

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
September 23, 2021

Case #3246: Application of 41 Prospect Street, LLC and Fred Gelfand of 2941 Charlotte Drive, Merrick, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking for new off street parking in the front yard at 555 West Broadway, Long Beach, NY also known as Section 59, Block 28, Lot 173 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #3247: Application of Sean McDermott of 201 Oak Street, Floral Park, 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 to construct a new house at 31 Wisconsin Street, Long Beach, NY also known as Section 59, Block 256, Lot 28 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2979: Application of 250-258 East Park Enterprises Inc. & Ben Ferrante of 2700 Two Brothers Court, Oceanside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Uses Prohibited; 9-113 Off Street Parking for a Modification to Variance #2979 to expand the existing mixed use from two units above commercial to three units above commercial at 250 East Park Avenue, Long Beach, NY also known as Section 59, Block 125, Lot 22 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3251: Application of Meredith Corson of 310 Lincoln Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 13-82(A) Pool Location for a pool installation at 310 Lincoln Boulevard, Long Beach, NY also known as Section 59, Block 155, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3253: Application of William Briner of 47 Wyoming 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 front yard deck at 47 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 257, Lot 20 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3254: Application of Christopher & Cindy Princiotta of 514 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 new front and rear yard decks at 514 West Fulton Street, Long Beach, NY also known as Section 59, Block 20, Lot 135 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3255: Application of Steven Kaplan of 137 Greenway Road, Lido Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard for a new front yard stairs at 320 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 215, Lot 67 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3256: Application of Francine Farragher of 93 Ohio 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(C) Front Yard; 9-105.5(D) Side Yard for a new FEMA compliant house at 35 Arizona Avenue, Long Beach, NY also known as Section 59, Block 261, Lot 26 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3257: Application of Dina Lamanna of 1060 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: 9-105.5(C) Front Yard for a new front yard deck at 1060 West Park Avenue, Long Beach, NY also known as Section 58, Block 94, Lot 27 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3109: Application of Mary Bartholomew of 561 East Hudson Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(K) Expanding Use for an Extension of Variance #3109 for a 2 family use at 561 East Hudson Street, Long Beach, NY also known as Section 59, Block 166, Lot 66 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #3258: Application of Meghan Gallagher of 345 East 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: 9-113.2(H) Off Street Parking Size for new off street parking in the side yard at 345 East Fulton Street, Long Beach, NY also known as Section 59, Block 135, Lot 61 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3259: Application of Rishi Patel of 79 Ohio 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 front yard deck at 79 Ohio Avenue, Long Beach, NY also known as Section 58, Block 114, Lot 39 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3260: Application of David Gross of 545 East 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: 9-105.2(E) Rear Yard for a new rear yard addition at 545 East Beech Street, Long Beach, NY also known as Section 59, Block 172, Lot 60 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: September 23, 2021
Long Beach, N.Y.

Rocco J. Morelli
Chairman