



Long Beach Community Alliance, Inc.

Long Beach "Beautiful" - Let's Keep It So!

September 23, 2016

Building Commissioner Larry Wall
Town of Long Beach
2400 Oriole Trail
Long Beach, Indiana 46360

Re: 1412 Lake Shore Drive: Anticipated Septic System Building Permit Application

Dear Commissioner Wall:

The Long Beach Community Alliance ("LBCA"), as a representative of hundreds of Long Beach residents, has an interest in ensuring that Town ordinances designed to regulate construction in sensitive Lake Michigan beach areas within the Town are properly applied. It has come to our attention that on September 13, 2016, the Long Beach Board of Zoning Appeals ("BZA") granted a variance from the 106.6 foot limit in Section 154.060 of the Long Beach Zoning Code (the "View Protection Ordinance") to the Nicola K. Chalik Trust ("Chalik Trust") for the construction of a new septic system on the Lake Michigan beach. The BZA specifically noted that the construction of the proposed septic system would require a Town of Long Beach Building Permit.

REQUEST FOR TRANSPARENT AND CAREFUL REVIEW OF ANY SUCH BUILDING APPLICATION

LBCA anticipates that the Chalik Trust will soon submit an application for a Building Permit for such septic system, possibly as a part of a Building Permit for construction of a new residence. With rising Lake levels and significant erosion of the Lake Michigan beach in Long Beach this summer, there is understandably great community concern about the construction of septic systems on the beach. While the Chalik Trust has obtained a variance from the View Protection Ordinance's 106.6 foot limitation designed to protect the view from other properties, it is required and critically important that such construction be reviewed for **full compliance with all other applicable Long Beach Ordinances**. See LBCA's July 22, 2016 letter to you on the subject of "Building Commission Enforcement of Floodplain and Topography Ordinances." (Attached)

LBCA believes that good, responsible governance requires that the Building Commission review any Building Permit application for this type of construction on the beach transparently and carefully. Therefore, LBCA makes the following requests:

- 1) LBCA requests that any such Building Permit application be **reviewed and acted upon by the Building Commission as a whole**.

LBCA is a 501(c)(3) non-profit organization. Your donation is tax deductible as allowed by law.

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2) LBCA further requests that the Building Commission:

a) **Make all records pertaining to any such Chalik Trust Building Permit application, or any other application for a new septic system on the Lake Michigan beach, available to members of the public prior to acting on any such application;**
and

b) **Provide public notice and hold a public meeting in the evening to take public comment from concerned residents prior to acting on any such application.**

We request that this letter be made a part of the record of any such Building Permit Application and that LBCA be added to the Notice List for any such permit proceeding at the above listed address.

Thank you



Thomas King

LBCA Board Member

On Behalf of the Long Beach Community Alliance

Cc: Building Commission Members
Town Council Chairman
Board of Zoning Appeals Chairman
Advisory Plan Commission Chairman
Town Attorney