map.

DECISION: DENIED Appeal from Administrative Decision; GRANTED Subdivision into two 60x100 lots with a Two-Family Dwelling on one lot and a Single Family Dwelling on the other.

Case #3089: Application of Interfaith Nutrition Network of 211 Fulton Avenue, Hempstead, 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 the conversion of the attached garage into living space and maintain a space in the front yard at 336 West Chester Street, Long Beach, NY also known as Section 59, Block 46, L. 139 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3090: Application of Salvatore & Denise Abbatiello of 37 Vernon Drive, Scarsdale, 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 to maintain new decks with side steps at 87 Virginia Avenue, Long Beach, NY also known as Section 59, Block 233, L. 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3092: Application of John Claros of 99 Vermont 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(C) Front Yard; 9-105.5(D) Side Yard for a new 2nd floor deck with entry steps at 99 Vermont Street, Long Beach, NY also known as Section 59, Block 232, Lot 30 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #3093: Application of Vanessa Schroeder of 123 Coolidge Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height for a proposed 1 story and 2nd story addition at 123 Coolidge Avenue, Long Beach, NY also known as Section 59, Block 194, Lot 36 - 37 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3094: Application of Thomas Carberry of 31 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(D) Side Yard; 9-105.5(E) Rear Yard for new side & rear yard decks at 31 Louisiana Street, Long Beach, NY also known as Section 58, Block 108, Lot 28 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3095: Application of John Michels of 743 West Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard for a new covered front porch at 743 West Penn Street, Long Beach, NY also known as Section 59, Block 6, Lot 56 - 57 on the Nassau County Land and Tax Map.

DECISION: GRANTED

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 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 and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #3096: Application of Sriram Koneru of 106 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(B) Height to new roof deck at 106 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 1 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3097: Application of Pawel Jachimowicz of 201 East 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(7) Fence Height Limitations for a six foot high fence in the front yard at 201 East Beech Street, Long Beach, NY also known as Section 59, Block 127, Lot 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3098: Application of John DePinto of 25 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(C) Front Yard for a new front yard deck at 25 Delaware Avenue, Long Beach, NY also known as Section 59, Block 259, Lot 31 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: June 27, 2019
Long Beach, N.Y.

Rocco J. Morelli
Chairman