

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
May 25, 2023

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.

DECISION: DENIED

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

Case #1315: Application of Jordan & Leslie Price of 150 East 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 2 family use at 150 East Penn Street, Long Beach, NY also known as Section 59, Block 114, Lot 127 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3351: Application of Danielle Violi of 80 Kentucky 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 80 Kentucky Street, Long Beach, NY also known as Section 58, Block 95, Lot 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3352: Application of Mitchell & Nancy Greebel of 231 West Beech 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; 9-112.(1) Off Street Parking for a special use for a 2nd kitchen at 231 West Beech Street, Long Beach, NY also known as Section 59, Block 61, Lot 162 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3353: Application of Will Hallett of 26 Louisiana Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(G) Rear Yard for a proposed new deck / maintain deck at 5 Maryland Avenue, Long Beach, NY also known as Section 58, Block 88, Lot 126 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3354: Application of Anna Belchikov of 160 East Walnut 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 160 East Walnut Street, Long Beach, NY also known as Section 59, Block 111, Lot 30 on the Nassau County Land and Tax Map.

ADJOURNED

Dated: May 25, 2023
Long Beach, N.Y.

Rocco J. Morelli
Chairman