

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
February 24, 2022

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 #3276: 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(F) Side Yard; 9-105.13(F)(1) Side Yard; 9-105.13(K) Off Street Parking for a 3 story with roof deck multiple dwelling with 6 units at 61 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 175, Lot 141 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3279: Application of Lawrence Puzack of 520 East 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: 9-106.1(2) General Provisions; 9-113.2(d) Off Street Parking Design Standards to maintain a camping trailer in driveway at 520 East Chester Street, Long Beach, NY also known as Section 59, Block 169, Lot 44 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #3144: Application of Sanarra V LLC & Dr. Shefali Shah of 728 East 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: 9-105.2(A) Use; 9-112(21) Off Street Parking for a Modification to Variance #3144 to remove condition regarding ownership of property at 728 East Park Avenue, Long Beach, NY also known as Section 59, Block 200, Lot 15 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3280: Application of Sean O'Sullivan of 47 Alabama 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(C) Front Yard to extend the existing front deck at 47 Alabama Street, Long Beach, NY also known as Section 59, Block 258, Lot 19 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #3281: Application of Kyle & Kevin Killarney of 89 Armour 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 to extend the existing front deck at 89 Armour Street, Long Beach, NY also known as Section 59, Block 179, Lot 50 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3282: Application of the Reardon Family of 36 Illinois Avenue, Long Beach, NY & Karen Leone of 32 Illinois 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(m) Sub-Division for apportioning a 15' X 60' section of property to a neighboring Parcel of Land (32 Illinois Ave.) at 36 Illinois Avenue, Long Beach, NY also known as Section 58, Block 103, Lots 13 – 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3283: Application of James Hanshumaker of 91 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; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for a new front yard deck extension / rebuild garage at 91 Ohio Avenue, Long Beach, NY also known as Section 58, Block 114, Lot 45 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Dated: February 24, 2022  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman