

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

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 and Tax Map.

OPEN FOR VOTING

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 and Tax Map.

OPEN FOR VOTING

Case #3337: Application of Lawrence Puzack of 520 East Chester 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(E) Rear Yard for a new rear yard deck 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: GRANTED

Case #3338: Application of Al & Janine Posada of 248 West Pine Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(C) Front Yard for a new front yard deck at 248 West Pine Street, Long Beach, NY also known as Section 59, Block 54, Lot 145 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3339: Application of George Werner of 301 East 48th Street, New York, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(F) Side Yard for a new side yard elevator & outdoor shower at 865 Oceanfront, Long Beach, NY also known as Section 59, Block 269, Lot 19 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 Renewal of Variance #3276 for construction of 3 story 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.

DECISION: GRANTED

Case #3340: Application of Michael Miller of 120 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: 9-105.2(D) Side Yard; 9-105.2(E) Rear Yard to maintain rear year deck at 120 East Hudson Street, Long Beach, NY also known as Section 59, Block 107, Lot 176 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3341: Application of Joseph & Danielle Rullo of 340 East Pine 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(C) Front Yard; 9-105.7(D) Side Yard for a house elevation / new front yard deck at 340 East Pine Street, Long Beach, NY also known as Section 59, Block 135, Lot 23 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2294: Application of Tacle Inc. of 1034 West Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(H) Off Street Parking for a Modification to Variance #2294 for removal of off street parking at 1034 West Beech Street, Long Beach, NY a/k/a S. 58, Block106, Lot 117 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

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 Renewal of 2 Year 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 #2263: Application of Joyce Coletti of 166 West Penn 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(a) Use for Renewal of 2 Year Conditional/Temporary Variance #2263 for maintaining a second kitchen in a one family dwelling at 166 West Penn Street, Long Beach, NY also known as Section 59, Block 75, Lot 161 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3342: Application of 954-958 Beach Realty LLC of 416 West Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16.(A) Use; 9-105.16(H) Off Street Parking for removal of required off street parking at 954 West Beech Street, Long Beach, NY also known as Section 59, Block 253, Lot 1 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3343: Application of Michael Axelrod of 120 East Beech 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.(A) Use; 9-105.(H) Density for a Conditional/Temporary Variance for a 2nd kitchen at 120 East Beech Street, Long Beach, NY also known as Section 59, Block 113, Lot 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3345: Application of Frank P. Realty of 750 Lido Boulevard, #109B, Lido 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(G) Front Yard; 9-105.2(E) Rear Yard; 9-105.2(K) Use to convert a family house into a two family house at 455 East Park Avenue, Long Beach, NY also known as Section 59, Block 154, Lot 23 - 27 on the Nassau County Land and Tax Map.

ADJOURNED

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

Rocco J. Morelli
Chairman