

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

Case #2979: Application of 250-258 East Park Enterprises Inc. & Ben Ferrante of 2700 Two Brothers Court, Oceanside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Uses Prohibited; 9-113 Off Street Parking for a Modification to Variance #2979 to expand the existing mixed use from two units above commercial to three units above commercial at 250 East Park Avenue, Long Beach, NY also known as Section 59, Block 125, Lot 22 on the Nassau County Land & Tax Map.

**OPEN FOR VOTING**

Case #3254: Application of Christopher & Cindy Princiotta of 514 West 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: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard for new front and rear yard decks at 514 West Fulton Street, Long Beach, NY also known as Section 59, Block 20, Lot 135 on the Nassau County Land & Tax Map.

**DECISION: GRANTED, As Amended**

Case #3256: Application of Francine Farragher of 93 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 a new FEMA compliant house at 35 Arizona Avenue, Long Beach, NY also known as Section 59, Block 261, Lot 26 on the Nassau County Land & Tax Map.

**OPEN FOR VOTING**

Case #3249: Application of Steven Karow of 93 New Hampshire Street, Long Beach, NY for a Modification to variance #3249 to eliminate the 2nd parking space and to reduce the curb cut at 93 New Hampshire Street, Long Beach, NY also known as Section 59, Block 230, Lot 33 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3255: Application of Steven Kaplan of 137 Greenway Road, Lido Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard for a new front yard stairs at 320 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 215, Lot 67 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3263: Application of Hugh Bontrager of 260 West Pine 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(C) Front Yard for a new front yard deck at 260 West Pine Street, Long Beach, NY also known as Section 59, Block 54, Lot 142 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3264: Application of Shannon Toumey & Austin Switser of 335 West 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: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 335 West Olive Street, Long Beach, NY also known as Section 59, Block 48, Lot 58 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3265: Application of Beach Friends Sensory Club LLC & Timothy Kanhai of 372 East Bay Drive, 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 for a Certificate of Occupancy for a Child Learning Center at 355 East Park Avenue, Long Beach, NY also known as Section 59, Block 139, Lots 24 - 25 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

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

Rocco J. Morelli  
Chairman