

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
CALENDAR
August 28, 2025

Case #3443: Application of 457 E Penn LLC c/o Roney Horovei of 115 East 72nd Street, New York, 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 a Modification to Variance #3443 in order to maintain new interior dimensions of the attached garage at 457 East Penn Street, Long Beach, NY also known as Section 59, Block 158, Lot 66 on the Nassau County Land and Tax Map.

Case #3459: Application of Michael O'Leary of 1115 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: 9-113.2(A) Off Street Parking Curb Cut Size to maintain the curb cut size at 1115 West Park Avenue, Long Beach, NY a/k/a Section 58, Block 133, Lot 374 on the Nassau County Land and Tax Map.

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 #3428: Application of Long Beach West LLC dba LB Coffee & Tea of 220 West Park Avenue, Long Beach, NY for a Modification to the existing conditions of Variance #3428 to extend hours to 12 AM for the property located at 220 West Park Avenue, Long Beach, NY also known as Section 59, Block 59, Lot 25 on the Nassau County Land and Tax Map.

Case #3475: Application of Rivka Wakslak of 15 West 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.(A) Use; 9-105.(H) Density in order to convert a one family/doctors office into a two family house at 211 Edwards Boulevard, Long Beach, NY also known as Section 59, Block 86, Lot 39 on the Nassau County Land and Tax Map.

Case #3476: Application of BSD Long Life LLC c/o Avi Walkin of 52 East Park Avenue, #203, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(b) Front Yard; 9-105.15(e) Height for alterations to an existing commercial building at 367 West Park Avenue, Long Beach, NY also known as Section 59, Block 46, Lot 41 on the Nassau County Land and Tax Map.

Dated: August 8, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman