



WESTLAKE BOARD OF ZONING APPEALS HEARING  
**TUESDAY, MARCH 26, 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: 03/26/2019

**I. ROLL CALL**  
**II. SELECTED CORRESPONDENCE**  
**III. DOCKETS**

Docket 2019-07

Applicant: Glenn & Katie Pickens

Premises: 31300 Park Ave., PP#217-03-018, Ward 6

Requesting to construct a 242 sf garage addition, resulting in two garage areas, 14' - 7" off the side property, with the total of both garage areas being 996 sf, at variance with 1211.04(a)(2) which states on lots of single family uses private garages shall be limited to one garage area and the maximum garage space on lots 20,000 sf and less shall be 800 sf; and 1211.08(e) which states the width of either side yard of a lot shall be not less than the respective dimensions as set forth in 1211.09 (15'); requires a **variance for a second garage area**, a **196 sf area variance**, and a **5" side yard setback variance**.

Docket 2019-08

Applicant: Kurt Nickels and Alicia Switzer

Premises: 27955 Berringer Run, PP#212-25-076, Ward 4

Requesting to construct a dwelling with a front yard setback of 43.29'; at variance with 1211.09 which states the minimum front yard dimension for a single family dwelling is 50'; a **6.71' front yard setback variance**.

**IV. MISCELLANEOUS**  
**V. APPROVAL OF MINUTES – February 26, 2019**