

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
May 26, 2022

Case #3294: App. of Castle Quality Homes of 354 West Market 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(A) Off Street Parking Curb Cut Size to extend the existing curb cut at 142 West Fulton Street, Long Beach, NY also known as Section 59, Block 67, Lot 121 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3295: App. 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; 9-105.13(G) Rear Yard; 9-105.13(I) Density; 9-105.13(K) Off Street Parking to proposed 7 story multiple dwelling at 454 East Broadway, Long Beach, NY also known as Section 59, Block 160, Lot 28 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3286: Application of Long Beach Holdings II, LLC of 80 West Walnut Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 13-82(A) Pool Location; 13-82(D) Pool Location; 9-106.1(7) Fence Height Limitations for a pool installation in the front yard at 80 West Walnut Street, Long Beach, NY also known as Section 59, Block 85, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3296: Application of Jeannine Gaeta of 570 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: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 570 East Chester Street, Long Beach, NY also known as Section 59, Block 169, Lot 66 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #3297: Application of Steve Silverman of 464 East Market 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 to maintain off street parking in the front yard at 464 East Market Street, Long Beach, NY also known as Section 59, Block 153, Lot 33 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3298: Application of Maxwell & Michele Medwed of 651 Magnolia Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(C) Front Yard; 9-105.1(E) Side Yard for a new rear yard deck / front yard porch 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 #3299: Application of Joel & Renae Ortsman of 84 Kentucky Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard for a new front yard deck at 84 Kentucky Street, Long Beach, NY also known as Section 58, Block 95, Lot 12 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3300: Application of Ed Sceppa of 4 Pennsylvania Court, 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(F) Side Yard; 9-105.19(G) Rear Yard for new side yard stairs / rear deck at 4 Pennsylvania Court, Long Beach, NY also known as Section 59, Block 271, Lot 213 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3301: Application of Andrew & Amy Wolf of 241 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(C) Lot Area; 9-105.11(D) Building Area; 9-105.11(F) Side Yards; 9-105.11(K) Off Street Parking to expand the existing apartments at 241 East Broadway, Long Beach, NY also known as Section 59, Block 129, Lot 58 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3302: Application of Tiki Inc. d/b/a Lido Kosher Deli of 641 East 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: 9-105.15(B) Front Yard for a proposed front awning at 641 East Park Avenue, Long Beach, NY also known as Section 59, Block 229, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3303: Application of Edward Gray of 250 Long Beach Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations for a six foot high fence in the front yard at 250 Long Beach Boulevard, Long Beach, NY also known as Section 59, Block 127, Lot 74 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: May 26, 2022
Long Beach, N.Y.

Rocco J. Morelli
Chairman