

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
April 27, 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.

**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 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.

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

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, Block 106, Lot 117 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #3346: Application of Andrea Zafonte of 517 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: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 517 East Olive Street, Long Beach, NY also known as Section 59, Block 171, Lot 49 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3347: Application of Andrew & Jacqueline Guarini of 99 California Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for a new front yard deck at 99 California Street, Long Beach, NY also known as Section 59, Block 242, L. 30 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, L. 176 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

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, L. 1 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

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, L. 23 - 27 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3348: Application of A Wilder Family LLC of 66 Virginia 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(B) Height to maintain the new height at 66 Virginia Avenue, Long Beach, NY also known as Section 59, Block 234, L. 21 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3134: Application of PSG Construction Co. Inc. & 180 Park, LLC c/o Paul Grossman of 54 Regent Drive, Lido Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(b) Front Yard; 9-105.15(d) Side Yard; 9-105.15(e) Building Height; 9-105.15(h) Off-Street Parking for Renewal of Variance #3134 for construction of a new two-story commercial building at 180 East Park Avenue, Long Beach, NY also known as Section 59, Block 110, L. 32-35 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3349: Application of Burnett Family Trust of 14 Overton Road, Ossining, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(D) Side Yard; 9-105.4(E) Rear Yard to maintain deck at 18 July Walk, Long Beach, NY also known as Section 59, Block 4, L. 32 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3350: Application of 86 Illinois Ave., LLC 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: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(H) Off Street Parking Design to maintain curb cut size at 86 Illinois Avenue, Long Beach, NY also known as Section 58, Block 112, L. 10 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: April 27, 2023  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman