



WESTLAKE BOARD OF BUILDING APPEALS AGENDA
THURSDAY, MARCH 5, 2020 – 5:45 P.M.
WESTLAKE CITY HALL COUNCIL CHAMBERS
27700 HILLIARD BOULEVARD

APPLICANT AND/OR AGENT MUST BE PRESENT & PREPARED TO PRESENT PLANS TO THE BOARD OF ZONING APPEALS

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

Docket 2020-01

Applicant: Welcome House

Premises: 26082 Hilliard Blvd., PP#213-19-033, Ward 1

Applicant appeals decision of the Director of Inspections regarding: Westlake Codified Ordinance §1303.06 which prohibits the use of type 5 construction. Although the existing structure is currently considered a residence, the current use of the structure is R-3 and the proposal is to add a sixth resident which would make this use an R-4. This is considered a change of use, which is permitted by the state code, but not permitted by the City of Westlake's local ordinances without a variance. WCO §1303.06 prohibits the use of type 5 construction for any commercial use other than newly constructed single story office building. **A variance to allow type 5 construction for a change of use from an R-3 to an R-4 use group.**

- V. MISCELLANEOUS
- VI. APPROVAL OF MINUTES – September 11, 2019