

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
CALENDAR
January 22, 2026

Case #3384: Application of James & Kelly Anne Fruhauf of 511 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(K) Use; 9-112.(1) Off Street Parking for Renewal of 2 Year Conditional/Temporary Variance #3384 for 2 family use at 511 West Fulton Street, Long Beach, NY also known as Section 59, Block 19, Lot 28 on the Nassau County Land & Tax Map.

Case #3484: Application of Joseph & Julie Canty of 23 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: 9-113.2(G) Off Street Parking for new off street parking partially in the front yard at 23 Farrell Street, Long Beach, NY also known as Section 59, Block 224, Lot 41 on the Nassau County Land & Tax Map.

Case #3485: Application of John & Diane Joyce of 20 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: 9-105.19(C) Lot Area; 9-105.19(E) Front Yard; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard for a new house at 20 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 21 on the Nassau County Land & Tax Map.

Case #3486: Application of Mary Delay of 47 Dalton 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(D) Side Yard for a new side yard deck and stairs at 47 Dalton Street, Long Beach, NY also known as Section 59, Block 217, Lot 30 on the Nassau County Land & Tax Map.

Case #3487: Application of Kenneth Roldan & Magdalen Hamilton-Roldan of 679 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: 9-105.4(B) Height for a new roof deck at 679 West Beech Street, Long Beach, NY also known as Section 59, Block 15, Lot 1 on the Nassau County Land & Tax Map.

Case #3488: Application of Angelo Santaniello of 90 New Hampshire 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 partially in the front yard at 90 New Hampshire Street, Long Beach, NY also known as Section 59, Block 231, Lot 9 on the Nassau County Land & Tax Map.

Case #3489: Application of Maurice Ryan of 1 Tennessee Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size in order to maintain off street parking in the front yard with a 36' curb cut at 1 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 251, Lot 142 on the Nassau County Land & Tax Map.

Case #3490: Application of Susan Litt Peebles of 112 Pacific Boulevard, 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 112 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 197, Lot 18 on the Nassau County Land & Tax Map.

Dated: December 31, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman