

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
March 21, 2024

Case #3395: Application of Joseph & Karen Giacobelli of 34 Delmore Drive, Kendal Park, NJ 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 to convert (maintain) a one family house into a two family house at 61 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 231, Lot 49 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3398: Application of Maxwell & Michele Medwed of 203 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: 9-113.2(G) Off Street Parking in order to maintain off street parking in the front yard at 203 West Pine Street, Long Beach, NY also known as Section 59, Block 53, Lot 76 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3397: Application of Marcia Teehan of 161 Grand Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2A Use; 9-112.(1) Off Street Parking for a Conditional/Temporary Variance for a three family use at 161 Grand Boulevard, Long Beach, NY also known as Section 59, Block 6, Lot 233 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3399: Application of Ahmed Hegazi of 185 West Park Avenue, #516, 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(B) Height for a new roof top deck with outdoor kitchen at 78 Illinois Avenue, Long Beach, NY also known as Section 58, Block 112, Lot 14 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3400: Application of 55 Arizona LLC c/o Cosmo Palmieri of 70 California Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16 (A) Use; 9-105.16 (C) Side Yard; 9-105.16 (E) Height; 9-105.16 (G) Minimum Lot Size; 9-113.2(H) Off Street Parking for a new 3 story FEMA compliant house at 55 Arizona Avenue, Long Beach, NY also known as Section 59, Block 239, Lot 51 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3401: Application of Louis Iodice of 22 Tennessee 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 (A) Use to construct a new two family house at 48 New Hampshire Street, Long Beach, NY also known as Section 59, Block 253, Lot 4 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

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 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 and Tax Map.

DECISION: GRANTED

Case #3368: Application of 17 Prospect LLC of 335 East 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: 9-105.2(B) Height; 9-112.1 Off Street Parking; 7-131(b) for a new 3rd story addition / interior alterations at 156 Franklin Boulevard, Long Beach, NY also known as Section 59, Block 173, Lot 107 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: March 21, 2024
Long Beach, N.Y.

Rocco J. Morelli
Chairman