

TOWN OF LONG BEACH
ADVISORY BOARD OF ZONING APPEALS

Long Beach Town Hall

Meeting Minutes for September 11th, 2018

1. Call to Order

The Regular Meeting of the Town of Long Beach Advisory Board of Zoning Appeals was held in the Long Beach Town Hall on Tuesday, September 11, 2018. Chairman Gorman called the meeting to order at 7:00 p.m.

2. Roll Call

Board members in attendance: Chairman Mike Gorman, Rich Jercich, Meg Kanyer, John Kocher, and John Wall

Members absent: None

A quorum is present and the meeting shall proceed

Attorneys: Christopher Willoughby of Braje, Nelson & Janes, LLP

Also in attendance: Secretary Meg Collins

Also in attendance: Building Commission representative Joe Jogmen

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

3. Pledge of Allegiance

4. Approval of Minutes: Upon motion by John Kocher, seconded by John Wall, the regular meeting minutes from April 10, 2018 were approved.

5. Old Business – None.

6. New Business

a. Update of BZA Rules of Practice and Procedure and related Forms

Mike Gorman had asked Chris Willoughby to look at the BZA Rules and Forms back in January 2018 when Chris was brought on as Counsel. Chris will look at these and report back to the Board at a future meeting. Board members can call or e-mail Chris with any items concerning Rules and Forms.

7. Preliminary Hearings

a. Kevin and Linda Hnatusko – 2503 Lake Shore Drive

Developmental Standards Variance Petition requesting variance from the requirements of Section 154.134 – Nonconforming Residential Dwelling Alteration Permitted – seeking to modify an existing porch through the addition of screens with vinyl-flex windows.

Preliminary hearing is now open. Kevin Hnatusko summarizes the petition for the Board. The porch room will have no air or heat.

The Board requested a site survey of the property including square footage as well as a calculation of 35%, or a drawing that shows where 53% comes from.

Kevin Hnatusko states he has this information and this information was presented to the Building Commission back in April 2018 in the original building permit application.

Mike Gorman would like to see the building permit application that was approved by the Building Commission.

John Wall would like to see the calculation of volume of the building relative to the request the Petitioner is making.

Mike Gorman recommends the Petitioner tell the Board why he needs that variance from volume and what he is asking for in the Findings and Decisions of the BZA packet.

Kevin Hnatusko inquires about calculating volume. The Board suggests the Petitioner go to the Building Commission for clarity on volume.

Joe Jogmen comments that the building permit sought open air, no screens or windows.

Chris Willoughby suggests the Petitioner go back to Building Commissioner as starting point. Petitioner always has option to retain Counsel.

Rich Jercich mentions the addresses submitted on the BZA application. The Petitioner should submit addresses of record for each property within 300 feet. The address of record can be found on Beacon.

Rich Jercich reads out loud the suggestions made to the Petitioner and additional items requested of the Petitioner:

- 1) Site survey determining 53% lot coverage, from original building permit
- 2) Calculation of lot coverage

- 3) Volume calculation for 154.134 (Nonconforming Residential Dwelling Alteration Permitted) Variance
- 4) Building permit application from April 2018 that was approved by the Building Commission.
- 5) Updated address of record for each property located within 300 feet.
- 6) Petitioner should update reasons for filing the variance petition in the Findings and Decisions section of the BZA application.


Rich Jercich motions, seconded by John Kocher, to continue the preliminary hearing to the regularly scheduled October 9, 2018 BZA meeting. The Petitioner should provide documentation according to the BZA rules filing items at least two weeks prior to the meeting, by 10 a.m. on September 25, 2018. All in favor, the motion carried.

8. Public Hearings - None

9. Adjournment: Motion to adjourn by Mike Gorman, seconded by John Kocher. The meeting unanimously adjourned at 7:30 p.m.

Agenda Attached.

Minutes Approved by:
BZA Secretary Meg Collins



**TOWN OF LONG BEACH
ADVISORY BOARD OF ZONING APPEALS
Regular Meeting
Tuesday, September 11, 2018
7:00 p.m.
Long Beach Town Hall**

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
 - a. April 10, 2018; Regular Meeting
- 5. Old Business - None**
- 6. New Business**
 - a. Update of BZA Rules of Practice and Procedure and related Forms
- 7. Preliminary Hearings**
 - a. **Kevin and Linda Hnatusko – 2503 Lake Shore Drive**
Developmental Standards Variance Petition requesting variance from the requirements of Section 154.134 - Nonconforming Residential Dwelling Alteration Permitted - seeking to modify an existing porch through the addition of screens with vinyl-flex windows.
-Preliminary hearing set to open September 11, 2018.
- 8. Public Hearings - None**
- 9. Adjournment**