

TOWN OF LONG BEACH  
ADVISORY BOARD OF ZONING APPEALS

Zoom Video Conference Call

Meeting Minutes for November 9th, 2021

1. Call to Order

The Regular Meeting of the Town of Long Beach Advisory Board of Zoning Appeals was held via Zoom Conference Call on Tuesday, November 9, 2021. Vice chairman Rich Jercich called the meeting to order at 7:00 p.m.

2. Roll Call

Board members attending by Zoom: Vice Chairman Rich Jercich, Barb Morgan, and Doug Wickstrom

Members attending in person: None

Members absent: Chairman Mike Gorman and Meg Kanyer

A quorum is present and the meeting shall proceed

Attorneys in attendance: Chris Willoughby of Braje, Nelson & Janes, LLP

Also in attendance: Secretary Meg Collins

Building Commission representative: Bob Lemay

Also in attendance via Zoom Conference Call: Court Reporter Rebecca Lempa and Videographer Marilyn Jones, hired by a private individual

3. Pledge of Allegiance

4. Approval of Minutes: Barb Morgan motioned, seconded by Doug Wickstrom, to approve the regular meeting minutes from October 12, 2021. A roll call vote is taken. Rich Jercich, Barb Morgan and Doug Wickstrom are in favor of the motion. Three in favor, none opposed, the motion carries. The regular meeting minutes from October 12, 2021 are approved.

5. Old Business - None

6. New Business - None

7. Preliminary Hearings - None

8. Public Hearings

**a. Jeffrey and Debra Yoder – 2003 Lawndale Avenue**

Developmental Standards Variance Petition requesting variances from the requirements of:

- 1) 154.130 – Nonconforming Buildings and Structures,
- 2) 154.057 - Schedule of District Regulations; Setback, Height, Zoning Lot Size and Coverage, and
- 3) 154.134 Nonconforming Residential Dwelling Alteration Permitted

Petitioner is seeking to rehab the property, including converting an existing garage into living space, building out the second floor over the existing garage, adding a new garage, screen in an existing porch, and add fencing.

-Preliminary hearing opened at the September 14, 2021 BZA meeting and was continued to the October 12, 2021 BZA meeting. Public hearing is set to open at the November 9, 2021 BZA meeting.

Chris Willoughby received requests by all three petitioners through their representatives. This BZA Board has generally granted those requests. Heightened standards exist when there are only three board members present. All three petitioners have requested that this BZA Board continue their matter. The petitioners would not need to re-notice neighbors within 300 feet.

Rich Jercich motions, seconded by Barb Morgan, to continue the opening of all three public hearings to the December 14, 2021 BZA meeting. A roll call vote is taken. Rich Jercich, Barb Morgan and Doug Wickstom are in favor of the motion. Three in favor, none opposed, the motion carries. All three matters are continued to the December 14, 2021 BZA meeting.

**b. Patrick and Pagie O'Neil – Lots 31 and 33, Tentatively 1417 Lake Shore Drive**

Developmental Standards Variance Petition requesting variances from the requirements of:

Section 154.057 - Schedule of District Regulations; Setback, Height, Zoning Lot Size and Coverage, and

Section 154.051 – Permitted Accessory Uses and Structures

Petitioner is seeking to build a new home, requesting variances to construct retaining walls and staircase, for side setbacks, and to construct an exterior shed in the back yard of the property.

-Preliminary hearing opened at the regularly scheduled October 12, 2021 BZA meeting. Public hearing is set to open at the November 9, 2021 BZA meeting.

At the petitioners request the BZA Board has granted a continuance of the opening of this public hearing to the December 14, 2021 BZA meeting.

**c. Shoreland Hills Property Owners Association, Inc. – Stop 31 Lake Shore Drive**

Developmental Standards Variance Petition requesting variance from the requirements of Section 154.118(C)(1) – Outdoor Signs, Permitted Sign Types

Petitioner is seeking a variance to allow a new sign that was previously installed on the Property.

-Preliminary hearing opened at the September 14, 2021 BZA meeting and was continued to the regularly scheduled October 12, 2021 BZA meeting. Public hearing is set to open at the November 9, 2021 BZA meeting.

At the petitioners request the BZA Board has granted a continuance of the opening of this public hearing to the December 14, 2021 BZA meeting.

9. Adjournment: Motion to adjourn by Barb Morgan, seconded by Doug Wickstrom. All in favor, the motion carried. The meeting unanimously adjourned at 7:10 p.m.

Agenda Attached.

Minutes Approved by:  
BZA Secretary Meg Collins



---

**TOWN OF LONG BEACH  
ADVISORY BOARD OF ZONING APPEALS  
Regular Meeting**

**Tuesday, November 9, 2021**

**7:00 p.m.**

**Zoom Video Conference Information On Town Website  
AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
  - a. October 12, 2021; Regular Meeting
- 5. Old Business - None**
- 6. New Business - None**
- 7. Preliminary Hearings - None**
- 8. Public Hearings**
  - a. **Jeffrey and Debra Yoder – 2003 Lawndale Avenue**

Developmental Standards Variance Petition requesting variances from the requirements of:

    - 1) Section 154.057(A) - Schedule of District Regulations; Setback, Height, Zoning Lot Size and Coverage,
    - 2) Section 154.134 - Nonconforming Residential Dwelling Alteration Permitted,
    - 3) Section 154.052(A) - Construction and Location Standards for Accessory Uses and Structures, and
    - 4) Section 154.105 - Front Yard Setback Requirements for Through and Corner Lots.

Petitioner is seeking to rehab the property, including converting an existing garage into living space, building out the second floor over the existing garage, adding a new garage, screen in an existing porch, and add fencing.

-Preliminary hearing opened at the September 14, 2021 BZA meeting and was continued to the October 12, 2021 BZA meeting. Public hearing is set to open at the November 9, 2021 BZA meeting.

- b. Patrick and Pagie O'Neil – Lots 31 and 33, Tentatively 1417 Lake Shore Drive**  
Developmental Standards Variance Petition requesting variances from the requirements of:

1) Section 154.057 - Schedule of District Regulations; Setback, Height, Zoning Lot Size and Coverage,

2) Section 154.052(A) - Construction and Location Standards for Accessory Uses, and

3) Section 154.112 - Permit Required for Earth Changes and to Alter Topography.

Petitioner is seeking to build a new home, requesting variances to construct retaining walls and staircase, build a subterranean garage in the front yard, and alter topography.

- Preliminary hearing opened at the October 12, 2021 BZA meeting. Public hearing is set to open at the November 9, 2021 BZA meeting.

- c. Shoreland Hills Property Owners Association, Inc. – Stop 31 Lake Shore Drive**  
Developmental Standards Variance Petition requesting variance from the requirements of Section 154.118(C)(1) - Outdoor Signs, Permitted Sign Types.

Petitioner is seeking a variance to allow a new sign that was previously installed on the Property.

-Preliminary hearing opened at the September 14, 2021 BZA meeting and was continued to the October 12, 2021 BZA meeting. Public hearing is set to open at the November 9, 2021 BZA meeting.

## **9. Adjournment**