



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, AUGUST 29, 2023 – 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://onbase.cityofwestlake.org/PublicAccess/index.html> and then select the search type of "BZA – Web Access." Under "Meeting Date" type: 08/29/2023

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

Todd Bruehler 2023-19

1399 Bradley, PP#21117010, Ward 3

Requesting to construct a second garage area for an 800 sf attached garage, while having an existing +- 836 sf detached garage for a combined total of 1,636 ft (*requesting to maintain the existing garage on this property while the new garage is being built*). 1211.04(a)(2): on lots of single family uses private garages may be attached or detached, but not both, and shall be limited to one garage area of 1,200 sf on lots sized 40,000 sf or more; a **variance for a second garage area (on a temporary basis)** and a **variance for 436 sf in total garage area (on a temporary basis)**.

Ravil Lamidze 2023-20

28410 Southbridge Circle, PP#21619029, Ward 3

Requesting to construct a 176 sf utility building. 1211.04(k): a utility building shall be permitted in a rear yard provided that the maximum building size on lots 20,000 to 40,000 sf is 150 sf in area; a **26 sf area variance**.

Zach Yetmar 2023-21

1047 Richmar, PP#21210028, Ward 3

Requesting to install a fence in the side yard of this corner lot 1' from the planned right-of-way line. §1211.04(b)(3): Fences 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 **side yard setback variance of 24'**.

Katinka Domotorffy and Benjamin Sprenger 2023-22

29285 Hampshire Place, PP#21612074, Ward 6

Requesting to install a recreational sports court on a lot which is not 2 acres in size and is 20'8" off the south (rear) line; 5'4" off the west (side) line; and 5'10" off the east (side) lot line. §1211.03(o): recreational Courts on estate size parcels only. Estate size parcels as defined in

1211.33 are a minimum lot area of two acres (87,120 sf) and §1211.33(b)(3) and §1211.20 which requires 50' rear and side yard setbacks. A **variance for a recreational court on a lot that is 23,696 sf, which is not an estate sized lot; a setback variance of 29'4" off the south (rear) property line; a setback variance of 44'-8" off the west (side) property line; and a setback variance 44'2" variance off the east (side) property line.**

Sarah Masterson 2023-23

4047 Brewster Dr., PP#21621038, Ward 4

Requesting to install a fence in the side yard of this corner lot 16' from the planned right-of-way line. §1211.04(b)(3): Fences 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 **side yard setback variance of 9'.**

IV. MISCELLANEOUS

V. APPROVAL OF MINUTES - July 25, 2023