

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
June 23, 2022

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.

DECISION: GRANTED with Conditions

Case #3300: Application of Ed Sceppa of 4 Pennsylvania Court, 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(F) Side Yard; 9-105.19(G) Rear Yard for new side yard stairs / rear deck at 4 Pennsylvania Court, Long Beach, NY also known as Section 59, Block 271, Lot 213 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3301: Application of Andrew & Amy Wolf of 241 East Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(C) Lot Area; 9-105.11(D) Building Area; 9-105.11(F) Side Yards; 9-105.11(K) Off Street Parking to expand the existing apartments at 241 East Broadway, Long Beach, NY also known as Section 59, Block 129, Lot 58 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3304: Application of Kerrigan Street LLC c/o Pino Zekry of 3 Kerrigan Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations; 9-106.1(8) Fence Height Limitations for a six foot high fence in the front yard at 3 Kerrigan Street, Long Beach, NY also known as Section 59, Block 216, Lot 51 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3305: Application of Stephen Danna of 75 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 75 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 241, Lot 42 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3306: Application of Robert Barnett of 17 Lester Avenue, Freeport, 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; 9-105.5(D) Side Yard for a house raise / new front yard deck at 44 Virginia Avenue, Long Beach, NY also known as Section 59, Block 256, Lot 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: June 23, 2022
Long Beach, N.Y.

Rocco J. Morelli
Chairman