



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING  
**TUESDAY, MAY 25, 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: 05/25/2021

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

Docket 2021-12

Applicant: Adam & Kate Wirkiowski

Premises: 1622 Mendelssohn Drive, PP#21310069, Ward 3

Requesting to construct an addition 10’-5” off the side property line, 22’- 6” off the adjacent dwelling next door and this will result in the sum total of the two side yards on this lot being 25’- 5”; 1211.08(e) & 1211.09: the width of either side yard of a lot shall be not less than 15’, the total width of both side yards of a lot and the width of two adjoining side yards on adjoining lots shall be not less than 30’, a 4’- 7” side yard setback variance; a 7’- 6” adjacent side yards variance between dwellings; and a 4’- 7” variance for the sum total of side yards on this property.

Docket 2021-13

Applicant: Eric Mazzone

Premises: 25643 Rustic Lane, PP#21519059, Ward 2

Requesting to install a utility building 4’ off the side property line; 1211.04 (k) & 1211.20: utility building shall be permitted a minimum of 10’ from the side property line, a 6’ side yard setback variance.

Docket 2021-14

Applicant: Marcus and Kimberly DiCapua

Premises: 1578 Glen Lyon Dr., PP#21106022, Ward 3

Requesting to construct swimming pool equipment in the side yard of the property; 1211.04(g)(2)(B): the pool and all mechanical equipment used in conjunction therewith is to be located in the rear yard, a location variance for the pool equipment from the rear to the side yard. Additionally, he would like to relocate the air conditioner to the side yard of the property (facing the street); 1211.20(e): in the case of a corner lot, such unit shall not be located in either the front yard or the side yard facing the street, a location variance for an air conditioner in the side yard.

Docket 2021-15

Applicant: Gregg Stark

Premises: 1870 Bur Oak, PP#21107031, Ward 5

Requesting to install an addition 17’ off the rear line property; 1211.09: the minimum rear yard setback is 30’, a 13’ setback variance.

Docket 2021-16

Applicant: Nicholas Stroup

Premises: 23527 Hilliard Blvd., PP#21426001, Ward 1

Requesting to install a generator 4’ - 6” off the side property line; 1211.20 (e): central air conditioner, heat pump, etc. may be located in the side yard of a lot providing such units shall be no closer than 10’ from the side lot line, a 5’- 6”

**setback variance from the side property line.**

Docket 2021-17

Applicant: Joseph Erni

Premises: 26965 Sentry Lane, PP#21303037, Ward 3

Requesting to install a 96 sf utility building in his rear yard, 6' from the side and 4' from the rear property lines; 1211.04 (k): a utility building shall be permitted in a rear yard a minimum of 10' from the side and 10' from the rear property lines, a **4' side yard setback variance** and a **6' rear yard setback variance**.

Docket 2021-18

Applicant: James Johnson

Premises: 3215 Columbia Rd., PP#21530016, Ward 2

Requesting to install a deck (entrance feature) 7' into the required 50' front yard setback and 8' into the required 15' side yard setback; 1211.22: building features may project into required front and side yards of a dwelling, but shall not project more than 5' in the front yard and 3' into a side yard, taking into consideration the allowed building feature projections, a **2' encroachment in the front yard setback** and a **5' into the required side yard setback**.

Docket 2021-19

Applicant: Richard Chappel

Premises: 881 Richmar Dr., PP#21204038, Ward 3

Requesting to construct an 8' tall fence 11' from the planned right-of-way line; 1211.04(b)(3): fences may be permitted along the side or rear lot lines to a height of not more than 6' above the average finished grade except that on a corner lot, no fence shall be located within 25' from the planned right-of way line; **a 2' height variance** and a **14' setback variance for location**.

**IV. MISCELLANEOUS**

**V. APPROVAL OF MINUTES – April 27, 2021**