

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
July 28, 2022

Case #3304: Application of Kerrigan Street LLC c/o Pino Zekry of 3 Kerrigan Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations; 9-106.1(8) Fence Height Limitations for a six foot high fence in the front yard at 3 Kerrigan Street, Long Beach, NY also known as Section 59, Block 216, Lot 51 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #3307: Application of Patricia Elustondo of 197 Weyford Terrace, Garden City, 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 655 East Walnut Street, Long Beach, NY also known as Section 59, Block 185, Lot 59 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3308: Application of A Wilder Family LLC c/o Claire Murray of 5264 Loughboro Road NW, Washington, DC 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 66 Virginia Avenue, Long Beach, NY also known as Section 59, Block 234, Lot 21 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3309: Application of 88 E Pine Living LLC of 88 E Pine Living, LLC c/o Darren Gallo of 143 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: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 88 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 206 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Case #3310: Application of Antonio Salgado of 346 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: 9-105.7(K) Expanding Use; 9-112(1) Off Street Parking for a special use permit for a 2<sup>nd</sup> kitchen at 346 East Chester Street, Long Beach, NY also known as Section 59, Block 139, Lot 58 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3311: Application of Patricia Ripley and Harold Grier of 51 Vermont Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16 (E) Height for house elevation 51 Vermont Street, Long Beach, NY also known as Section 59, Block 254, Lot 37 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3312: Application of 136 E Park Ave LLC c/o Elan Shemtov of 75-35 169<sup>th</sup> Street, Flushing, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Uses Prohibited; 9-113 Off Street Parking to convert the 2nd floor into 2 apartments at 136 East Park Avenue, Long Beach, NY also known as Section 59, Block 110, L. 16 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3313: Application of Camila and Jon Popin of 433 West Hudson 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 to convert a garage to living space / maintain off street parking in the front yard at 433 West Hudson Street, Long Beach, NY also known as Section 59, Block 31, Lot 60 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: July 28, 2022  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman