

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
August 23, 2018

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.

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.

DECISION: GRANTED, as Amended

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.

DECISION: DENIED

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.

DECISION: GRANTED

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.

DECISION: GRANTED with Conditions

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.

DECISION: DENIED

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.

DECISION: DENIED

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.

DECISION: DENIED

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.

DECISION: GRANTED, as Amended

Case #3030: Application of Deborah Ramey of 23 Minnesota 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 maintain front yard decks at 23 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 111, Lot 32 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2765: Application of Howard Domitz of 190 Oceanview, 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 Side Yard for a Modification to Variance #2765 in order to install a lift in the side yard at 190 Oceanview, Long Beach, NY also known as Section 59, Block 268, Lot 307 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2990: Application of Stephen Marro of 20 Bath Street, Lido Beach, NY & Peter Hamlet of 701 West 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: 9-112(1) Off Street Parking for a Modification to Variance #2990 for off street parking at 12 Arizona Avenue, Long Beach, NY also known as Section 59, Block 270, Lot 509 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: August 23, 2018
Long Beach, N.Y.

Rocco J. Morelli
Chairman