



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING  
**TUESDAY, JULY 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: 07/27/2021

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

Docket 2021-25: Gingerich – ***tabled 6/29/21***

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 2021-27: Steele

25761 Rose Rd., PP#21519027, Ward 2

Requesting to install an attached garage addition 9' off the side property line: 1211.09: the minimum side yard setback is 15', a **6' side yard setback variance**.

Docket 2021-28: Tidwell

30460 Adams Ln., PP#21608067, Ward 6

Requesting to enlarge his existing structure to a total footprint of 3,294 sf on a lot which is 15,078 sf; 1211.09: percent of lot coverage on a single family lot shall be a maximum of 20%, a **variance of 278 total sf on this lot (or 1.8%)**. Also requesting to install a second attached garage area where the garage areas when combined will equal 1,222 sf; 1211.04(a)(2): on lots of single family uses, garages shall be limited to one area and on lots less than or equal to 20,000 sf, the maximum garage space shall be 800 sf., a **variance for a second garage area** and a **variance for 422 sf of area**.

Docket 2021-29: Mueller

31350 Detroit Rd., PP#21107006, Ward 5

Requesting to install a 1,152 sf detached garage 19'-11" in height; 1211.04(a)(2): on single family lots private garages shall be limited to one garage area of 1,000 sf on lots sized more than 20,000 but less than 40,000 sf and shall not exceed 15' in height, a **variance of 152 sf in area** and a **4' -11" height variance**.

Docket 2021-30: Doty

1746 Dover Center Rd., PP#21224002, Ward 3

Requesting to construct an 8' high fence to enclose a garden in his rear yard; 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, a 2' height variance.

Docket 2021-31: Palmieri

2979 Forest Lake Dr., PP#21604003, Ward 6

Requesting to construct a 5' tall ornamental fence in the side yard 10' 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 15' setback variance.

Docket 2021-32: Webster

3871 Bradley Rd., PP#21709003, Ward 6

Requesting to construct a single family dwelling with two garage areas; 1211.04(a)(2): on lots of single family uses private garages shall be limited to one garage area; a variance for two garage areas.

#### **IV. MISCELLANEOUS**

#### **V. APPROVAL OF MINUTES – June 29, 2021**