

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

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.

DECISION: GRANTED with Conditions

Case #3267: Application of Leonard & Anthony Mangelli of 245 West 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: 9-105.2(K) Use; 9-112.(1) Off Street Parking for a 2 Year Conditional/Temporary Variance for a two family use at 245 West Chester Street, Long Beach, NY also known as Section 59, Block 57, Lot 57 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3262: Application of Charles Rafimayeri LLC of 34 Shore Park Road, Great Neck, NY for an appeal from administrative decision pursuant to General City Law Section 81-a, in this case the Building Commissioner's letter denying 2 off-street parking spaces partially in the front yard, or in the alternative, for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(g) Off-Street Parking Design Standards for 2 Off-Street Parking Spaces partially in front yard at 355 East Beech Street, Long Beach, NY also known as Section 59, Block 142, Lot 64 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3284: Application of Mike Durkin of 71 Connecticut 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 deck at 71 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 112, Lot 35 on the Nassau County Land and Tax Map.

DECISION: GRANTED

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(E) Front Yard; 9-105.13(F) Side Yard; 9-105.13(F)(1) Side Yard; 9-113.2(H)Off Street Parking Design Standards 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 #3285: Application of Raymond Doherty of 25 Arizona 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 deck at 25 Arizona Avenue, Long Beach, NY also known as Section 59, Block 261, Lot 31 on the Nassau County Land and Tax Map.

DECISION: GRANTED

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

Rocco J. Morelli
Chairman