

**TOWN OF LONG BEACH  
ADVISORY BOARD OF ZONING APPEALS  
Regular Meeting  
Tuesday, November 14, 2023  
7:00 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 10, 2023; Regular Meeting
- 5. Old Business - None**
- 6. New Business - None**
- 7. Preliminary Hearings**
  - a. **Christopher and Kathleen Bernicky – 3007 Loma Portal Way**

Developmental Standards Variance Petition requesting variance from the requirements of:

    - 1) Section 154.051 – Permitted Accessory Uses and Structures.
    - 2) Section 154.105 – Front Yard Setback Requirements for Through and Corner Lots.
    - 3) Section 154.116 – Location of Heating, Ventilation, Air Conditioning and Similar Devices.

Petitioner is seeking a 10 foot variance on the Ridge Road side of the lot (back to original home setback), a landscaping wall for driveway on Ridge Road to avoid the removal of additional trees and topography, patio pavers into 10 foot setback in the back of the home (side lot), and placement of heating, ventilation, and air conditioning devices on the Loma Portal side of the lot (side of the home) that will not be seen from the road.

-Preliminary hearing is set to open at the November 14, 2023 BZA meeting.
- 8. Public Hearings**
  - a. **Michael and Katherine Lee – 2801 Brentwood Way**

Developmental Standards Variance Petition requesting variance from the requirements of Section 154.130 – Nonconforming Buildings and Structures.

Petitioner is seeking to construct a screened porch on the exact footprint of the existing deck, increasing the volume of an existing nonconforming setback encroachment.

-Preliminary hearing was set to open at the September 12, 2023 meeting and the Petitioner requested a continuance. Preliminary hearing opened at the October 10, 2023 BZA meeting. The public hearing is set to open at the November 14, 2023 BZA meeting.
- 9. Adjournment**