

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
January 28, 2021

Case #3181: Application of Anthony Maceroni of 106 Pacific Boulevard, 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; 9-105.6(D) Side Yard for a new front porch at 106 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 197, L. 21 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3182: Application of Alfred DeStefano of 801 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: 13-82(A) Pool Location; 13-82(D) Pool Location for a pool installation at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lot 1-5 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3183: Application of Harris & Aliza Rappel of 255 Grand Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(C) Front Yard to extend the front porch at 255 Grand Boulevard, Long Beach, NY also known as Section 59, Block 4, Lot 59 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3184: Application of Meaghan & Christopher Clinton of 98 Wisconsin Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard to extend front yard deck at 98 Wisconsin Street, Long Beach, NY also known as Section 59, Block 235, Lot 5 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3185: Application of Joseph & Christopher Ruggero of 94 Arizona 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 extend front yard deck at 94 Arizona Avenue, Long Beach, NY also known as Section 59, Block 240, Lot 7 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3186: Application of Southwind Landing of 1051 Oceanfront, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(E) Rear Yard to extend existing decks at 1051 Oceanfront, Long Beach, NY also known as Section 58, Block 87, Lot 126 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #1891: Application of Dr. Hal Waldman of 401 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: 9-105.1(a) Use; 9-106.2 Mixed Uses Prohibited; 9-112(14) Off Street Parking for renewal of a Conditional/Temporary Variance to use the premises as a one family dwelling and a Veterinarian's office at 401 West Beech Street, Long Beach, NY also known as Section 59, Block 37, Lot 42-45 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, 2 Year Conditional/Temporary Variance**

Case #3187: Application of Castle Quality Homes, Inc. of 354 West Market 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(B) Height; 9-105.2(C) Front Yard to elevate the existing two-family house at 142 West Fulton Street, Long Beach, NY also known as Section 59, Block 67, Lot 121 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3188: Application of Stephen Bartkus of 106 Indiana 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(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 106 Indiana Avenue, Long Beach, NY also known as Section 58, Block 96, Lot 1 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3189: Application of Patrick Sommers of 420 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: 9-105.2(D) Side Yard to maintain new wood deck at 420 East Walnut Street, Long Beach, NY also known as Section 59, Block 156, Lot 13 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3190: Application of Francis & Barbara O'Hagan of 47 Delaware Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height for a new 2nd story addition at 47 Delaware Avenue, Long Beach, NY also known as Section 59, Block 259, Lot 20 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3191: Application of Kevin & Theresa Schaaf of 96 Alabama Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 96 Alabama Street, Long Beach, NY also known as Section 59, Block 237, Lot 6 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3192: Application of Narinder Grewal of 532 East 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: 9-105.7(G) Accessory Structure for an accessory structure at 532 East Market Street, Long Beach, NY also known as Section 59, Block 168, Lot 19 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3193: Application of James Monaghan of 702 West 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: 9-105.4(C) Front Yard; 9-105.4(D) Side Yard; 9-105.4(F) Building Area for front & side additions/new decks at 702 West Park Avenue, Long Beach, NY also known as Section 59, Block 3, Lot 50 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3194: Application of Thomas & Ann Marie Boyle of 65 Virginia Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(E) Rear Yard for a new rear yard storage shed at 65 Virginia Avenue, Long Beach, NY also known as Section 59, Block 233, Lot 47 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3195: Application of Edward Tumminelli of 120 Mitchell Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(C) Front Yard to extend the front deck at 120 Mitchell Avenue, Long Beach, NY also known as Section 59, Block 199, Lot 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: January 28, 2021  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman