

**TOWN OF LONG BEACH**  
**ADVISORY BOARD OF ZONING APPEALS**  
**Regular Meeting**  
**Tuesday, September 14, 2021**  
**7:00 p.m.**  
**Long Beach Community Center Gymnasium**  
**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
  - a. August 10, 2021; Regular Meeting
5. **Old Business - None**
6. **New Business - None**
7. **Preliminary Hearings**
  - a. **Neil and Pancha French – 3018 Northmoor Trail**

Developmental Standards Variance Petition requesting variance from the requirements of Section 154.052 – Construction and Location Standards for Accessory Uses and Structures, concerning side setback.  
Petitioner is seeking to install an accessory structure (shed) in the side yard and within the side setback.  
- Preliminary hearing is set to open at the regularly scheduled September 14, 2021 BZA meeting.
  - b. **Jeffrey and Debra Yoder – 2003 Lawndale Avenue**

Developmental Standards Variance Petition requesting variance – zoning code sections are not specified.  
Petitioner is seeking to convert an existing garage into living space, add a new garage, fencing, and an enclosed screen porch.  
- Preliminary hearing is set to open at the regularly scheduled September 14, 2021 BZA meeting.
  - c. **Jeffrey and Deborah Zaluda – 2900 Lothair Way**

Developmental Standards Variance Petition requesting variance from the requirements of Section 154.052(C) – Construction and Location Standards for Accessory Uses and Structures, concerning setbacks.  
Petitioner is seeking to renovate an existing home where the proposed structure does not fall within the required setbacks.  
- Preliminary hearing is set to open at the regularly scheduled September 14, 2021 BZA meeting.

- d. Shoreland Hills Property Owners Association, Inc. – Stop 31 Lake Shore Drive**  
Developmental Standards Variance Petition requesting variances from the requirements of:
- 1) Section 154.102(C) – Accessory Uses Allowable in the Public Right Of Way, and
  - 2) Section 154.118(C)(1) – Permitted Sign Types
- Petitioner is seeking a variance for an existing roped fence in the Town Right Of Way and a variance to retain both preexisting and new signs.
- Preliminary hearing is set to open at the regularly scheduled September 14, 2021 BZA meeting.

**8. Public Hearings**

- a. Kerry and Robert Vyverberg – 2319 Florimond Avenue**  
Developmental Standards Variance Petition requesting variances from the requirements of:
- 1) Section 154.057 - Schedule of District Regulations, and
  - 2) Section 154.105 - Front Yard Setback Requirements for Through and Corner Lots, concerning setbacks.
- Petitioner is seeking to raze an existing house and build a new residence that will project into the front yard setback.
- Preliminary hearing opened at the regularly scheduled August 10, 2021 BZA meeting.
  - Public hearing is set to open at the regularly scheduled September 14, 2021 BZA meeting.

**9. Adjournment**