

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
February 26, 2026

Case #1452: Application of Lancer Insurance Company of 370 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(15) Off Street Parking for a Modification to Variance #1452 in order to remove condition to provide off street parking at 373 West Park Avenue, for the property located at 370 West Park Avenue, Long Beach, NY also known as Section 59, Block 47, Lots 6-16 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3485: Application of John & Diane Joyce of 20 Ohio 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(C) Lot Area; 9-105.19(E) Front Yard; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard for a new house at 20 Ohio Avenue, Long Beach, NY also known as Section 58, Block 116, Lot 21 on the Nassau County Land & Tax Map.

DECISION: GRANTED Lot Area, Front Yard and Rear Yard; DENIED Side Yard

Case #3486: Application of Mary Delay of 47 Dalton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard for a new side yard deck and stairs at 47 Dalton Street, Long Beach, NY also known as Section 59, Block 217, Lot 30 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3489: Application of Maurice Ryan of 1 Tennessee Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(A) Off Street Parking Curb Cut Size; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size in order to maintain off street parking in the front yard with a 36' curb cut at 1 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 251, Lot 142 on the Nassau County Land & Tax Map.

DECISION: DENIED

Case #3481: Application of Will Hallett of 5 Maryland 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(F) Side Yard; 9-105.19(G) Rear Yard for proposed side yard stairs and maintain rear yard stairs at 5 Maryland Avenue, Long Beach, NY also known as Section 58, Block 88, Lot 126 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3475: Application of Rivka Wakslak of 15 West Beech 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.(A) Use; 9-105.(H) Density in order to convert a one family/doctors office into a two family house at 211 Edwards Boulevard, Long Beach, NY also known as Section 59, Block 86, Lot 39 on the Nassau County Land and Tax Map.

ADJOURNED

Dated: February 26, 2026
Long Beach, N.Y.

Rocco J. Morelli
Chairman