

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
December 15, 2022

Case #3325: Application of Michael 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: 9-105.5.(M) Subdivision; 9-105.5(A) Use (Parcel A); 9-105.5(C) Front Yard (Parcel B); 9-105.5(D) Rear Yard (Parcel B) for the subdivision of a 60' x 60' lot into two 30' x 60' lots, elevation of an existing two (2) family house and construction of a new one (1) family house at 46 Kentucky Street, Long Beach, NY also known as Section 58, Block 107, Lot 5 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #3178: Application of Long Beach & Park Holding LLC of 88 Heron 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(21) Off Street Parking for Renewal of a 2 Year Conditional/Temporary Variance in order to maintain a doctors office at 714 East Park Avenue, Long Beach, NY also known as Section 59, Block 200, Lot 7 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3326: Application of Rachel Engel of 80 Kerrigan Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard for a 2nd story addition / add one car garage at 80 Kerrigan Street, Long Beach, NY also known as Section 59, Block 181, Lot 7 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3327: Application of Jin Sun of 86 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 86 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 197 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3156: App. of 135 E. Park Ave LLC of 143 East 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: 9-105.15(h) Off Street Parking for Modification to Variance #3156 to reduce the approved parking from 10 spaces to 9 spaces at 135 East Park Avenue, Long Beach, NY also known as Section 59, Block 109, Lot 15 - 19 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: December 15, 2022  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman