

AGENDA
BOARD OF ZONING AND BUILDING APPEALS
SEPTEMBER 10, 2020
THURSDAY AT 6:00 PM – VIA ZOOM

To Join Zoom Meeting

YOU MUST REGISTER FOR A FREE ZOOM ACCOUNT
IN ORDER TO JOIN THIS MEETING at: <https://zoom.us/signup>

For audio and video participation you must have a device
(desktop, tablet or smartphone) with audio and video capabilities
Board of Zoning and Building Appeals Meeting information:

Meeting ID: 961 6104 3327

Meeting Passcode: 7P@7HDY&

- - or - -

Join by phone (for audio access only)

Long distance charges may apply
(301)715-8592 or (312)626-6799

Meeting ID: 961 6104 3327

Join By Phone Passcode: 45221233

1. **ERIC LEWIS**
2673 Carmen Dr.

PUBLIC HEARING

Variance: To retain a play structure with a
with a deck height of 7' – 8" vs. no detached
deck or horizontal surface shall exceed 3' in
height

Section: 1153.15(g)(1)

Variance: To retain a play structure with a
total under roof area of 201 sq. ft. vs. The part
of a play structure that is under roof shall not
be greater than 50 sq. ft.

Section: 1153.15(g)(2)

Variance: To retain a play structure with a
total area of built in, horizontal surface of 414
sq. ft. vs. The total area of any built-in,
horizontal surface that is an integral part of
the structure (platform area including any
covered area and any elevated platforms)
shall not exceed 250 sq. ft.

Section: 1153.15(g)(3)

2. **JOHN GRZAN**
22544 Sunnyhill Dr.

PUBLIC HEARING

Variance: To construct a 240 sq. ft. storage
shed vs. 120 sq. ft. maximum permitted for
storage sheds

Section: 1153.15(c)

Variance: to construct a storage shed with a
height of 12' vs. 10' maximum height
permitted for storage sheds

Section: 1153.09(b)

3. **MATTHEW BLACKBURN**
20101 Westhaven Ln.

PUBLIC HEARING

Variance: To construct a 192 sq. ft. storage shed vs. 120 sq. ft. maximum permitted for storage sheds
Section: 1153.15(c)

Variance: to construct a storage shed with a height of 13' – 1" vs. 10' maximum height permitted for storage sheds
Section: 1153.09(b)

4. **MICHAEL O'DONNELL**
2347 Winfield Ave.

PUBLIC HEARING

Variance: To construct a 2-story addition with a side yard setback of 5' – 8" vs. 8' side yard setback required
Section: 1153.07(f)(1)A.

5. **CARRIE AND ERIC MAHON**
22309 Blossom Dr.

PUBLIC HEARING

Variance: To relocate an air conditioner condenser to the side yard with a 3' – 7" side yard setback vs. 10' side yard setback required
Section: 1153.15(k)(1)

6. **JOHN FOX**
19242 Telbir Ave.

PUBLIC HEARING

Variance: To construct a detached garage with 39.5% lot coverage vs. 28% maximum lot coverage permitted
Section: 1153.05(c)(3)

Variance: To construct a detached garage with 1' side yard setback vs. 5' side yard setback required
Section: 1153.15(b)(1)

Variance: To construct a detached garage with 1' rear yard setback vs. 5' side yard setback required
Section: 1153.15(b)(1)

Variance: To construct a driveway with 1' side yard setback vs. 3' side yard setback required
Section: 1187.33(c)

7. **CHRISTOPHER NIEHAUS**
20595 Beachwood Dr.

PUBLIC HEARING

Variance: To construct a detached garage with a 1' side yard setback vs. 5' side yard setback required
Section: 1153.15(b)(1)

Variance: To construct a detached garage with a height of 19' vs. 15' maximum height permitted for detached garages.
Section: 1153.09(b)

Variance: To construct a 660 sq. ft. detached garage vs. 600 sq. ft. maximum permitted for all accessory buildings on a zoning lot.
Section: 1153.15(c)

8. **COURTNEY REGO**
21318 Erie Rd.

PUBLIC HEARING

Variance: To construct a detached garage with 29.85% lot coverage vs. 28% Maximum lot coverage permitted
Section: 1153.05(c)(3)

Variance: To construct a detached garage with a 1' side yard setback vs. 5' side yard setback required
Section: 1153.15(b)(1)

Variance: To construct a detached garage with a height of 18' – 11" vs. 15' maximum height permitted for detached garages.
Section: 1153.09(b)