

**TOWN OF LONG BEACH  
ADVISORY BOARD OF ZONING APPEALS  
Regular Meeting  
Tuesday, June 14, 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. May 10, 2022; Regular Meeting
- 5. Old Business - None**
- 6. New Business - None**
- 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.
  - b. **Todd and Jennifer Rucinski – 2016 Oriole Trail**

Developmental Standards Variance Petition requesting variances from the requirements of Section 154.057 - Schedule of District Regulations; Setback, Height, Zoning Lot Size and Coverage.

Petitioner is seeking to install a stone patio and pergola, and replace the existing walkway to match stone on the patio, resulting in increased lot coverage in excess of 35% on a lot that is 10,500 square feet

-Preliminary hearing opened at the May 10, 2022 BZA meeting and was continued to the June 14, 2022 BZA meeting.

- c. **Mark Zahr / Mike Schapp Builders Inc. – Lots 51-73 of Hidden Shores**  
Developmental Standards Variance Petition requesting variance from the requirements of Section 154.048 – Maximum Height of Buildings.  
Petitioner is seeking to build a home with a height increase from 27’ to 33’ from the highest final grade.  
-Preliminary hearing is set to open at the June 14, 2022 BZA meeting.

## 8. Public 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. Public hearing is set to open at the June 14, 2022 BZA meeting.
  
- b. **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 opened at the May 10, 2022 BZA meeting. Public hearing is set to open at the June 14, 2022 BZA meeting.
  
- c. **Patrick and Rebecca McCusker – 2208 Chastleton Drive**  
Developmental Standards Variance Petition requesting variance from the requirements of:  
1) Section 154.052 (C) – Construction and Location Standards for Accessory Uses and Structures, and  
2) Section 154.057 - Schedule of District Regulations; Setback, Height, Zoning Lot Size and Coverage.  
Petitioner is seeking to install a shed 10 feet from the causeway behind the home.  
-Preliminary hearing opened at the May 10, 2022 BZA meeting. Public hearing is set to open at the June 14, 2022 BZA meeting.

## 9. Adjournment