



**WESTLAKE BOARD OF ZONING APPEALS HEARING  
TUESDAY, JANUARY 28, 2020 – 7:30 P.M.  
WESTLAKE CITY HALL COUNCIL CHAMBERS**

**APPLICANT AND/OR AGENT MUST BE PRESENT** & PREPARED TO PRESENT PLANS TO THE BOARD OF ZONING APPEALS

Items on the agenda can be viewed at: <http://docs.cityofwestlake.org/default.aspx> and then select the search type of "BZA – Web Access." Under "Meeting Date" type: 01/28/2020

- I. ROLL CALL**
- II. ELECTION OF OFFICERS**
- III. SELECTED CORRESPONDENCE**
- IV. DOCKETS**

Docket 2019-33 – ***tabled 11/26/19***

Applicant: Todd Bruehler

Premises: 1399 Bradley Rd., PP#211-17-010, Ward 3

Requesting to install a 3' tall mound with a 6' tall perimeter hedge on top, with a total height of 9', at variance with 1211.04(b)(1) which states landscape features, limited to hedges, trees and shrubs, and yard structures limited to fences, trellises where used in place of a fence, walls, and garden ponds shall be permitted but perimeter hedges shall be permitted in the front yard to a height of not more than 2.5' above the average finished grade; **a front yard 6.5' height variance.**

Docket 2019-35 – ***tabled 11/26/19***

Applicant: Tess Keppler

Premises: 24102 Center Ridge Rd., PP#214-09-024, ***214-09-025 & 072 (not previously advertised)***, Ward 1

Requesting to install a 4' high fence in the front yard, 10' off of the planned right-of-way at variance with 1211.04(b)(1) which states yard structures {i.e. fences, walls} shall be permitted in the front yard to a height of not more than 2.5' but shall not be constructed within 35' of a planned right of way; **a height variance for 1.5'** and **a 25' setback variance.** *(It was discovered at the 11/26/2019 meeting that the fence would also be located on parcels, 214-09-025 & 072, which is not permitted to allow an accessory use on a parcel without a main use, as those two parcels are not assembled to the parcel with the house – 214-09-024)*

Docket 2020-01

Applicant: Orley Custom Homes

Premises: 2351 Fox Run, PP#214-29-041, Ward 1

Requesting to install an attached garage with two garage areas for a sum total of 1,000 sf, at variance with 1211.04(a)(2) which states private garages may be attached or detached, but not both, {and} shall be limited to one garage area of 1,000 sq. ft. on lots sized from 20,001 to 40,000 sf; **a variance for a two garage areas.**

Docket 2020-02

Applicant: Brian and Suzanne Forsgren

Premises: 23169 South Melrose Dr., PP#214-24-031, Ward

Requesting to install this pool equipment in the side yard of the property, at variance with 1211.04(g)(2)(B) which states the pool and all mechanical equipment used in conjunction therewith is located only in the rear yard and is not less than 10' from any lot line; **a location variance for the pool equipment from the rear to the side yard.**

- V. MISCELLANEOUS**
- VI. APPROVAL OF MINUTES** – November 26, 2019