

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
January 23, 2020

Case #3132: Application of Matthew Karcic of 449 East Olive 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(D) Side Yard for new side stairs at 449 East Olive Street, Long Beach, NY also known as Section 59, Block 156, Lot 62 on the Nassau County Land & Tax Map.

**DECISION: GRANTED, as Amended**

Case #3133: Application of Jennifer Jones and Joseph Pham of 44 Barnes Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(D) Side Yard; 9-105.8(F) Building Area for a new 3 story house at 46 Barnes Street, Long Beach, NY also known as Section 59, Block 224, Lot 4 on the Nassau County Land & Tax Map.

**DECISION: GRANTED, as Amended**

Case #3134: Application of PSG Construction Co. Inc. c/o Paul Grossman of 54 Regent Drive, Lido Beach, NY & LG Long Beach Realty LLC of 180 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: 9-105.15(b) Front Yard; 9-105.15(d) Side Yard; 9-105.15(e) Building Height; 9-105.15(h) Off-Street Parking for construction of a new two-story commercial building at 180 East Park Avenue, Long Beach, NY also known as Section 59, Block 110, Lot 32-35 on the Nassau County Land & Tax Map.

**DECISION: GRANTED, with Conditions**

Case #3135: Application of Lisa Wong of 24 Boyd 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(E) Rear Yard for a new rear yard deck at 24 Boyd Street, Long Beach, NY also known as Section 59, Block 219, Lot 15 - 16 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3136: Application of Kathy Tash of 8 Harmon Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1.(2) Trailer On Property to maintain a camping trailer on property at 8 Harmon Street, Long Beach, NY also known as Section 59, Block 228, Lot 23 on the Nassau County Land & Tax Map.

**OPEN FOR VOTING**

Case #3137: Application of Michelle Schneider of 46 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: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard to rebuild front porch / South side stairs at 46 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 9 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3138: Application of Michael Kelly of 44 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: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard for new 1st & 2nd floor decks, new North side platform with stairs at 44 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 10 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3139: Application of Michael Milazzo of 651 East Walnut 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(H) Off Street Parking Size for attached garage alterations at 651 East Walnut Street, Long Beach, NY also known as Section 59, Block 185, Lot 57 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3140: Application of Brian Holodar of 119 West Market 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(D) Side Yard for a carport addition at 119 West Market Street, Long Beach, NY also known as Section 59, Block 68, Lot 72 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3062: Application of Floce Holdings LLC of 175 Sullivan Street, New York, NY & Alan Silberstang of 250 West 26<sup>th</sup> Street, New York, NY for an Extension of Variance #3062 for construction of a new 3 story single family house at 1069 Oceanfront, Long Beach, NY also known as Section 58, Block 86, Lot 20 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Dated: January 23, 2020  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman