



WESTLAKE BOARD OF ZONING APPEALS HEARING
TUESDAY, JANUARY 29, 2019 – 7:30 P.M.
WESTLAKE CITY HALL COUNCIL CHAMBERS

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: 01/29/2019

I. ROLL CALL
II. SELECTED CORRESPONDENCE
III. DOCKETS

Docket 2018-36 – *tabled 11/27/18*

Applicant: Raymond Koeth

Premises: 1325 Timber Lea Ct., PP#214-04-105, Ward 1

Requesting to construct a 198 sf utility building, 14’ tall, at variance with 1211.04(k) which states a utility building shall be permitted in a rear yard provided that the maximum building size on lots less than 20,000 sf is 120 sf in area with a maximum height of 11’; **a 78 sf area variance** and **a 3’ height variance**.

Docket 2019-01

Applicant: Dan Malloy

Premises: 25910 Center Ridge Rd., PP#213-23-025, Ward 2

Requesting to construct a single family dwelling at variance with 1211.08(e) which states the width of two adjoining side yards on adjoining lots shall be not less than the total width set forth in §1211.09 (30’). Requesting to install this dwelling 23’ 3” off the adjacent dwelling to the east. **This will require a variance of 6’9” for the sum total of adjacent side yards between dwellings.** Additionally, requesting to construct this dwelling at variance with 1211.09 which states the minimum front yard dimension for a single family dwelling is 50’. Requesting to install this dwelling with a front yard setback of 28’. **This will require a front yard setback variance of 22’.**

Docket 2019-02 – withdrawn

Docket 2019-03

Applicant: Peter Norris

Premises: 27715 Bassett Rd., PP#212-31-006, Ward 4

Requesting to construct a garage addition at variance with 1211.09 which states the minimum yard dimension of a front yard is 50’. Requesting to install this addition with a 47’ 8” setback which will require **a 2’4” variance for the required 50’ front yard setback.**

IV. MISCELLANEOUS

V. APPROVAL OF MINUTES – November 27, 2018