

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
September 28, 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 #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.

**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.

**DECISION: GRANTED**

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.

**DECISION: GRANTED**

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.

**DECISION: GRANTED**

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.

**DECISION: GRANTED**

Case #2735: Application of Dorothy Lew-Going of 12 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(D) Side Yard; 9-105.8(E) Rear Yard for an extension of the Variance to elevate the existing house at 12 Clark Street, Long Beach, NY also known as Section 59, Block 227, Lot 220 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2919: Application of Judy Storm of 2 Heron 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(E) Rear Yard to elevate the existing house at 2 Heron Street, Long Beach, NY also known as Section 59, Block 222, Lot 25 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2737: Application of 1079 West Beech LLC of 1079 West Beech Street, Long Beach, NY and Richard Nunziata of 1087 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: 9-112(18)(a) Off Street Parking for an extension of the Variance to reconstruct interior of premises into 3 retail spaces at 1079 West Beech Street, Long Beach, NY also known as Section 58, Block 113, Lot 56 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2920: Application of Shaen Begleiter of 670 West Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(c) Lot Area; 9-105.12(e) Front Yard; 9-105.12(f) Side Yard; 9-105.12(i) Density; 9-105.12(k) Off Street Parking; 9-113.2(g) Off-Street Parking Design Standard; 9-113.2(h) Off Street Parking Design Standard to elevate an existing 6 family dwelling at 668 West Broadway, Long Beach, NY also known as Section 59, Block 18, Lot 37 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2921: Application of Shaen Begleiter of 670 West Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(c) Lot Area; 9-105.12(e) Front Yard; 9-105.12(f) Side Yard; 9-105.12(k) Off Street Parking; 9-113.2(g) Off-Street Parking Design Standard; 9-113.2(h) Off Street Parking Design Standard to elevate an existing 4 family dwelling at 670 West Broadway, Long Beach, NY also known as Section 59, Block 18, Lot 36 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2922: Application of Third Time LLC of 34 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: 9-105.8(C) Front Yard; 9-105.8(F) Building Area for a new two-story house at 51 Dalton Street, Long Beach, NY also known as Section 59, Block 217, Lot 253 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2923: Application of Alex Hamaty & Steven Kaplan of 811 East Walnut 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(H) Off Street Parking Size for new off street parking in the side yard at 811 East Walnut Street, Long Beach, NY also known as Section 59, Block 215, Lot 71 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2924: Application of Christine Germano of 69 Florida 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(D) Side Yard to elevate the existing house at 69 Florida Street, Long Beach, NY also known as Section 58, Block 92, Lot 45 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2925: Application of Michael Corrigan of 516 West Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard for a new front yard deck at 516 West Fulton Street, Long Beach, NY also known as Section 59, Block 20, Lot 133 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2918: Application of Charles Ferraro of 546 West Hudson 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(B) Height; 9-105.3(C) Front Yard; 9-105.3(D) Side Yard; 9-113.2(H) Off Street Parking Design Standards to elevate the existing house at 546 West Hudson Street, Long Beach, NY also known as Section 59, Block 21, Lot 121 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2926: Application of Heather Licata of 67 Kirkwood 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 for a new front deck at 67 Kirkwood Street, Long Beach, NY also known as Section 59, Block 184, Lot 37 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2927: Application of Brendan & Kelly Mooney of 521 East Beech 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(C) Front Yard; 9-105.2(D) Side Yard for a one and two story frame addition and interior alterations at 521 East Beech Street, Long Beach, NY also known as Section 59, Block 172, Lot 50 - 51 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2928: Application of Michael Halpin of 21 Virginia Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(E) Front Yard for new front yard decks at 21 Virginia Avenue, Long Beach, NY also known as Section 59, Block 266, Lot 26 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2929: Application of Ben Wagman of 812 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: 9-105.8(B) Height; 9-105.8(D) Side Yard for a new three story house at 68 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 17 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2930: Application of Paul Murdy of 15 Saratoga Street, Lido Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard to elevate an existing two-family dwelling at 631 West Market Street, Long Beach, NY also known as Section 59, Block 10, Lot 63 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: September 28, 2017  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman