

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
July 24, 2025

Case #3468: Application of Christopher & Saskia Schroeck of 108 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(C) Front Yard; 9-113.2(H) Off Street Parking Size for a new front yard deck, temporary 2 family use and new off street parking at 108 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 202, Lot 20 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3470: Application of Viana Infante of 106 California Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(D) Side Yard; 9-105.5(F) Building Area for a new 3 story house with roof deck at 104 California Street, Long Beach, NY also known as Section 59, Block 243, Lot 2 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

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 Conditional/Temporary Variance #2911 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 #3472: Application of James Lynch of 17 Wyoming Avenue, Long Beach, NY for an Application for an Interpretation of the Code pursuant to Section 9-106.1 (1) of the Zoning Code of Ordinances of the City of Long Beach, NY, for the property located at 15 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 267, Lot 322 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

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 #3473: Application of Karl Verastegui of 229 East Fulton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(D) Side Yard; 9-105.3(K) Expanding Use for a new two family house at 231 East Chester Street, Long Beach, NY also known as Section 59, Block 123, Lot 153 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3474: Application of Jordan & Amy Bochner of 511 Neptune Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations to maintain a 6' high fence in the front yard (Hudson Street) at 511 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 167, Lot 72 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3443: Application of 457 E Penn LLC c/o Roney Horovei of 115 East 72nd Street, New York, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(H) Off Street Parking Size for a Modification to Variance #3443 in order to maintain new interior dimensions of the attached garage at 457 East Penn Street, Long Beach, NY also known as Section 59, Block 158, Lot 66 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3463: Application of Isaac Lapidus of 115 Ocean Avenue, Lawrence, 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 in order to maintain off street parking in the front yard at 155 West Market Street, Long Beach, NY also known as Section 59, Block 68, Lot 50 on the Nassau County Land and Tax Map.

ADJOURNED

Case #3428: Application of Long Beach West LLC dba LB Coffee & Tea of 220 West Park Avenue, Long Beach, NY for a Modification to the existing conditions of Variance #3428 to extend hours to 12 AM for the property located at 220 West Park Avenue, Long Beach, NY also known as Section 59, Block 59, Lot 25 on the Nassau County Land and Tax Map.

ADJOURNED

Dated: July 24, 2025
Long Beach, N.Y.

Rocco J. Morelli
Chairman