



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, APRIL 27, 2021 – 7:30 P.M.
WESTLAKE CITY HALL COUNCIL CHAMBERS

Due to COVID-19 social distancing protocols will be followed. **Applicant or agent must be present and prepared to present plans** to the Board of Building and 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: 04/27/2021

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

Docket 2021-07

Applicant: Dominic and Andrea Vullo

Premises: 851 Bradley Road, PP#21113003, Ward 3

Requesting to install a 3250 sf detached garage at a residence located in an Exclusive Industrial District. 1218.02(e) and 1211.04(a)(2): on lots of single family uses private garages shall be limited to one garage area of 1,200 sf on lots sized 40,000 sf or more. A **variance of 2,050 sf for the area.**

Docket 2021-08

Applicant: Doug and Deanna Sockman

Premises: 2967 Waterfall Way, PP#21604039, Ward 6

Requesting to install a second attached garage area of 1,010 sf (for a porte-cochère) while having an existing attached garage of 639 sf, resulting in two attached garage areas whose sum total is 1,649. 1211.04(a)(2): on single family lots private garages may be attached and shall be limited to one garage area of 1,200 sf on lots 40,000 sf or more. A **variance for a second attached garage** and a **variance for 449 sf of garage area.**

Docket 2021-09

Applicant: Sidd and Monica Patil

Premises: 24528 Annie Lane, PP#21527085, Ward 2

Requesting to construct a new 5,408 sf single-family home which will result in 21.9 % lot coverage. 1211.09: maximum percent lot coverage is 20 %”; a **1.9% variance for lot coverage.**

Also requesting to install a swimming pool and equipment in the side yard of this property. 1211.04(g)(2)(B): the pool and all mechanical equipment is to be located in the rear yard; a **location variance for the pool and equipment from the rear to the side yard.**

Docket 2021-10

Applicant: Harley and Femia Ross

Premises: 29102 Detroit Rd., PP #21211014, Ward 3

Requesting to construct a detached garage 7’ from the rear property line and at a height of 19’-1 1/2”. 1211.04(2): a detached garage shall be located to provide a minimum 10’ rear line setback and shall not exceed 15’ in height from the average grade line to the peak of the gable; a **3’ rear yard setback variance** and a **4’-1 1/2” height variance.**

V. MISCELLANEOUS
VI. APPROVAL OF MINUTES – March 30, 2021