

**AGENDA**  
**BOARD OF ZONING AND BUILDING APPEALS**  
**MAY 13, 2021**  
**THURSDAY AT 6:00 PM – VIA ZOOM**

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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: 934 5022 3041**  
**Meeting Passcode: KnjK?7^T**

- - or - -

Join by phone (for audio access only)  
Long distance charges may apply  
(301)715-8592 or (312)626-6799

**Meeting ID: 934 5022 3041**  
**Join By Phone Passcode: 80554499**

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1. **HARRY & EILEEN HEWITT**  
18690 Inglewood Ave.

**PUBLIC HEARING**

Variance: To construct an addition with a  
15' – 3/4" rear yard setback vs. 25' rear yard  
setback required  
Section: 1153.07(f)(2)

2. **DAVID & TINA UIBLE**  
20025 Beachcliff Blvd.

**PUBLIC HEARING**

Variance: To construct a garage addition  
and entry porch and foyer with a 22' front  
setback (on Cornwall Rd.) vs. 35' front  
setback required (on Cornwall Rd.)  
Section: 1153.07(a)

Variance: To construct a garage addition  
with a 15'9" rear yard setback vs. 25' rear  
yard setback required  
Section: 1153.07(2)

3. **CLAUDE ZOGHZOGHI**  
2921 Lakeview Ave.

**PUBLIC HEARING**

Variance: To construct a 6' tall fence along  
the rear property line, as follows: A 5' tall  
privacy fence with 1' of lattice on top vs.  
fences in the rear yard must be at least 25%  
transparent (for the first five feet) when  
viewed perpendicular to the fence  
Section: 1153.15(j)(3)

4. **MARIO ALDAYUZ & AMBER PICTRO**  
3351 Beverly Hills Dr.

**PUBLIC HEARING**

Variance: To retain a 6' board-on-board fence in the side yard vs. the maximum fence height in the side yard shall be 5'  
Section: 1153.15(j)(2)

Variance: To retain a 6' board-on-board fence in the rear yard vs. any portion of the fence over 5' in height shall be 50% transparent when viewed perpendicular to the fence  
Section: 1153.15(j)(3)

5. **FRANCIS CERCONE**  
2531 Jameston Dr.

**PUBLIC HEARING**

Variance: To construct a 192 sq. ft. shed vs. Accessory storage buildings shall not exceed 120 sq. ft. in gross floor area  
Section: 1153.15(c)

Variance: To construct a storage shed with a height of 12' vs. 10' maximum height permitted for accessory buildings  
Section: 1153.09(b)

6. **RICK & JONI MIHELIC**  
313 Riverdale Dr.

**PUBLIC HEARING**

Variance: To construct a 2-story garage addition with a 10' front setback (on Riverdale Dr.) vs. 25' front setback required  
Section: 1155.05(1)A.(a) and Section 1153.07(a))

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

7. **GEOF & RACHEL PELAIA**  
617 S. Kensington Rd.

**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' – 5" vs. 15' maximum height permitted for detached garages  
Section: 1153.09(b)

Variance: to construct a detached garage and 2-story addition with 31.5% lot coverage vs. 28' maximum lot coverage permitted

8. **SHARON & DAN DOUGLAS**  
20728 Erie Rd.

**PUBLIC HEARING**

Variance: To construct a detached garage with a 2' side yard setback vs. 5' side yard setback required

Section: 1153.15(b)(1)

Variance: To construct a detached garage with a 4.3' rear yard setback vs. 5' rear yard setback required

Section 1153.15(b)(1)

Variance: To construct a detached garage with a height of 19.5' vs. 15' maximum height permitted for detached garages

Section: 1153.09(b)