



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING  
**TUESDAY, SEPTEMBER 27, 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: 09/27/2022

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

Docket: Glenmoira Inc. 2022-29

1016 Cahoon Rd., PP#21208007, Ward 3

Applicant appeals the decision of the Director of Inspections regarding: §1303.06 which prohibits the use of type 5 (wood) construction for the proposed use. The existing structure is an existing single-family residence and the proposed project (remodeling and addition) will cause a change of use to an R-3 use. *The board will only address the variance request for type 5 construction as the use is permitted.*

Docket: Jacob and Kelly Bowman 2022-30

24680 Hilliard Blvd., PP#21325027, Ward 1

Requesting to install a 5’ tall wood fence in the side yard of a corner lot 10’ from the planned right-of-way line. 1211.04(b)(3): fences may be permitted along the side lot lines except on a corner lot, no fence shall be located within 25’ from the planned right-of way line; **a 15’ setback variance.**

Docket: Bernie Garrah 2022-31

2968 Waterfall Way, PP#21604061, Ward 6

Requesting to install a pool 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 variance to allow a pool in the side yard.**

Docket: David and Lasonya Hawkins, 2022-32

22990 Westwood Rd., PP#21431007, Ward 1

Requesting to install a 5’ high fence in the front yard. 1211.04(b)(1): Ornamental fences shall be permitted in the front yard to a height of not more than 2.5’ above the average finished grade; **a 2.5’ height variance.**

Docket: Greg Rufus 2022-33

Hilliard Blvd., PP21625008, Ward 6

Requesting to construct a single-family home with two garage areas totaling 1,998 sf. 1211.04(a)(2): on single family lots private garages shall be limited to one garage area, and on lots sized 40,000 sf or more the area is limited to 1,200 sf; **a variance to allow two garage areas,** and a **798 sf area variance.**

**IV. MISCELLANEOUS**  
**V. APPROVAL OF MINUTES – August 30, 2022**