

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
CALENDAR
May 22, 2025

Case #2250: Application of Alfred DeStefano of 801 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(a) Use, 9-106.2 Mixed Uses; 9-112 (1) & (21) Off Street Parking to Renew 2 Year Conditional/Temporary Variance #2250 for a one family with a professional office and/or Day Care Center at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lots 1-5 on the Nassau County Land and Tax Map.

Case #3461: Application of Matthew Pfaeffle of 42 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 in order to replace/enlarge the front deck at 42 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, Lots 11 on the Nassau County Land and Tax Map.

Case #3462: Application of LBQ Corp. of 909 West Beech Street, Long Beach, NY & 909 Beech Realty Inc. of 289 Links Drive West, Oceanside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(B) Front Yard; 9-105.16(D) Side Yard for a new roof over seating at 909 West Beech Street, Long Beach, NY also known as Section 59, Block 234, Lots 51 on the Nassau County Land and Tax Map.

Dated: April 30, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman