

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
June 22, 2023

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.

DECISION: DENIED

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.

OPEN FOR VOTING

Case #3355: Application of Gregory Van Roten of 15 Virginia 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(E) Front Yard; 9-105.19(F) Side Yard for a new deck and stairs at 15 Virginia Avenue, Long Beach, NY also known as Section 59, Block 266, Lot. 29 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3356: Application of Michael Wallach of 622 East 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: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 622 East Beech Street, Long Beach, NY also known as Section 59, Block 188, Lot 15 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3357: Application of Marc Singer of 28 Kirkwood 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 28 Kirkwood Street, Long Beach, NY also known as Section 59, Block 223, Lot 13 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3358: Application of Golden Era LB Inc. of 227 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: 9-106.1.(2) Trailer on Property for placing a food trailer in an empty lot at 229 East Park Avenue, Long Beach, NY also known as Section 59, Block 124, Lot 180 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3359: Application of Kyle Heindrichs of 272 West 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 272 West Walnut Street, Long Beach, NY also known as Section 59, Block 60, Lot 11 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3360: Application of Christopher Fragala of 164 Lincoln Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 164 Lincoln Boulevard, Long Beach, NY also known as Section 59, Block 158, Lot 4 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3361: Application of Adam Steinman of 110 Cleveland Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6.(A) Use; 9-105.6.(I) Lot Size; 9-105.6(H) Density for a Conditional/Temporary Variance to convert a one family house into a two family house at 110 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 202, Lot 19 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3362: Application of Kristen Buckley of 527 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: 9-105.3(C) Front Yard for a new front yard deck at 527 West Market Street, Long Beach, NY also known as Section 59, Block 21, Lot 63 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3363: Application of Brendan Egan of 30 Wyoming 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 second story addition / front yard deck at 30 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 258, Lot 13 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: June 22, 2023
Long Beach, N.Y.

Rocco J. Morelli
Chairman