



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING  
**TUESDAY, AUGUST 31, 2021 – 7:30 P.M.**  
WESTLAKE CITY HALL COUNCIL CHAMBERS

**Amended agenda**

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: 08/31/2021

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

Docket: Tidwell 2021-28 – **tabled 7/27/21**  
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: Christopher Miller 2021-33  
4060 Porter Rd., PP#21729003, Ward 4

Requesting a variance for a 17'8" tall 431 sf utility building 32" off his side property line, which was installed by the applicant. 1211.04(k) & 1211.20: a utility building shall be permitted in a rear yard provided that the maximum building size on lots less than 20,000 sf is 120 sf with a maximum height of 11', shall be located a minimum of 10' from the side property lines; **a 311 sf area variance**; **a 6'-8" height variance**; and **a 1'-4" side yard setback variance (total setback variance of 7'4" as 6' was previously approved)**. *Note: this project is completed except for some shingles and a permit application has been submitted retroactively by the applicant. See violation letter and Docket 2016-09 where a previously requested 140 sf shed request was denied (20 sf variance denied) and a request to locate the shed 4' off the property line was approved (6' side yard setback approved).*

Docket: Brad Gingerich 2021-34  
24091 Detroit Rd., PP#21406063, Ward 1

Requesting to construct a 220 sf utility building (green house) in his front yard. 1211.04(k) & 1211.20: a 400 sf utility building shall be permitted in a rear yard provided that on lots 80,000 sf and larger; a **variance to locate this structure in the front yard**.

- IV. MISCELLANEOUS**
- V. APPROVAL OF MINUTES – July 27, 2021**