

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
August 26, 2021

Case #3246: Application of 41 Prospect Street, LLC and Fred Gelfand of 2941 Charlotte Drive, Merrick, 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 555 West Broadway, Long Beach, NY also known as Section 59, Block 28, Lot 173 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3247: Application of Sean McDermott of 201 Oak Street, Floral Park, 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 to construct a new house at 31 Wisconsin Street, Long Beach, NY also known as Section 59, Block 256, Lot 28 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2979: Application of 250-258 East Park Enterprises Inc. & Ben Ferrante of 2700 Two Brothers Court, Oceanside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Uses Prohibited; 9-113 Off Street Parking for a Modification to Variance #2979 to expand the existing mixed use from two units above commercial to three units above commercial at 250 East Park Avenue, Long Beach, NY also known as Section 59, Block 125, Lot 22 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3248: Application of Daniel Creighton of 370 West Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(C) Front Yard for a new 2nd floor deck at 370 West Olive Street, Long Beach, NY also known as Section 59, Block 49, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3249: Application of Steven Karow of 117 Oak Trail Road, Hillsdale, NJ for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-113.2(G) Off Street Parking for a new front yard deck at 93 New Hampshire Street, Long Beach, NY also known as Section 59, Block 230, Lot 33 on the Nassau County Land and Tax Map.

DECISION: GRANTED w/Conditions

Case #3250: Application of John Santiago of 72 Webster Street, Malverne 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 to convert garage to living space at 18 East Penn Street, Long Beach, NY also known as Section 59, Block 101, Lot 11 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3251: Application of Meredith Corson of 310 Lincoln Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 13-82(A) Pool Location for a pool installation at 310 Lincoln Boulevard, Long Beach, NY also known as Section 59, Block 155, Lot 1 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3156: Application of 135 E. Park Ave LLC of 143 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: 9-105.15(a) Use; 9-105.15(b) Front Yard; 9-105.15(c) Rear Yard; 9-105.15(e) Height; 9-105.15(h) Off Street Parking; 9-106.2 Mixed Uses Prohibited for Renewal of Variance #3156 for construction of a new mixed use occupancy building for both residential and commercial purposes at 135 East Park Avenue, Long Beach, NY also known as Section 59, Block 109, Lot 15 - 19 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3252: Application of Kezia Hendrix of 165 Long Beach 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 for a six foot high fence in the front yard at 165 Long Beach Boulevard, Long Beach, NY also known as Section 59, Block 113, Lot 41 on the Nassau County Land and Tax Map.

DECISION: GRANTED w/Conditions

Dated: August 26, 2021
Long Beach, N.Y.

Rocco J. Morelli
Chairman