

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
August 24, 2017

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 #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.

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.

DECISION: GRANTED

Case #2911: Application of Katherine Harris of 65 Nebraska 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(A) Use for a Conditional/Temporary Variance for a 2nd kitchen at 65 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 47 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #2710: Application of Ted Alexander of 813 East Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front Yard; 9-105.2(d) Side Yard; 9-105.2(e) Rear Yard for a modification of existing Variance #2710 in order to elevate the house at 813 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lot 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2912: Application of John Tarpey of 29A Suffolk Road, Massapequa, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 69 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 112, Lot 34 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2913: Application of Susannah Familetti of 567 Neptune Boulevard, 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 567 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 166, Lot 39 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2899: Application of Roni Pagano of 126 Taft 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; 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.

DECISION: GRANTED

Case #2914: Application of West End Management LLC of 115 Connecticut Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(b) Height; 9-105.11(c) Lot Area; 9-105.11(d) Building Area; 9-105.11(f) Side Yard for a new 2 family dwelling at 561 W. Broadway, Long Beach, NY also known as Section 59, Block 28, Lot 172 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2915: Application of West End Management LLC of 115 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(b) Height; 9-105.11(c) Lot Area; 9-105.11(d) Building Area; 9-105.11(f) Side Yard for a new 2 family dwelling at 567 W. Broadway, Long Beach, NY also known as Section 59, Block 28, Lot 171 and p/o 172 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2916: Application of JCJ Holdings Company Inc. of 5 Highwoods Court, St. James, NY and West End Management LLC of 115 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(b) Height; 9-105.11(c) Lot Area; 9-105.11(d) Building Area; 9-105.11(f) Side Yard for a new 2 family dwelling at 571 W. Broadway, Long Beach, NY also known as Section 59, Block 28, Lot 170 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2917: Application of West End Management LLC of 115 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(c) Lot Area; 9-105.11(d) Building Area; 9-105.11(e) Front Yard; 9-105.11(f) Side Yard; 9-105.11(g) Rear Yard for 3 two-family attached dwellings at 100 Lindell Boulevard, Long Beach, NY also known as Section 59, Block 28, Lot 170 and p/o 171 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: August 24, 2017
Long Beach, N.Y.

Rocco J. Morelli
Chairman