

**TOWN OF LONG BEACH  
ADVISORY BOARD OF ZONING APPEALS  
Regular Meeting  
Tuesday, May 10, 2022  
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. April 12, 2022; Regular Meeting
- 5. Old Business - None**
- 6. New Business - None**
- 7. Preliminary Hearings**
  - a. **Charles and Virginia Goodall – 2021 Silvertip Lane**

Developmental Standards Variance Petition requesting variance from the requirements of Section 154.134 - Nonconforming Residential Dwelling Alteration Permitted. Petitioner is seeking expansion of a nonconforming use via construction of an attached garage on a lot that is 11,000 square feet.  
-Preliminary hearing opened at the April 12, 2022 BZA meeting and was continued to the May 10, 2022 BZA meeting.
  - b. **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 is set to open at the May 10, 2022 BZA meeting.

**c. Arlene and Cary Tengel – 2311 Hazeltine Drive**

Developmental Standards Variance Petition requesting variances from the requirements of:

- 1) Section 154.127 – Residential Single Nonconforming Lot of Record in Any District, and
- 2) Section 154.134 - Nonconforming Residential Dwelling Alteration Permitted.

Petitioner is seeking to replace existing deck with new porch resulting in increased volume and correcting of current side setback noncompliance on a lot that is 10,485 square feet.

-Preliminary hearing is set to open at the May 10, 2022 BZA meeting.

**d. Todd and Jennifer Rucinski – 2016 Oriole Trail**

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, and
- 2) Section 154.106 – Structure Projection Into Setbacks

Petitioner is seeking to install a patio, pergola, and sidewalk resulting in increased lot coverage in excess of 35% on a lot that is 10,500 square feet and creating a projection into the setback.

-Preliminary hearing is set to open at the May 10, 2022 BZA meeting.

**e. Patrick and Rebecca McCusker – 2208 Chastleton Drive**

Developmental Standards Variance Petition requesting variance from the requirements of Section 154, Appendix A.

Petitioner is seeking to install a shed 10 feet from the causeway behind the home.

-Preliminary hearing is set to open at the May 10, 2022 BZA meeting.

**8. Public Hearings - None**

**9. Adjournment**