

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
July 26, 2018

Case #3016: Application of Patricia Tiralongo of 35 Wyoming 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(b) Height; 9-105.5(c) Front Yard for a new single family residence at 35 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 257, Lot 26 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #3020: Application of Todd Yovino of 360 Motor Parkway, Hauppauge, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(a) Use; 9-105.16(b) Front Yard; 9-105.16(c) Rear Yard; 9-105.16(e) Height; 9-105.16(g) Minimum Lot Size for a new single family house at 50 California Street, Long Beach, NY also known as Section 59, Block 265, Lot 3 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #3023: Application of Israel Cohen of 380 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(b) Height; 9-105(c) Front Yard for a 2nd story addition to an existing house at 380 West Penn Street, Long Beach, NY also known as Section 59, Block 51, Lot 167 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3024: Application of Charlene Senzon of 549 West Chester 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 off street parking partially in the front yard at 549 West Chester Street, Long Beach, NY also known as Section 59, Block 22, Lot 54 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3018: Application of Maryann O'Rourke of 28 Illinois 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(A) Use; 9-105.5(B) Height; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard; 9-105.5(F) Building Area for a new residence and a Conditional/Temporary Variance for a 2nd kitchen at 28 Illinois Avenue, Long Beach, NY also known as Section 58, Block 103, Lot 17 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3019: Application of Shih Capital, LLC of 136-05 Sanford Avenue, Flushing, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(a) Use; 9-105.19(b) Height; 9-105.19(c) Lot Area; 9-105.19(d) Building Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yards; 9-105.19(g) Rear Yard; 9-105.19(i) Density; 9-112(2A) Off-Street Parking; 9-113.2(h) Off-Street Parking Design Standards for elevating and renovating the existing 4 family dwelling at 8 Vermont Street, Long Beach, NY also known as Section 59, Block 266, Lot 128 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3022: Application of Kenneth Apple of 30 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: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 61 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 190, Lot 36 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3025: Application of Brian Braddish of 740 West Bay Drive, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(B) Height; 9-105.1(D) Side Yard; 9-105.1(A) Use for a proposed 3rd floor addition and Conditional/Temporary Variance for a 2nd dwelling unit at 740 West Bay Drive, Long Beach, NY also known as Section 59, Block 1, Lot 10 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3026: Application of 114 E Pine Living 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: 9-105.2(k) Expanding Use; 9-105.2(c) Front Yard; 9-105.2(d) Side Yard; 9-105.2(e) Rear Yard; 9-105.2(h) Density; 9-105.2 (i) Minimum Lot Size to construct a two-family detached house at 114 East Pine Street, Long Beach, NY also known as Section 59, Block 105, Lot 154 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3027: Application of 118 E Pine Living 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: 9-105.2(k) Expanding Use; 9-105.2(c) Front Yard; 9-105.2(d) Side Yard; 9-105.2(e) Rear Yard; 9-105.2(h) Density; 9-105.2(i) Minimum Lot Size to construct a two-family detached house at 118 East Pine Street, Long Beach, NY also known as Section 59, Block 105, Lot 155 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3028: Application of 82 E Pine Living 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: 9-105.3(A) Use; 9-105.3(C) Front Yard; 9-105.3(D) Side Yard; 9-105.3(E) Rear Yard; 9-105.3(F) Building Area; 9-105.3(I) Lot Size to construct a new two-family house at 82 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 195 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2789: Application of Kelly Fruhauf of 511 West Fulton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard for a Modification to Variance #2789 in order to extend the front deck of an elevated residence at 511 West Fulton Street, Long Beach, NY also known as Section 59, Block 19, Lot 28 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3029: Application of Virginia Clay of 336 East Pine 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(G) Off Street Parking for off street parking in the front yard at 336 East Pine Street, Long Beach, NY also known as Section 59, Block 135, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED, with Conditions

Dated: July 26, 2018
Long Beach, N.Y.

Rocco J. Morelli
Chairman