

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
May 23, 2024

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.

DECISION: DENIED

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.

DECISION: DENIED

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.

DECISION: DENIED

Case #3408: Application of John Quijano of 171 West Hudson Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations for a six foot high fence in the front yard at 171 West Hudson Street, Long Beach, NY also known as Section 59, Block 67, Lot 71 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3409: Application of Marti Homes, LLC c/o Dennis Marti of 1500 Jerusalem Avenue, Merrick, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(m) Sub-Division, together with 68 Michigan Street, in order to subdivide two parcels of land into three parcels of land (2 60' X 60' Parcels into 3 40' X 60' Parcels) at 64 Michigan Street, Long Beach, NY also known as Section 58, Block 99, Lot 22 - 23 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3410: Application of Marti Homes, LLC c/o Dennis Marti of 1500 Jerusalem Avenue, Merrick, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(m) Sub-Division, together with 64 Michigan Street, in order to subdivide two parcels of land into three parcels of land (2 60' X 60' Parcels into 3 40' X 60' Parcels) at 68 Michigan Street, Long Beach, NY also known as Section 58, Block 99, Lot 20 - 21 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3411: Application of HGC Hospitality LLC c/o Felicia Nicholas of 370 West Broadway, #2H, 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(4) New Bar for a 2 Year Conditional/Temporary Variance for a full service bar, 20' with seats at 26 East Park Avenue, Long Beach, NY also known as Section 59, Block 97, Lot 2 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3412: Application of Maurice & Geraldine Ryan of 95 Illinois 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(B) Height; 9-105.19(C) Lot Area; 9-105.19 (D) Building Area; 9-105.19(G) Rear Yard; 9-105.19(I) Density for a new 2 family house at 1 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 251, Lot 142 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3413: Application of Edwin & Karl Verastegui of 229 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: 9-105.5(C) Front Yard in order to maintain a front yard deck at 66 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3414: Application of Sheldon Shulman of 237 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: 9-105.2. (D) Side Yard; 9-105.2.(J) Subdivision for a subdivision at 237 West Walnut Street, Long Beach, NY also known as Section 59, Block 59, Lot 52 on the Nassau County Land and Tax Map.

HEARING ADJOURNED

Case #3415: Application of Brix & Barley of 152 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: 9-105.15(C) Rear Yard in order to maintain a rear yard canopy and shed at 152 West Park Avenue, Long Beach, NY also known as Section 59, Block 71, Lot 11 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3416: Application of 135 East Park Ave LLC c/o Darren Gallo of 135 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: 9-113 Off Street Parking for a proposed business (Chiropractor Office) at 135 East Park Avenue, Long Beach, NY also known as Section 59, Block 109, Lot 15 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3417: Application of Jacob Spilberg of 533 East Market 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 (A) Use; 9-106.2 Mixed Use; 9-112.(1) Off Street Parking for a 2 Year Conditional/Temporary Variance for a mixed Use (bike/surfboard rental from garage) at 533 East Market Street, Long Beach, NY also known as Section 59, Block 167, Lot 54 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3418: Application of Jose Franco of 160 East Chester 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 in order to maintain a rear yard canopy / accessory structure at 160 East Chester Street, Long Beach, NY also known as Section 59, Block 109, Lot 62 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: May 23, 2024
Long Beach, N.Y.

Rocco J. Morelli
Chairman