

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
December 16, 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 #3269: Application of Michael Canepa of 523 Harrison 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(C) Front Yard; 9-105.7(D) Side Yard for a new elevator enclosure at 523 Harrison Street, Long Beach, NY also known as Section 59, Block 163, Lot 50 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3270: Application of Alex Sharpe of 680 West Hudson 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 680 West Hudson Street, Long Beach, NY also known as Section 59, Block 10, Lot 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Case #2990: Application of Stephen Marro of 20 Bath Street, Lido Beach, NY & Peter Hamlet of 701 West Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(c) Lot Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard; 9-112(1) Off Street Parking for a Modification to Variance #2990 for construction of a new house instead of an elevation as originally granted at 12 Arizona Avenue, Long Beach, NY also known as Section 59, Block 270, Lot 509 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3250: Application of John Santiago of 72 Webster Street, Malverne NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for a Modification to Variance #3250 for an additional parking space in the front yard at 18 East Penn Street, Long Beach, NY also known as Section 59, Block 101, Lot 11 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: December 16, 2021  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman