

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
July 27, 2023

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.

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.

DECISION: GRANTED

Case #2911: Application of Katherine Harris of 65 Nebraska 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(A) Use for Renewal of a Conditional/Temporary Variance for a 2nd kitchen at 65 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 47 on the Nassau County Land and Tax Map.

DECISION: GRANTED, 2 Year Conditional/Temporary Variance

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 for 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 #3364: Application of Robert Serra of 7 Crownhill Road, Northport, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112.1 Off Street Parking to maintain removal of one car attached garage at 30 Louisiana Street, Long Beach, NY also known as Section 58, Block 109, Lot 13 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3365: Application of Todd Yovino of 114 Maple Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 114 Maple Boulevard, Long Beach, NY also known as Section 59, Block 65, Lot 21 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3366: Application of Christopher Montilli of 205 Irving Place, Woodmere, 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 270 Edwards Boulevard a/k/a 10 East Walnut Street, Long Beach, NY also known as Section 59, Block 98, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3367: Application of Federico Calce of 22 Foothill Road, Bronxville, 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 442 E. Beech Street, Long Beach, NY also known as Section 59, Block 158, Lot 24 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3368: Application of 17 Prospect LLC of 335 East Olive St., 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: Off Street Parking; 7-131(b) in order to maintain rear yard structure / add professional office in basement at 156 Franklin Boulevard, Long Beach, NY also known as Section 59, Block 173, Lot 107 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: July 27, 2023
Long Beach, N.Y.

Rocco J. Morelli
Chairman