



WESTLAKE BOARD OF ZONING APPEALS HEARING
TUESDAY, MAY 29, 2012 – 7:30 P.M.
WESTLAKE CITY HALL COUNCIL CHAMBERS

I. ROLL CALL
II. MISCELLANEOUS
III. CALENDARS

Calendar 2012-03

Applicant: Brian and Mary Wiedmeier

Premises: 1509 Adelaide Street, PP#213-21-004

Requesting to install a raised stone terrace 11' 7.5" off the rear property line at variance with 1211.08(f)/1211.09 which states minimum rear yard setbacks in residential districts shall be 30', a **18' 4.5" rear yard setback variance**. This is to replace an original raised patio that was installed without permits or inspections. They would like to install a trellis on the top of the 30" raised terrace, at a height of 8' at variance with 1211.04(b) which states trellises shall be permitted along the side and rear lot lines to a height of not more than 6' above the average finished grade, a **4' 6" height variance (above finished grade)**. This proposal encroaches 8.39' into a 20' rear yard storm sewer easement.

Calendar 2012-04

Applicant: Pat and Diane Spirnak

Premises: 2178 Silveridge Trail, PP#211-10-037

Requesting install a 13' tall 324 sq. ft. pergola structure (i.e. utility building) at variance with 1211.04(k) which states maximum utility building area on lots sized 20,000 to less than 40,000 sq. ft. is 150 sq. ft. with a maximum height of 12', a **174 sq. ft. size variance** and a **1' height variance**.

IV. APPROVAL OF MINUTES – April 24, 2012
V. FINDINGS OF FACT – Calendar 2012-02 DeLorean