



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, MARCH 29, 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: 03/29/2022

I. ROLL CALL
II. SELECTED CORRESPONDENCE
III. DOCKETS

Docket: William Campana 2022-04
31200 Hilliard Blvd., PP#21701001

Requesting to construct an 18’ tall detached garage. 1211.04(2): A detached private garage shall not exceed 15’ in height from the average grade line to the peak of the gable; **a 3’ height variance.**

Docket: Barb Gallucci 2022-05
802 Dover Center Rd., PP#21204013

Requesting to construct a 4’ tall ornamental fence in the side yard of this corner lot, 2’ from the planned right-of-way line. 1211.04(b)(3): fences, walls or hedges may be permitted along the side or rear lot lines except that on a corner lot, no fence shall be located within 25’ from the planned right-of way line; **a 23’ setback variance.**

Docket: Paul and Sandra Daher 2022-06
30420 Hilliard Ct., PP#21608075

Requesting to construct two structures for a combined total of 1,608 sf of outdoor structures, a 168 sf gazebo and a 1,440 sf pavilion with 410 sf of this pavilion to be enclosed and used for storage purposes. 1211.04(O): outdoor structures shall be located in the rear yard and on lots from 20,000 to under 40,000 sf of the total maximum unenclosed structure is 300 sf, **a 1,308 sf area variance.** 1211.04(O): freestanding open air structures, roofed or unroofed for non-storage purposes shall be permitted, **a variance for enclosing an open air structure and using it for storage purposes.**

Docket: Robert McConville 2022-07
1230 Rue St. George, PP#21404097

Requesting to install an attached pavilion addition 22’ off the rear property line. 1211.09: the minimum rear yard setback is 30’, **an 8’ setback variance.**

Docket: Gina and Cip Beredo 2022-08
27830 Sonoma Court, PP21225027

Requesting to construct a swimming pool and equipment in the side yard of the property. 1211.04(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 and pool equipment from the rear to the side yard.**

IV. MISCELLANEOUS
V. APPROVAL OF MINUTES – February 22, 2022