

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
February 27, 2025

Case #3425: Application of Betty C. Tognino Revocable Living Trust of 470 West Olive Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(A) Use; 9-112.(1) Off Street Parking for a 2 Year Conditional/Temporary Variance to convert a one family house into a two family house at 470 West Olive Street, Long Beach, NY also known as Section 59, Block 37, Lot 1 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3445: Application of Nicholas Kostallas of 328 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: 9-105.7(D) Side Yard; 9-105.7(E) Rear Yard; 9-105.7(I) Minimum Lot Size to construct a new 2 family house at 328 East Chester Street, Long Beach, NY also known as Section 59, Block 139, Lot 49 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3448: Application of Aleksandra Zolley of 261 East Walnut 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(C) Front Yard; 9-105.2(D) Side Yard for 1st and 2nd floor extensions at 261 East Walnut Street, Long Beach, NY also known as Section 59, Block 125, Lot 176 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3449: Application of Thomas Clarke of 29 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(D) Side Yard for the demolition of side stairs and construction of an elevator at 29 Illinois Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 38 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3402: Application of Karen Leone of 32 Illinois 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 (A) Use; 9-105.5 (B) Height; 9-105.5 (C) Front Yard for Renewal of Variance #3402 for a new front entry with terrace and decks at 32 Illinois Avenue, Long Beach, NY also known as Section 58, Block 103, Lot 52 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3450: Application of Marc & Suzanne Brenner of 19 Pennsylvania 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 (D) Building Area; 9-105.19(E) Front Yard; 9-105.19(G) Rear Yard for a new 1 family house at 19 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 270, Lot 107 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3447: Application of Manuel & Tatiana Oliva of 419 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: 9-106.A(6) Accessory Structure for an accessory structure at 419 East Fulton Street, Long Beach, NY also known as Section 59, Block 150, Lot 50 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3451: Application of John & Diane Joyce of 20 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: 9-105.19(A) Use; 9-105.19(C) Lot Area; 9-105.19 (D) Building Area; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard; 9-105.19(I) Density; 9-113.2(A) Off Street Parking Curb Cut Size for a new two family house at 20 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 21 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3452: Application of Gregory & Michael Sinto of 542 East Hudson 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(K) Expanding Use; 9-105.7(C) Front Yard; 9-105.7(D) Side Yard; 9-112.(1) Off Street Parking in order to in order to convert a one family house into a two family house, and additions at 538 East Hudson Street, Long Beach, NY also known as Section 59, Block 167, Lot 21 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3453: Application of William Sweeney of 79 New Hampshire Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(A) Use; 9-112(1) Off Street Parking in order to convert a one family house into a two family house at 79 New Hampshire Street, Long Beach, NY also known as Section 59, Block 230, Lot 40 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3454: Application of Kerry Barbadillo of 260 Edwards Boulevard, 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 in order to convert a one family house into a two family house at 260 Edwards Boulevard, Long Beach, NY also known as Section 59, Block 98, Lot 4 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Dated: February 27, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman