

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
September 28, 2023

Case #3368: Application of 17 Prospect LLC of 335 East Olive Street, Long Beach NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2.(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

Case #3371: Application of Beech and Lincoln Community Alliance, and members Gary Uellendahl and Shaen Begleiter, et al, c/o Farrell Fritz PC, 100 Motor Parkway, Hauppauge, NY for an Interpretation of Subdivision Approval pursuant to Section 9-105.2(j) of the Zoning Code of Ordinances of the City of Long Beach, NY, for the property located at 355 East Beech Street, Long Beach, NY also known as Section 59, Block 142, Lot 64 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3372: Application of Jose Rivera of 123 West 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(K) Use; 9-112.(1) Off Street Parking; 7-131(B) Accessory Structure to convert a one family house into a two family house at 123 West Fulton Street, Long Beach, NY also known as Section 59, Block 278, Lot 14 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3373: Application of Maurice Ryan of 95 Illinois Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(A) Use; 9-105.19(C) Lot Area; 9-105.19 (D) Building Area; 9-105.19(G) Rear Yard; 9-105.19(I) Density for a new two family house at 8 Delaware Avenue, Long Beach, NY also known as Section 59, Block 269, Lot 26 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3374: Application of Allyson Peysner of 420 Lafayette 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 420 Lafayette Boulevard, Long Beach, NY also known as Section 59, Block 46, Lot 73 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3375: Application of Angelo & Mary Peppe of 250 East Market 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 250 East Market Street, Long Beach, NY also known as Section 59, Block 123, Lot 133 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3376: Application of Sean Quinn of 87 Farrell Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-108.8(E) Rear Yard; 9-105.8(D) Side Yard for a new 2 story attached garage at 87 Farrell Street, Long Beach, NY also known as Section 59, Block 204, Lot 27 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3377: Application of Patricia Robins of 748 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: 9-105.2(C) Front Yard for a new front yard covered porch at 748 East Park Avenue, Long Beach, NY also known as Section 59, Block 200, Lot 25 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3378: Application of Hamel Mosche of 346 Central Avenue, Lawrence, NY & East Park Avenue Associates, LLC of 202 West 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 (C) Rear Yard; 9-106.2 Mixed Uses Prohibited; 9-113 Off Street Parking for constructing four units above commercial space at 138 East Park Avenue, Long Beach, NY also known as Section 59, Block 110, Lot 17 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3379: Application of Dr. Matthew Cohen of 211 Blackheath Road, Lido Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112. (21) Off Street Parking for a new medical (pediatricians) office at 253 West Park Avenue, Long Beach, NY also known as Section 59, Block 58, Lot 45 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: September 28, 2023
Long Beach, N.Y.

Rocco J. Morelli
Chairman