

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
CALENDAR
April 23, 2026

Case #3498: Application of MCO Enterprises of 832 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: 9-112 (6)-Off-Street Parking; 3-5(h)(4)-Awnings for a fixed awning on the North and West Side Of Building and Waiver of Off-Street Parking at 832 West Beech Street, Long Beach, NY also known as Section 59, Block 263, Lot 1 - 2 on the Nassau County Land and Tax Map.

Case #3499: 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(C) Front Yard; 9-113.2(H) Off Street Parking for a new front yard deck and new off street parking at 108 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 202, L. 20 on the Nassau County Land and Tax Map.

Case #3500: Application of Beach Friends Sensory Club, LLC of 355 East Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(a) Use; 9-112(18)(a) Off-Street Parking; 9-113.2(g) Off-Street Parking Design Standards to convert an existing Mixed-Use Occupancy into a Full Day Care Center at 355 East Park Avenue, Long Beach, NY also known as Section 59, Block 139, L. 24 on the Nassau County Land and Tax Map.

Dated: April 6, 2026
Long Beach, N.Y.

Rocco J. Morelli
Chairman