



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, OCTOBER 25, 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: 10/25/2022

I. ROLL CALL

II. SELECTED CORRESPONDENCE

III. DOCKETS

Docket Nick and Kara Gobora 2022-34

23289 Fox Run, PP#21429045, Ward 1

Requesting to install an attached garage with two garage areas for a sum total of 1,000 sf.

1211.04(a)(2): private garages may be attached or detached, but not both and limited to one garage area; **a variance for a two garage areas.**

Docket: Marylynn Galloway 2022-35

24204 Hedgewood Ave., PP#21412007, Ward 1

Requesting to construct a deck 4'- 10" off the side property line (considering a 3' allowed projection, the required side yard setback for this installation is 12'). 1211.22(b)(2): (*deck*) shall be allowed to project a minimum of 3' into a required side yard setback; **a 7'- 2" side yard setback variance.** *Note: There is a previously constructed deck on this property which was installed without permit approvals or inspections.*

Docket: Jennifer Sullivan 2022-36

23553 Hilliard Blvd., PP#21426054, Ward 1

Requesting a building permit to construct an addition to a detached garage 19'-9" tall (to match existing) with a total area of 946 sf. 12' off the main building. 1211.04(a)(2): on lots 20,000 sf or less the maximum garage area is 800 sf. and a detached private garage shall not exceed 15' in height from the average grade line to the peak of the gable; **an area variance of 146 sf** and a **4'-9" height variance.** 1211.20: detached garages shall be constructed 20' from the main building; **an 8' setback variance.**

Docket: Network Property Investments Inc. 2022-37

2276 Stone's Throw, PP#21527060, Ward 2

Requesting to install a 1,344 sf pavilion on a 25,786 sf lot. 1211.04(O): Outdoor structures shall be located in the rear yard and on lots from 20,000 to under 40,000 sf the total maximum unenclosed structure is 300 sf; **a 1,044 sf area variance.**

IV. MISCELLANEOUS

V. APPROVAL OF MINUTES – September 27, 2022