

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
November 18, 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 #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.

**DECISION: GRANTED**

Case #3266: Application of Mohammad Miah of 80 East 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: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 80 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 194 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3267: Application of Leonard & Anthony Mangelli of 245 West 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: 9-105.2(K) Use; 9-112.(1) Off Street Parking for a 2 Year Conditional/Temporary Variance for a two family use at 245 West Chester Street, Long Beach, NY also known as Section 59, Block 57, Lot 57 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3261: Application of Lorraine DiGilio & Barry Esposito of 128 Atlantic Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6.(A) Use; 9-105.6(H) Density; 9-112.(1) Off Street Parking for a 2 Year Conditional/Temporary Variance for a two family use at 128 Atlantic Avenue, Long Beach, NY also known as Section 59, Block 196, Lot 10 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3268: Application of Struzzo, LLC of 1048 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: 9-112 (16) Off-Street Parking for off street parking in order to combine two (2) stores for the enlargement of a restaurant at 1048 West Beech Street, Long Beach, NY also known as Section 58, Block 105, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: November 18, 2021  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman