

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

**Regular Meeting  
Tuesday, January 10, 2023  
6:30 p.m.**

**Long Beach Town Hall With Zoom Video Conference Information On Town Website  
Zoom information can be found by clicking the Board of Zoning Appeals meeting on the calendar  
AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
  - a. October 11, 2022; Regular Meeting
- 5. Old Business - None**
- 6. New Business**
  - a. Annual election of Chairman and Vice Chairman pursuant to BZA Rules Article II Rule 1
- 7. Preliminary Hearings**
  - a. **Brian and Patricia Duffy – 2211 Oakenwald Drive**

Developmental Standards Variance Petition requesting variances from the requirements of:

    - 1) Section 154.134 - Nonconforming Residential Dwelling Alteration Permitted, and
    - 2) Section 154.052 – Construction and Location Standards for Accessory Uses and Structures.

Petitioner is seeking to increase the volume of a pre-existing pool shed on a nonconforming lot and to reconstruct the shed within the front and side setbacks.

-Preliminary hearing opened at the May 10, 2022 BZA meeting and was continued to the June 14, 2022 BZA meeting. The petition was removed from the July 12, 2022 agenda pending discussion with the Building Commission. The preliminary hearing will be reconsidered at the January 10, 2023 BZA meeting.
- 8. Public Hearings - None**
- 9. Adjournment**

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ADVISORY BOARD OF ZONING APPEALS

Long Beach Town Hall With Zoom Video Conference Information On Town Website

Meeting Minutes for January 10th, 2023

1. Call to Order

The Regular Meeting of the Town of Long Beach Advisory Board of Zoning Appeals was held Tuesday, January 10, 2023 at the Long Beach town hall with Zoom video conference information on the Town website. Chairman Meg Kanyer called the meeting to order at 6:30 p.m.

2. Roll Call

Board members attending in person: Meg Kanyer, Seth McCormick, John Mengel, and Doug Wickstrom

Members attending by Zoom: None

Members absent: Fred Woods

A quorum is present and the meeting shall proceed

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

Also in attendance: Secretary Meg Collins

Building Commission representative: Bob Lemay

The public was also permitted to attend and observe via Zoom.

3. Pledge of Allegiance

4. Approval of Minutes: Doug motions, seconded by John Mengel, to approve the regular meeting minutes from October 11, 2022. All in favor, the motion carried.

5. Old Business - None

6. New Business

Doug Wickstrom nominates Meg Kanyer to serve as Chairman, seconded by John Mengel. All in favor, the motion carried. Meg Kanyer will serve as Chairman of the BZA.

John Mengel nominates Doug Wickstrom to serve as Vice Chairman, seconded by Meg Kanyer. All in favor, the motion carried. Doug Wickstrom will serve as Vice Chairman of the BZA.

7. Preliminary Hearings

**a. Brian and Patricia Duffy – 2211 Oakenwald Drive**

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Brad Adamsky of Drayton, Biege, Sirugo, and Elliott LLP representing the petitioner is present in person, as well as petitioner Patricia Duffy and the builder. Brad explains the pool shed. The Building Commission informed petitioner that a variance is necessary.

The zoning codes applying to the necessary variances were briefly discussed. The notice list of properties within 300 feet will be updated.

Brad Adamsky gives some background for John Mengel. Builder Eric and petitioner Patricia Duffy explain the pool shed construction.

Bob Lemay explains the volume change that occurred. There was nothing on plans to increase volume or to modify that building. There was a fine and it was paid. There is no permit at this point. The Building Commission granted it, increasing volume in setback, however it is behind a wall.

Meg Kanyer asks about two openings in the wall that surrounds the back yard. Builder Eric responds about the plans to address these openings.

Meg Kanyer states that Chris Willoughby said he would talk with Brad Adamsky about corrections that need to be made.

Provided the petitioner makes discussed amendments, Seth McCormick motions to set the petition for public hearing at the February 14, 2023 BZA meeting beginning at 6:30 p.m., seconded by John Mengel. All in favor, the motion carried.

8. Public Hearings - None

9. Adjournment: John Mengel motioned, seconded by Seth McCormick, to adjourn the meeting. All in favor, the motion carried. The meeting unanimously adjourned at 6:52 p.m.

Agenda Attached

Minutes Approved by:  
BZA Secretary Meg Collins