

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
January 23, 2025

Case #3425: Application of Betty C. Tognino Revocable Living Trust of 470 West Olive 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; 9-112.(1) Off Street Parking for a 2 Year Conditional/Temporary Variance to convert a one family house into a two family house at 470 West Olive Street, Long Beach, NY also known as Section 59, Block 37, Lot 1 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 #3444: Application of Elyssa Neuberg of 76 Arizona 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 partial 3rd story dormer at 76 Arizona Avenue, Long Beach, NY also known as Section 59, Block 240, Lot 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3445: Application of Nicholas Kostallas of 328 East Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(D) Side Yard; 9-105.7(E) Rear Yard; 9-105.7(I) Minimum Lot Size to construct a new 2 family house at 328 East Chester Street, Long Beach, NY also known as Section 59, Block 139, Lot 49 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3446: Application of Patrick & Mary O'Donnell of 723 West Chester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Side Yard for a new front yard deck at 723 West Chester Street, Long Beach, NY also known as Section 59, Block 1, Lot 15 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3382: Application of Darlene Haut of 205 Blackheath Road, Lido Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2G Off Street Parking Standards for a Renewal of Variance #3382 for construction of new house at 205 Blackheath Road, Lido Beach, NY also known as Section 59, Block 82, Lot 132 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: January 23, 2025  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman