



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING  
**TUESDAY, MAY 31, 2022 – 7:30 P.M.**  
WESTLAKE CITY HALL COUNCIL CHAMBERS

**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: 05/31/2022

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

Docket: Elias Karsheh 2022-11 – ***Tabled to May 31, 2022***

1464 Fitzroy, PP#21321042, Ward 1

Requesting to install a 325 sf pavilion and a pool house 7’ off the side property line. §1211.04(O): outdoor structures shall be located in the rear yard and on lots under 20,000 sf the total maximum unenclosed structure is 200 sf; a ***125 sf variance*** and §1211.04(g)(4): on lots under 20,000 sf the minimum setback from the side line shall be 10’ a ***3’ side yard setback variance***.

Docket: Mark and Katharine DeLorean 2022-12 – ***Tabled to May 31, 2022 – requests to be tabled to June 28, 2022***

22985 Detroit Rd., PP21425009, Ward 1

Requesting to construct a 389 sf garage addition 15’ off the east side property line, resulting in a total of 1,667 sf of garage area. §1211.33(a): an estate lot shall have a 25’ minimum side yard setback and 50’ sum total of side yards, garage area shall not exceed 1,400 sf; a ***10’ side yard setback variance*** and a ***267 sf area variance***. The existing dwelling is 27’ 10” off the west property line so the sum total of the side yards will be 42’ 10”; a ***7’2” variance for the sum total of side yards***.

Docket: Zachary Smith 2022-13 – ***Tabled to May 31, 2022***

27656 Bryandale Dr., PP#21208026, Ward 3

Requesting to install a 4’ tall fence in the side yard of this corner lot, 1’ from the planned right-of-way line. §1211.04(b)(3): fences may be permitted along the side lot line 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 ***24’ side yard setback variance***.

Docket: David DiFrancesco 2022-14

1825 Clague Rd., PP#21426023, Ward 1

Requesting to construct a second detached garage on a lot which currently has a detached garage which will result in a combined total of garage areas equaling 1,188 sf. §1211.04(a)(2): on lots more than 20,000 but less than 40,000 sf the maximum garage area is 1,000 sf.; and private garages may be attached or detached, but not both, and shall be limited to one garage area; a ***variance for two detached garage areas*** and ***an area variance of 188 sf***.

*Note: No height has been presented at this time. Existing garage pad has not been approved by the Building Department for use as a garage foundation.*

Docket: Kathy Blouch 2022-15

3389 Arbor Way, PP#21601033, Ward 6

Requesting to install a generator 5' 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' side yard setback variance**.

Docket: Arcadia Suite Home Congregate Living Facility 2022-16

3400 Dover Center Road, PP#21505002, Ward 4

Applicant appeals the decision of the Director of Inspections regarding: §1303.06 which prohibits the use of type 5 (wood) construction for the proposed use. The existing structure is an existing single-family residence and the proposed project will cause a change of use to an R-4 use (adult senior residential care home – 8 beds). *The board will only address the variance request for the proposed use in an existing house with type 5 construction.*

Docket: Lisa Zayac 2022-17

25373 Brittany Circle, PP21327058, Ward 2

Requesting to construct a pavilion addition which enlarges the existing structure (house and pavilion) to a total footprint of 2,937 sf on a lot which is 13,416 sf in size. §1211.09: the maximum percent of lot coverage on a one-family dwelling shall be a maximum of 20 %; **variance of 254 sf on this lot (or 1.89%)**.

Docket: Anthony Valore 2022-18

31001 Silveridge Trail, PP#21112048, Ward 6

Requesting to install a single-family dwelling 30' off of the front right of way line. §1211.09: minimum yard dimensions for a front yard in one-family districts is 50'; **a 20' front yard setback variance**.

Docket: Anthony Valore 2022-19

31021 Silveridge Trail, PP#21112049, Ward 6

Requesting to install a single-family dwelling 30' off of the front right of way line. §1211.09: minimum yard dimensions for a front yard in one-family districts is 50'; **a 20' front yard setback variance**.

Docket: Welcome House Inc. 2022-20

26082 Hilliard Blvd., PP#21319033, Ward 1

Requesting to install a generator 5' 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' side yard setback variance**.

Docket: Bill and Kathy Osbourne 2022-21

2980 Waterfall Way, PP#21604062, Ward 6

Requesting to construct a 600 sf pavilion in size which is 21' tall. §1211.04(O): outdoor structures shall be located in the rear yard and on lots from 40,000 to under 60,000 sf the total maximum unenclosed structure is 400 sf with a maximum height of 15'; **a 200 sf area variance** and **a 6' height variance**.

#### IV. MISCELLANEOUS

#### V. APPROVAL OF MINUTES – April 26, 2022