

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

Regular Meeting

Tuesday, December 14, 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. November 9, 2021; Regular Meeting
- 5. Old Business - None**
- 6. New Business - None**
- 7. Preliminary Hearings**
 - a. **Chris Cleary – 2007 Oriole Trail**

Developmental Standards Variance Petition requesting variance from the requirements of Section 154.047 - Minimum Residential Building Width and Building Area. Petitioner is seeking to construct a new home on a non-conforming lot size. -Preliminary hearing is set to open at the December 14, 2021 BZA meeting.
- 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 was not opened on November 9, 2021 as the petitioner requested and was granted a continuance to the December 14, 2021 BZA meeting.

b. 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 was not opened on November 9, 2021 as the petitioner requested and was granted a continuance to the December 14, 2021 BZA meeting.

c. 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 was not opened on November 9, 2021 as the petitioner requested and was granted a continuance to the December 14, 2021 BZA meeting.

9. Adjournment