

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

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.

DECISION: GRANTED Side Yard; DENIED Rear Yard

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: GRANTED

Case #3492: Application of James Saluzzi of 99 Michigan 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(A) Use; 9-112(1) Off Street Parking in order to maintain the conversion of a 1 family house into a 2 family house at 99 Michigan Street, Long Beach, NY also known as Section 58, Block 98, Lot 30 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #3493: Application of Joan Klingsberg of 505 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: 9-105.2(E) Rear Yard in order to attach a garage to existing house at 505 West Park Avenue, Long Beach, NY also known as Section 59, Block 23, Lot 67 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3494: Application of Michael Eberhardt of 92 Alabama 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(C) Front Yard; 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking; to enlarge the front deck / new off street parking at 92 Alabama Street, Long Beach, NY also known as Section 59, Block 237, Lot 8 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #3495: Application of Sean Bonner of 444 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(G) Off Street Parking in order to maintain off street parking in the front yard at 444 West Park Avenue, Long Beach, NY also known as Section 59, Block 35, Lot 12 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3496: Application of Roger Field of 47 East Penn 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; 9-112. (1) Off Street Parking in order to convert a one family into a two family at 47 East Penn Street, Long Beach, NY also known as Section 59, Block 100, Lot 159 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #3497: Application of Kristin Robins of 24 Kerrigan Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(D) Side Yard; 9-105.8(F) Building Area for a 2nd story addition at 24 Kerrigan Street, Long Beach, NY also known as Section 59, Block 217, Lot 15 on the Nassau County Land and Tax Map.

ADJOURNED

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

Rocco J. Morelli
Chairman