ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
August 27, 2026

Case #3509: Application of Michael Dombo of 66 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(A) Use; 9-105.5(B) Height; 9-105.5(D) Side Yard for interior alterations, new roof deck and new side stairs at 66 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 92, Lot 20 on the Nassau County Land and Tax Map.
DECISION: GRANTED

Case #3513: Application of Daniel Merker of 318 East Bay Drive, 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; 9-106.1(6) Fence Heigh Limitations for new off street parking in the front yard and to maintain a 6' high fence at 318 East Bay Drive, Long Beach, NY also known as Section 59, Block 275, Lot 21 on the Nassau County Land and Tax Map.
DECISION: GRANTED

Case #3507: Application of Anthony Rector of 115 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9 (B) Height; 9-105.9 (C) Front Yard; 9-105.9 (D) Side Yard; 9-105.9 (E) Rear Yard; 9-105.9 (I) Minimum Lot Size for a new one family house at 116 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 1, Lot 15 on the Nassau County Land and Tax Map.
DECISION: GRANTED with Conditions

Case #3510: Application of Long Beach West LLC dba LB Coffee & Tea of 220 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; 9-105.15.(F) Building Area; 9-105.15(H) Off Street Parking for a rear yard addition at 220 West Park Avenue, Long Beach, NY also known as Section 59, Block 59, Lot 265 on the Nassau County Land and Tax Map.
OPEN FOR VOTING

Case #3514: Application of Vocean Holdings LLC of 72 Eldorado Street, Atlantic 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(B) Building Area; 9-105.19(G) Rear Yard; 13-82(D) Pool Location for a new one family house at 10 Virginia Avenue, Long Beach, NY also known as Section 59, Block 267, Lot 114 on the Nassau County Land and Tax Map.
Adjourned for Continuation of Hearing on 9/24/2026

Case #3515: Application of Jay & Karen Gusler of 124 Taft 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(d) Side Yard for a landing with steps to grade from existing side door at 124 Taft Avenue, Long Beach, NY also known as Section 59, Block 193, Lot 12 on the Nassau County Land and Tax Map.
DECISION: GRANTED

Case #2773: Application of 73rd Meridian Partners LLC of 165 West 73rd Street, New York, NY & Hebrew Academy of Long Beach of 132 Spruce Street, Cedarhurst, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(b) Height; 9-105.12(d) Building Area; 9-105.12(E) Front Yard; 9-105.12(f) Side Yards; 9-105.12(i) Density for a new multiple dwelling with enclosed parking and amenities at 530 W. Broadway, Long Beach, NY also known as Section 59, Block 29, Lot 14-35, 37 & 113 on the Nassau County Land and Tax Map..
Adjourned for Continuation of Hearing on 9/24/2026

Dated: August 27, 2026
Long Beach, N.Y.

Rocco J. Morelli
Chairman