

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
April 23, 2026

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.

DECISION: GRANTED

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

Case #3498: Application of MCO Enterprises of 832 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: 9-112 (6)-Off-Street Parking; 3-5(h)(4)-Awnings for a fixed awning on the North and West Side Of Building and Waiver of Off-Street Parking at 832 West Beech Street, Long Beach, NY also known as Section 59, Block 263, Lot 1 - 2 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #3499: Application of Christopher & Saskia Schroeck of 108 Cleveland Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(C) Front Yard; 9-113.2(H) Off Street Parking for a new front yard deck and new off street parking at 108 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 202, L. 20 on the Nassau County Land and Tax Map.

DECISION: GRANTED, with Conditions

Case #3491: Application of Laura Buchanan of 109 Cleveland Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6.(A) Use; 9-105.6.(I) Lot Size; 9-105.6.(H) Density for a special use permit for a 2 family use at 109 Cleveland Avenue, Long Beach, NY also known as Section 59, Block 201, L. 44 on the Nassau County Land & Tax Map.

ADJOURNED

Case #3500: Application of Beach Friends Sensory Club, LLC of 355 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: 9-105.2(a) Use; 9-112(18)(a) Off-Street Parking; 9-113.2(g) Off-Street Parking Design Standards to convert an existing Mixed-Use Occupancy into a Full Day Care Center at 355 East Park Avenue, Long Beach, NY also known as Section 59, Block 139, L. 24 on the Nassau County Land and Tax Map.

HEARING CLOSED, PENDING NASSAU COUNTY PLANNING COMMISSION DETERMINATION

Dated: April 23, 2026
Long Beach, N.Y.

Rocco J. Morelli
Chairman