



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, JUNE 29, 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: 06/29/2021

I. ROLL CALL
II. SELECTED CORRESPONDENCE
III. DOCKETS

Docket 2021-20

Applicant: Jason Nolde

Premises: 2894 Wakefield Lane, PP#21616020, Ward 4

Requesting to construct a 160 sf utility building. 1211.04(k): utility building shall be permitted in a rear yard provided that the maximum building size on lots under 20,000 sf is 120 sf; a **40 sf area variance**.

Docket 2021-21

Applicant: Jeff Janosek

Premises: 1895 Bur Oak Dr., PP#21107007, Ward 5

Requesting to install the pool equipment in the side yard of the property. 211.04(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**.

Docket 2021-22

Applicant: Jessica Jung

Premises: 30959 Inverness Circle, PP#21606043, Ward 6

Requesting to install the pool equipment in the side yard of the property. 211.04(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**.

Docket 2021-23

Applicant: Dan Herdman

Premises: 1379 Canterbury Road, PP#21318007, Ward 1

Requesting to construct a 1152 sf detached garage. 1211.04(a)(2): on lots of single family uses private garages may be attached or detached, and shall be limited to one garage area of 1,000 sf on lots sized 20,001 to 40,000 sf; a **variance for 152 sf**.

Docket 2021-24

Applicant: Matt Matisko

Premises: 24677 Framingham Dr., PP#21531061, Ward 2

Requesting to construct a 6' tall fence in the side yard of this corner lot, 14'-3" 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 **10' 9" setback variance**.

Docket 2021-25

Applicant: Brad Gingerich

Premises: 24091 Detroit Rd., PP#21406013, Ward 1

Requesting to construct a fence 8' high fence (in the front yard) 15' off of the right-of-way, which abuts a lot zoned for nonresidential purposes (general business zoning to the west). 1211.04(b)(1): fences shall be permitted along the side lot line in the front yard but shall not be constructed within 15' the planned right-of-way line to a height not exceeding 6' when residential properties abut a lot used or zoned for nonresidential purposes; a **2' height variance**.

Docket 2021-26

Applicant: George & Deborah Melnyk

Premises: 26143 Rose Rd., PP#21518021, Ward 2

Requesting to install swimming pool equipment in the rear yard 2' off of the side property line. 1211.04(g)(2)(B): the pool and all mechanical equipment used in conjunction therewith is [to be] located in the rear yard and is not less than 10' from any lot line; **a setback variance for the pool equipment to be 8' from the side lot line**.

IV. MISCELLANEOUS

V. APPROVAL OF MINUTES – May 25, 2021