

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
CALENDAR
June 26, 2025

Case #3463: Application of Isaac Lapidus of 115 Ocean Avenue, Lawrence, 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 in order to maintain off street parking in the front yard at 155 West Market Street, Long Beach, NY also known as Section 59, Block 68, Lot 50 on the Nassau County Land and Tax Map.

Case #3178: Application of Long Beach & Park Holding LLC of 88 Heron 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) Use; 9-112(21) Off Street Parking for Renewal of 2 Year Conditional/Temporary Variance #3178 in order to maintain a doctors office at 714 East Park Avenue, Long Beach, NY also known as Section 59, Block 200, Lot 7 on the Nassau County Land & Tax Map.

Case #3464: Application of Blerim & Luljete Shatri of 512 State Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(e) Rear Yard; 9-107.7(f) Building Area for a one story addition at 512 State Street, Long Beach, NY also known as Section 59, Block 163, Lot 11 on the Nassau County Land and Tax Map.

Case #3465: Application of Jeffrey and Debra Rabiner of 263 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: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 263 West Beech Street, Long Beach, NY also known as Section 59, Block 61, Lot 172 on the Nassau County Land and Tax Map.

Case #3466: Application of Alonna Miceli of 69 Farrell 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(B) Height for a 2nd story addition at 69 Farrell Street, Long Beach, NY also known as Section 59, Block 204, Lot 36 on the Nassau County Land and Tax Map.

Case #3467: Application of Robert Fischetti of 85 Minnesota 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(B) Height; 9-113.2(A) Off Street Parking for a new 3 story house at 85 Minnesota Avenue, Long Beach, NY also known as Section 58, Block 99, Lots 37 - 38 on the Nassau County Land and Tax Map.

Case #3468: Application of Christopher & Saskia Schroeck of 108 Cleveland Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(A) Use; 9-105.6(C) Front Yard; 9-113.2(H) Off Street Parking Size for a new front yard deck, temporary 2 family use and new off street parking at 108 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 202, Lot 20 on the Nassau County Land and Tax Map.

Case #3469: Application of Jonathan & Adriana Lazare of 125 Cleveland Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Use in order to temporarily convert a 2 family house to a mixed use for a 1 family house and doctors office at 125 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 201, Lot 237 on the Nassau County Land and Tax Map.

Case #3470: Application of Viana Infante of 106 California Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(D) Side Yard; 9-105.5(F) Building Area for a new 3 story house with roof deck at 104 California Street, Long Beach, NY also known as Section 59, Block 243, Lot 2 on the Nassau County Land and Tax Map.

Case #3471: Application of Patrick & Jacquie Connell of 521 West Olive Street, Long Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(C) Front Yard for a new front yard deck at 521 West Olive Street, Long Beach, NY also known as Section 59, Block 25, Lots 65-66 on the Nassau County Land and Tax Map.

Dated: June 6, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman