

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
February 23, 2023

Case #3315: Application of Living Trust of Daniel Steele of 657 Laurelton Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(j) Subdivision for subdividing a 100' X 138' Parcel into 1 50' X 141' and 1 50' X 135' parcels at 657 Laurelton Boulevard, Long Beach, NY also known as Section 59, Block 41, Lot 29 - 35 on the Nassau County Land & Tax Map.

**DECISION: DENIED**

Case #3330: Application of David Shokrian & Riverside Beach LLC of 100 West 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: 9-105.2(B) Height for construction of a new 2 family house at 269 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 171, Lot 140 on the Nassau County Land & Tax Map.

**OPEN FOR VOTING**

Case #3333: Application of Summit Development & Management Corp. of 175 Roosevelt Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(j) Subdivision for subdividing a 80' X 100' Parcel into two 40' X 100' Parcels to construct 1-Two Family Dwelling and 1-One Family Dwelling at 529 East Chester Street, Long Beach, NY also known as Section 59, Block 168, Lot 51 on the Nassau County Land & Tax Map.

**DECISION: DENIED**

Case #3072: Application of Lehman Lee of 312 West Penn 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(A) Use; 9-105(H) Density; 9-112(1) Off Street Parking for Renewal of a Conditional/Temporary Variance for maintaining a 2nd kitchen in a single family dwelling at 312 West Penn Street, Long Beach, NY also known as Section 59, Block 51, Lot 174 on the Nassau County Land & Tax Map.

**OPEN FOR VOTING**

Case #3335: Application of Michael & Melissa Catalano of 32 Farrell Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations for a six foot high fence in the front yard at 32 Farrell Street, Long Beach, NY also known as Section 59, Block 225, Lot 10 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Case #3336: Application of Kim and Rebecca Melzer of 414 East Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(D) Side Yard for a 2<sup>nd</sup> floor addition at 414 East Fulton Street, Long Beach, NY also known as Section 59, Block 151, Lot 11 - 12 on the Nassau County Land & Tax Map.

**DECISION: GRANTED**

Dated: February 23, 2023  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman