

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
June 24, 2021

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.

DECISION: GRANTED with Conditions

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.

DECISION: DENIED

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.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3234: Application of Joseph and Theresa Alusick of 86 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 86 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 11 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3235: Application of Chad Grossman and Keith Brennan of 12 Boyd 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(D) Side Yard; 9-105.8(F) Building Area; 9-113.2(G) Off Street Parking for a new side addition at 12 Boyd Street, Long Beach, NY also known as Section 59, Block 219, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3236: Application of Daniel Ryan of 37 Louisiana 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 front yard deck at 37 Louisiana Street, Long Beach, NY also known as Section 58, Block 108, Lot 25 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3237: Application of Thomas Kennedy of 23 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 front yard deck at 23 Florida Street, Long Beach, NY also known as Section 58, Block 104, Lot 32 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3238: Application of Eileen McDonald of 46 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(C) Front Yard; 9-105.5(D) Side Yard for a new front yard deck at 46 Louisiana Street, Long Beach, NY also known as Section 59, Block 109, Lot 5 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3239: Application of Dominick Ruggiero and Majia Strenger Ruggiero of 17 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: 9-105.19(E) Front Yard for a new front yard deck at 17 Florida Street, Long Beach, NY also known as Section 58, Block 86, Lot 7 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3240: Application of Christine Sullivan of 38 New Hampshire 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(B) Height for a new roof deck at 38 New Hampshire Street, Long Beach, NY also known as Section 59, Block 253, Lot 9 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3241: Application of Jason Nappy of 18 Louisiana 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 front yard deck at 18 Louisiana Street, Long Beach, NY also known as Section 58, Block 88, Lot 11 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: June 24, 2021
Long Beach, N.Y.

Rocco J. Morelli
Chairman