

Minutes of the Regular Meeting of the  
Long Beach Board of Zoning Appeals Held Tuesday, December 11, 2012  
Held at the  
Long Beach Town Hall

The meeting was called to order with the following Board Members present:  
Nick Landers, Alan Hill, Cleo Brodsky, Peter Kelly and Rich Crain. Attorney for the  
Board Chuck Luckman was also present.

A motion was made by Rich Crain and seconded by Cleo Brodsky to approve the minutes  
of the October 9, 2012 meeting of the Long Beach BZA. A voice vote was taken and all  
eyes and no nays, motion carried.

Chairman Nick Landers suggested taking care of New Business then discussing Old  
Business.

New Business:

Preliminary Hearing for James A. Kujaca and Jane H. Kujaca of the Kujaca Living Trust  
for the property located at 1608 Lake Shore Drive, Long Beach, IN 46360.

Attorney Chuck Luckman explained rules about preliminary hearings. He said that  
Kujaca petition is now ready to set for public hearing. Rich Crain motioned to set  
petition for public hearing. Cleo Brodsky seconded. A voice vote was taken and all eyes  
and no nays, motion carried.

Preliminary Hearing for the Administrative Decision Appeal by resident, Thomas King  
for the property located at 2230 Lake Shore Drive, Long Beach, IN 46360.

Thomas King and his Attorney introduced petition. Petitioners asked for a special  
meeting January 3<sup>rd</sup>, 7 pm . Fee was submitted to Chairman for special meeting. Cleo  
Brodsky motioned to set special meeting. Rich Crain seconded. A voice vote was taken  
and all eyes and no nays, motion carried.

Preliminary Hearing for John C. Osborne and Maureen G. Osborne, CoTrustees of the  
Osborne Revocable Family Trust for the property located at 2822 Lake Shore Drive,  
Long Beach, IN 46360. John Wojcik, Attorney, introduced petition. Rich Crain  
motioned to set petition for public hearing for January 8, 2013. Cleo Brodsky seconded.  
A voice vote was taken and all eyes and no nays, motion carried.

Old Business:

Public Hearing for Lisa L. Miniati, Trustee for the property located immediately southeast of 2949 Lake Shore Drive, Long Beach IN 46360 and located on the South side of Ridge Road. Barry McDonald, Attorney for homeowners, presented petition for variations to Long Beach Zoning Ordinance. Chairman Landers asked for public comments. No comments in support, no comments opposed. Citizen voiced concern regarding future residential use of space above garage. Rich Crain motioned to accept the Petitioner's findings (*Attached*) and approve the variance with the condition no residential uses of the property are permitted. Peter Kelly seconded. A voice vote was taken and 4 ayes and 1 nay, Alan Hill. Motion carried.

Rich motioned to adjourn meeting. Cleo seconded motion. A voice vote was taken and all ayes and no nays, motion carried.

Meeting adjourned.

Two handwritten signatures in black ink. The top signature is a large, stylized cursive signature, possibly 'A. Hill'. The bottom signature is smaller and more compact, possibly 'P. Kelly'.