

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

Case #3423: Application of Charles Rafimayeri LLC of 175 Roosevelt Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(j) Sub-Division for for demolishing an existing Two-Family dwelling, sub-dividing an 80'X100' parcel into two (2) 40'X100' Parcels and constructing 2 Single Family Dwellings at 545 East Olive Street, Long Beach, NY also known as Section 59, Block 171, Lot 58 on the Nassau County Land and Tax Map.

DECISION: GRANTED

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.

DECISION: DENIED

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.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

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 #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 a Renewal of Conditional/Temporary Variance #3072 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.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

Case #2312: Application of Beech Street Commons LLC of 48 Old Country Road, Mineola, 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 for a Renewal of Conditional/Temporary Variance #2312 and to increase the length of an existing bar by 28' 7" for a total 44' 6" at 777 West Beech Street, Long Beach, NY also known as Section 59, Block 5, Lot 101 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3455: Application of 411 E Walnut LLC of 147 West Montauk Highway, Lindenhurst, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(E) Rear Yard to maintain a rear yard enclosed porch at 411 East Walnut Street, Long Beach, NY also known as Section 59, Block 155, Lot 170 on the Nassau County Land and Tax Map.

DECISION: GRANTED

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 #3456: Application of 405 Hotel LLC of 405 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(a) Use; 9-105.11(g) Rear Yard; 9-105.11(b) Height; 9-112(3) Off-Street Parking; 9-105.11(d) Building Area; 9-105.11(e) Front Yard for interior renovations and 2 front terraces and stairs at 405 East Broadway, Long Beach, NY also known as Section 59, Block 159, Lot 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED

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

Rocco J. Morelli
Chairman