

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
December 4, 2025

Case #3479: Application of Carly Meltzer of 74 Dalton 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(C) Front Yard; 9-105.8(F) Building Area for a 1 story front yard addition at 74 Dalton Street, Long Beach, NY also known as Section 59, Block 182, Lot 12 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3480: Application of 5 E Walnut RE LLC c/o Maxwell Post of 84 Curley 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(K) Use in order to convert a doctor's office into a two family at 5 East Walnut Street, Long Beach, NY also known as Section 59, Block 97, Lot 41 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3481: Application of Will Hallett of 5 Maryland 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(F) Side Yard; 9-105.19(G) Rear Yard for proposed side yard stairs and maintain rear yard stairs at 5 Maryland Avenue, Long Beach, NY also known as Section 58, Block 88, Lot 126 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: December 4, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman