

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
July 27, 2017

Case #2893: Application of Frank Montagna of 82 Florida 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 Yards; 9-105.5(D) Side Yards to elevate the existing house and add a new 3rd story & new 1st story at 82 Florida Street, Long Beach, NY also known as Section 58, Block 93, Lot 12 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Case #2896: Application of Long Beach Assisted Living LLC of 274 West Broadway, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 3-6(a) Residential Districts for new illuminated signs installed on a building at 274 West Broadway, Long Beach, NY also known as Section 59, Block 64, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2898: Application of Kamran Pourgal of 5 Guys Lane, Old Westbury, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.13(C) Lot Area; 9-105.13(D) Building Area; 9-105.13(F) Side Yard; 9-105.13(F)(1) Side Yard; 9-105.13 (J) Recreation Area for a proposed 5 story multiple dwelling with 8 units at Shore Road (500 block), Long Beach, NY also known as Section 59, Block 175, Lot 52 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2899: Application of Roni Pagano of 126 Taft Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height; 9-105.6(C) Front Yard; 9-105.6(D) Side Yard to elevate the existing house at 126 Taft Avenue, Long Beach, NY also known as Section 59, Block 193, Lot 11 on the Nassau County Land and Tax Map.

**APPLICATION WITHDRAWN**

Case #2900: Application of Robert Conklin of 24 Georgia 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 to elevate the existing one-family dwelling at 24 Georgia Avenue, Long Beach, NY also known as Section 58, Block 106, Lot 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2901: Application of Adam Dodge of 45 Barnes Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard to elevate the existing house at 45 Barnes Street, Long Beach, NY also known as Section 59, Block 223, Lot 30 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2902: Application of Patrick & Elisa Gordon of 145 East Broadway, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard to new front yard deck at 212 East Fulton Street, Long Beach, NY also known as Section 59, Block 121, Lot 111 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2903: Application of Antonio Pilar of 77 Minnesota 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(E) Rear Yard to elevate the existing house at 77 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 99, Lot 41 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, with Conditions**

Case #2904: Application of Seabreeze Tower 250 Owners Corp. of 770 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: 9-105.13(G) Rear Yard to extend the existing terraces at 250 Shore Road, Long Beach, NY also known as Section 59, Block 131, Lot 19 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2905: Application of 143 E Park Avenue Working LLC of 651 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: 9-105.15(C) Rear Yard; 9-112(18)(a) Off Street Parking for a 2nd floor addition and rear deck at 143 East Park Avenue, Long Beach, NY also known as Section 59, Block 109, Lot 20 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2906: Application of Patricia McAdam of 1 Armour 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 (6') high fence in the front yard at 1 Armour Street, Long Beach, NY also known as Section 59, Block 214, Lot 52 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, with Conditions**

Case #2907: Application of John & Eileen Ambrose of 36 Alabama 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 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, with Conditions**

Case #2701: Application of Geraldine Christianson of 4 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(C) Front Yard; 9-105.8(D) Side Yard; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for a modification of existing Variance #2701 in order to elevate the existing house at 4 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 50 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2908: Application of Robert Mazzella of 60 Vinton 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(C) Front Yard; 9-105.8(D) Side Yard; 9-113.2(A) Off Street Parking Curb Cut Size to elevate the existing house at 60 Vinton Street, Long Beach, NY also known as Section 59, Block 208, Lot 19 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Case #2909: Application of 78 Clark Street LLC of 78 Clark 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(C) Front Yard; 9-105.8(E) Rear Yard to elevate the existing house at 78 Clark Street, Long Beach, NY also known as Section 59, Block 209, Lot 11 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2910: Application of William Murdy of 240 Lagoon Drive West, Lido 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; 9-105.5(B) Height to elevate the existing house at 125 New York Avenue, Long Beach, NY also known as Section 59, Block 265, Lot 24 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: July 27, 2017  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman