

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
April 25, 2024

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.

DECISION: DENIED

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 #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.

DECISION: DENIED

Case #3403: Application of Bernadette Doherty of 52 Rockwood Road, Manhasset, 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 39 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 253, Lot 24 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.

OPEN FOR VOTING

Case #3404: Application of Matt and Stephanie Degreff of 125 National Boulevard, 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.(C) Front Yard; 9-105.(D) Side Yard for new front yard decks at 125 National Boulevard, Long Beach, NY also known as Section 59, Block 75, Lot 158 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3405: Application of Nat Silber of 45 Delaware 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 45 Delaware Avenue, Long Beach, NY also known as Section 59, Block 259, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3406: Application of Jillian Egan of 44 Minnesota 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(B) Height; 9-105.5(C) Front Yard for a new third story addition with roof deck/front yard deck at 44 Minnesota Avenue, Long Beach, NY also known as Section 59, Block 252, Lot 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3407: Application of Hunter O'Neill of 96 Georgia Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 96 Georgia Avenue, Long Beach, NY also known as Section 58, Block 94, Lot 6 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: April 25, 2024
Long Beach, N.Y.

Rocco J. Morelli
Chairman