

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
March 28, 2019

Case #3068: Application of Bruce Ross & Louise Munsch of 323 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(K) Use; 9-112.(1) Off Street Parking to maintain a 2 family house at 323 East Walnut Street, Long Beach, NY also known as Section 59, Block 140, Lot 45 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #3070: Application of Michael Moriarty of 249 East Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(C) Lot Area; 9-105.11(D) Building Area; 9-105.11(F) Side Yards; 9-105.11(K) Off Street Parking; 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking to add a 3rd apartment and new off street parking in the front yard at 249 East Broadway, Long Beach, NY also known as Section 59, Block 129, Lot 62 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

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 to convert a one-family into a two-family at 312 West Penn Street, Long Beach, NY also known as Section 59, Block 51, Lot 174 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #3075: Application of Neil & Joy McCarthy of 28 Wyoming 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(C) Front Yard for a new front yard porch at 28 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 258, Lot 14 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2645: Application of Gabriella Chandler of 246 East Walnut Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(A)(1) Use for a Renewal of Conditional/Temporary Variance #2645 for two family use at 246 East Walnut Street, Long Beach, NY also known as Section 59, Block 126, Lot 26 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #3076: Application of David Langston of 316 East Market 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(B) Height; 9-105.7(E) Rear Yard for a new house at 315 East Market Street, Long Beach, NY also known as Section 59, Block 137, L. 49 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3077: Application of Finn M's Rest LLC of 20 West Park Avenue, Long Beach, NY & RJR Realty Group, LLC of 1500 Paerdegat Avenue North, Brooklyn, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(4) New Bar to extend the existing bar at 20 West Park Avenue, Long Beach, NY also known as Section 59, Block 84, L. 26 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3078: Application of Kevin McAdams of 3456 Atlantic Circle, Naples, FL for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(E) Front Yard; 9-105.19(F) Side Yard for a new front yard deck at 15 Louisiana Street, Long Beach, NY also known as Section 58, Block 88, L. 8 on the Nassau County Land and Tax Map.

**DECISION: GRANTED w/Conditions**

Case #3079: Application of Sriram Koneru of 106 Delaware 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(C) Height for a new roof deck at 106 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, L. 1 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3080: Application of Michael Grossman of 60 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) General Provisions for a six foot (6') high fence in the front yard at 60 Farrell Street, Long Beach, NY also known as Section 59, Block 207, L. 19 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: March 28, 2019  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman