

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
September 27, 2018

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.

DECISION: DENIED

Case #3031: Application of Claudio Iaboni of 43 Ridge Road, Albertston, 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 Yard; 9-105.19(G) Rear Yard; 9-105.19(I) Density; 9-113.2(H) Off Street Parking for a new three (3) family dwelling at 20 Virginia Avenue, Long Beach, NY also known as Section 59, Block 267, Lot 101 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

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: 9-105.19(c) Lot Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard; 9-112(1) Off Street Parking to elevate the existing single family dwelling at 12 Arizona Avenue, Long Beach, NY also known as Section 59, Block 270, Lot 509 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3032: Application of Martin & Ellen Schneiweis of 133 Mitchell 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 Design Standards for a new off-street parking space in the front yard at 133 Mitchell Avenue, Long Beach, NY also known as Section 59, Block 198, Lot 32 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3033: Application of Zoila Gomez of 5008 103rd Street, Corona, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(18) Off-Street Parking for a change of use and waiver off street parking to open a nail salon at 1051 West Beech Street, Long Beach, NY also known as Section 58, Block 93, Lot 24 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3034: Application of James Duncan of 84 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: 9-105.5(c) Front Yard for a new first story front wood deck with steps at 84 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 92, Lot 11 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3035: Application of Jesse Fowler of 11 Curley 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) General Provisions for a 64” high fence in the front yard at 11 Curley Street, Long Beach, NY also known as Section 59, Block 228, Lot 46 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3036: Application of Point Lookout Brewing Company, LLC of 177 Bayside Drive, Point Lookout, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(b) Front Yard; 9-105.15(c) Rear Yard; 9-105.15(e) Height; 9-106.1(4) General Provisions; 9-112 (16) Off-Street Parking for a full service bar and waiver off street parking for a Brewery at 50 West Park Avenue, Long Beach, NY also known as Section 59, Block 84, Lot 13 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: September 27, 2018
Long Beach, N.Y.

Rocco J. Morelli
Chairman