

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
September 26, 2019

Case #3102: Application of Michael Goldstein of 83 Joyce Road, Plainview, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.13(E) Front Yard; 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking for a 2nd floor addition and off street parking at 616 East Broadway, Long Beach, NY also known as Section 59, Block 190, Lot 246 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3109: Application of Mary Bartholomew of 561 East Hudson 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 to convert a one-family into a two-family at 561 East Hudson Street, Long Beach, NY also known as Section 59, Block 166, Lot 66 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #3111: Application of Jennifer Risi of 434 East 52<sup>nd</sup> Street, New York, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for extending the existing deck at 25 Indiana Avenue, Long Beach, NY also known as Section 58, Block 107, Lot 31 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3113: Application of Todd Levinson of 740 West 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: 9-105.3(B) Height for a new addition at 740 West Chester Street, Long Beach, NY also known as Section 59, Block 250, Lot 122 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3114: Application of Steven Samuels of 120 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: 9-112.10 Off Street Parking for a proposed fitness center at 120 West Park Avenue, Long Beach, NY also known as Section 59, Block 71, Lot 26 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3115: Application of Andrew Putnam of 332 East Pine Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112.10 Off Street Parking for a proposed fitness center at 1079 West Beech Street, Long Beach, NY also known as Section 58, Block 113, Lot 56 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: September 26, 2019  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman