

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
January 26, 2023

Case #3328: Application of SAMY 644 Management LLC of 200 Garden City Plaza, Garden City, 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 for new off street parking in the front yard at 644 East Broadway, Long Beach, NY also known as Section 59, Block 190, Lot 24 on the Nassau County Land and Tax Map.

DECISION: GRANTED w/Conditions

Case #3329: Application of Edwin Verastegui of 229 East 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: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard for a new front yard deck and side yard stairs at 66 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3106: Application of Paul Martin, West Beech Grill Corp. & PRM Realty II Corp. of 945 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: 9-106.1(4) New Bar; 9-112(16) Off Street Parking for Renewal of Variance #3106 for a new bar at 945 West Beech Street, Long Beach, NY also known as Section 59, Block 231, Lot 51 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3330: Application of David Shokrian & Riverside Beach LLC of 100 West Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height for construction of a new 2 family house at 269 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 171, Lot 140 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3331: Application of Gary Kavarsky of 429 East 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: 9-113.2 Off Street Parking for new off street parking in the front yard at 429 East Beech Street, Long Beach, NY also known as Section 59, Block 157, Lot 52 on the Nassau County Land and Tax Map.

DECISION: GRANTED w/Conditions

Case #3332: Application of Melinda DiGiovanna of 29 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(C) Front Yard; 9-112(1) Off Street Parking to remove garage / new front yard deck at 29 Barnes Street, Long Beach, NY also known as Section 59, Block 223, Lot 38 on the Nassau County Land and Tax Map.

DECISION: GRANTED w/Conditions

Case #3333: Application of Summit Development & Management Corp. of 175 Roosevelt Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(j) Subdivision for subdividing a 80' X 100' Parcel into two 40' X 100' Parcels to construct 1-Two Family Dwelling and 1-One Family Dwelling at 529 East Chester Street, Long Beach, NY also known as Section 59, Block 168, Lot 51 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, Lots 42-45 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3334: Application of Dolores Nelson Trust of 250 East 240th St., Bronx, 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 for a new FEMA compliant house at 90 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 242, Lot 9 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: January 26, 2023
Long Beach, N.Y.

Rocco J. Morelli
Chairman