

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
October 27, 2022

Case #3295: Application of Michael & Wendy Goldstein of 83 Joyce Road, Plainview NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.13(C) Lot Area; 9-105.13(D) Building Area; 9-105.13(E) Front Yard; 9-105.13(F) Side Yard; 9-105.13(F)(1) Side Yard; 9-105.13(G) Rear Yard; 9-105.13(I) Density; 9-105.13(K) Off Street Parking; 9-113.2(G) Off Street Parking Location; 9-113.2(H) Off Street Parking Size for a proposed 6 story multiple dwelling with 6 units at 454 East Broadway, Long Beach, NY also known as Section 59, Block 160, Lot 28 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3315: Application of Living Trust of Daniel Steele of 657 Laurelton Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(j) Subdivision for subdividing a 100' X 138' Parcel into 1 50' X 141' and 1 50' X 135" parcels at 657 Laurelton Boulevard, Long Beach, NY also known as Section 59, Block 41, Lot 29 - 35 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3317: Application of 77 Lease Corp., c/o Robert Lindholm of 64 Michigan 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(m) Subdivision for subdividing a 60' X 60' parcel into 2 30' X 60' parcels at 64 Michigan Street, Long Beach, NY also known as Section 58, Block 99, Lots 22 - 23 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3318: Application of 77 Lease Corp., c/o Robert Lindholm of 68 Michigan 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(m) Subdivision for subdividing a 60' X 60' parcel into 2 30' X 60' parcels at 68 Michigan Street, Long Beach, NY also known as Section 58, Block 99, Lots 20 - 21 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3300: Application of Ed Sceppa of 4 Pennsylvania Court, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard for new side yard stairs / rear deck at 4 Pennsylvania Court, Long Beach, NY also known as Section 59, Block 271, Lot 213 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3319: Application of Anthony Panobianco of 750 Lido Boulevard, #109, 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(j) Subdivision for subdividing a 100' X 100' parcel into 2 50' X 100' parcels at 455 East Park Avenue, Long Beach, NY also known as Section 59, Block 154, Lots 23 - 27 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3320: Application of Michelle Myers of 19 North Village Avenue, Rockville Centre, 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 front yard deck at 106 Oregon Street, Long Beach, NY also known as Section 59, Block 239, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3321: Application of Susan McKenna of 48 Maryland 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 3rd floor addition at 48 Maryland Avenue, Long Beach, NY also known as Section 59, Block 110, Lot 4 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3322: Application of Dennis Murphy of 708 W. 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: 9-105.4(C) Front Yard for a new front yard deck at 708 W. Park Avenue, Long Beach, NY also known as Section 59, Block 3, Lot 45 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3323: Application of Laura & Brian Backe of 98 Illinois 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 front yard deck and side yard stairs at 98 Illinois Avenue, Long Beach, NY also known as Section 58, Block 112, Lot 4 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3324: Application of 26 Sagamore LLC & Maureen Ciccone of 92 Doyle 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 614 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 135, Lot 4 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: October 27, 2022  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman