

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISION  
May 22, 2025

Case #3451: Application of John & Diane Joyce of 20 Ohio 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(C) Lot Area; 9-105.19 (D) Building Area; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard; 9-105.19(I) Density; 9-113.2(A) Off Street Parking Curb Cut Size for a new two family house at 20 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 21 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2312: Application of Beech Street Commons LLC of 48 Old Country Road, Mineola, NY and Perfetta Corp. of 20 Edison Drive, Plainview, 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 Renewal of Conditional/Temporary Variance #2312 and to increase the length of an existing bar by 28' 7" for a total 44' 6" at 777 W. Beech Street, Long Beach, NY also known as Section 59, Block 5, Lot 101 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #2250: Application of Alfred DeStefano of 801 East Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(a) Use, 9-106.2 Mixed Uses; 9-112 (1) & (21) Off Street Parking to Renew 2 Year Conditional/Temporary Variance #2250 for a one family with a professional office and/or Day Care Center at 801 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lots 1-5 on the Nassau County Land and Tax Map.

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

Case #3459: Application of Michael O'Leary of 1115 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: 9-113.2(A) Off Street Parking Curb Cut Size to maintain the curb cut size at 1115 West Park Avenue, Long Beach, NY also known as Section 58, Block 133, Lot 374 on the Nassau County Land and Tax Map.

**ADJOURNED**

Case #3460: Application of Patricia & Joseph Goumas of 74 Delaware Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking for new off street parking in the front yard at 74 Delaware Avenue, Long Beach, NY also known as Section 59, Block 238, Lot 16 on the Nassau County Land and Tax Map.

**ADJOURNED**

Case #3461: Application of Matthew Pfaeffle of 42 Ohio 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 in order to replace/enlarge the front deck at 42 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 11 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #3462: Application of LBQ Corp. of 909 West Beech Street, Long Beach, NY & 909 Beech Realty Inc. of 289 Links Drive West, Oceanside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(B) Front Yard; 9-105.16(D) Side Yard for a new roof over seating at 909 West Beech Street, Long Beach, NY also known as Section 59, Block 234, Lot 51 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Dated: May 22, 2025  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman