

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
CALENDAR
September 25, 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 #3436: Application of James Warren of 608 West Chester 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(C) Front Yard; 9-105.2(D) Side Yard; 9-113.2(G) Off Street Parking for a Modification to Variance #3436 with respect to Side Yard and Off Street Parking at 608 West Chester Street, Long Beach, NY also known as Section 59, Block 12, Lot 133 on the Nassau County Land and Tax Map.

Case #3477: Application of Jose Franco of 160 East Chester 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(C) Front Yard in order to construct 2 new front yard decks at 160 East Chester Street, Long Beach, NY also known as Section 59, Block 109, Lot 62 on the Nassau County Land and Tax Map.

Case #3478: Application of Charles Franzini of 110 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: 9-105(D) Side Yard for new side yard steps with outdoor shower at 110 West Beech St., Long Beach, NY also known as Section 59, Block 74, Lot 162 on the Nassau County Land and Tax Map.

Dated: September 5, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman