



WESTLAKE BOARD OF ZONING APPEALS HEARING
TUESDAY, MAY 26, 2020 – 7:30 P.M.
WESTLAKE CITY HALL COUNCIL CHAMBERS

Due to COVID-19 social distancing protocols will be followed. **Please contact Clerk of Commissions Nicolette Sackman at nsackman@cityofwestlake.org for the public hearing protocol.** Dockets on the agenda have been assigned an estimated time to begin and they will not begin before the time assigned. We have assigned times to limit the number of people present at one time. Please note the previous docket item may not be finished at your assigned time, as each applicant will be given the amount of time they need. If the docket before you is not finished, you will need to wait in the hall until you are asked to enter to present your case. Any surrounding property owners wishing to give testimony will follow the same procedure to limit the number of people in the room (as of the date of the posting of the agenda, no more than 10 people can gather at one time). **Applicant or agent must be present and 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: 05/26/2020

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

Docket 2020-04 – **Will not begin before 7:30 pm**

Applicant: Drew Vaneck

Premises: 4619 Hillsborough, PP#217-06-065, Ward 6

Requesting to install an 1,956 sf attached garage; at variance with 1211.04(a)(2) which states on single family lots private garages shall be limited to one garage area of 1,200 sf on lots sized 40,000 sf or more; **a variance of 756 sf.**

Docket 2020-05 **Will not begin before 7:50 pm**

Applicant: Timothy Gauntner

Premises: 1596 Queens Court, PP#213-22-043), Ward 1

Requesting a permit from the Engineering Department to install a 1,125 sq. ft. Recreational Court in the rear yard of a 15,170 sf One-family lot, 8' from the rear lot line, 5' from the North side lot line and 10.5' from the South side lot line. At variance with Schedule 1211.03(o) which states under “Accessory Buildings and Uses”, “Recreational courts on estate sized parcels only. See Section 1211.33” which includes (b) “surface area [for] basketball” shall be permitted only on estate sized parcels as defined in (a) “two acres [87,120 sf] or more in size”, and Section 1211.33(b)(3) and Section 1211.20 which requires 50' rear yard and side yard setbacks. Therefore requesting a **variance to install a Recreation Court on a parcel which is not an estate sized lot** with **a 42' rear yard setback variance, 45' North side yard setback variance and 39.5' South side yard variance.**

Docket 2020-06 **Will not begin before 8:10 pm**

Applicant: John Anstead

Premises: 2105 Bassett Rd., PP#212-16-002, Ward 5

Requesting to install a second garage area (detached) while having an existing 280 sf attached garage, at variance with 1211.04(a)(2) which states on single family lots private garages may be attached or detached, but not both, {and} shall be limited to one garage area of 1,200 sf. on lots sized 40,000 sf or more; requesting to install a 768 sf detached garage, for a combined total of both garage areas to be 1048 sf; **a variance for a second garage area.**

Docket 2020-07 **Will not begin before 8:30 pm**

Applicant: Leslie J. Dus

Premises: 27810 Royal Forest Dr., PP#212-25-021, Ward 4

Requesting to install an addition to an existing attached garage with an 18' side yard setback, at variance with 1211.09 and 1203.19(d) which states the side yard of a corner lot is the yard measured from an existing mapped street right of way as indicated on the local street plans approved by the Planning Commission. The approved street plans indicate a 25' setback for this property; this will require **a 7' side yard setback variance.**

- V. MISCELLANEOUS
- VI. APPROVAL OF MINUTES – February 25, 2020