

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
CALENDAR  
March 27, 2025

Case #3072: Application of Lehman Lee of 312 West Penn 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; 9-112(1) Off Street Parking for a Renewal of Conditional/Temporary Variance #3072 for maintaining a 2nd kitchen in a single family dwelling at 312 West Penn Street, Long Beach, NY also known as Section 59, Block 51, Lot 174 on the Nassau County Land and Tax Map.

Case #3455: Application of 411 E Walnut LLC of 147 West Montauk Highway, Lindenhurst, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(E) Rear Yard to maintain a rear yard enclosed porch at 411 East Walnut Street, Long Beach, NY also known as Section 59, Block 155, Lot 170 on the Nassau County Land and Tax Map.

Case #3456: Application of 405 Hotel LLC of 405 East Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(a) Use; 9-105.11(g) Rear Yard; 9-105.11(b) Height; 9-112(3) Off-Street Parking; 9-105.11(d) Building Area; 9-105.11(e) Front Yard for interior renovations and 2 front terraces and stairs at 405 East Broadway, Long Beach, NY also known as Section 59, Block 159, Lot 6 on the Nassau County Land and Tax Map.

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

Rocco J. Morelli  
Chairman