



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, JANUARY 26, 2021 – 7:30 P.M.
WESTLAKE CITY HALL COUNCIL CHAMBERS

Due to COVID-19 social distancing protocols will be followed. **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: 01/26/2021

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

Docket 2020-32 – *Tabled 11/24/20*

Applicant: Mr. and Mrs. Ward Collins

Premises: 29162 Schwartz Rd., PP#216-12-020, Ward 6

Requesting to install a second 120 sf utility building 6’6” off the rear property line at variance with 1211.04 (k) & 1211.20: a utility building shall be permitted in a rear yard provided that the maximum building size on lots less than 20,000 sf is 120 sf in area located a minimum of 10’ from the rear property line and utility sheds shall not have doorways facing the nearest adjacent side and rear lot lines; a **variance to allow doorways facing the nearest adjacent side yard**, a **variance for a second 120 sf utility building** & a **3’6” rear yard setback variance**.

Docket 2020-33 – *Tabled 11/24/20*

Applicant: Seif Tajour

Premises: 2365 Pebblebrook Ln., PP#214-29-024, Ward 1

Requesting to install a 24” high raised patio 5’ off the side property line and 8’ off the rear yard line, 1211.09: minimum yard dimensions are 15’ (of a side yard) and 30’ (of a rear yard), a **10’ side yard setback variance** & a **22’ rear yard setback variance**.

Docket 2021-01

Applicant: Dominic and Andrea Vullo

Premises: 851 Bradley Road, PP#211-13-003, Ward 3

Requesting to install a 4,500 sf detached garage 16’ in height, and located in their front yard at a residence located in an Exclusive Industrial. 1218.02(e) and 1211.04(a)(2): on lots of single family uses private garages shall be limited to one garage area of 1,200 sf on lots sized 40,000 sf or more. No garage shall exceed 1,200 sf and a detached private garage shall be located in the rear yard and shall not exceed 15’ in height; a **variance of 3,300 sf for the area; 1’ for height** & a location **variance for it to be located in the front yard**.

Docket 2021-02

Applicant: Ashok & Binita Makadia

Premises: 31384 West Essig Lane, PP#211-07-043, Ward 5

Requesting to install a 4,524 sf single-family home on a 20,125.67 sf lot, which will result in 22.5% lot coverage. 1211.09: maximum percent lot coverage by a main building is 20%. This will require a **variance of 2.5% for lot coverage**. Additionally, requesting to construct a 1,138 sf attached garage. 1211.04(a)(2): on lots of single family uses private garages shall be limited to one garage area of 1,000 sf, on lots sized more than 20,000 but less than 40,000 sf.; an **area variance of 138 sf**.

Docket 2021-03

Applicant: Jonathan and Carolyn Sue Onk

Premises: 1448 Cobblestone Way, PP#213-18-072, Ward 1

Requesting to install an addition 8'3.5" off the side property line, with a sum total of the two side yards on this lot being 25'2.5". 1211.08(e) & 1211.09: the width of either side yard of a lot shall be not less than 15', the total width of both side yards of a lot shall be not less than 30'; a **6'8.5" side yard setback variance**; & a **4'9.5" variance for the sum total of side yards on this property**.

Docket 2021-04

Applicant: Robert and Amy Fedor

Premises: 2400 Winged Foot Dr., PP#214-30-072, Ward 1

Requesting to install the landing and steps of a deck 7'-1" off the side property line. 1211.22(b)(2) which states: landings and steps not extending above the first floor level of a building shall be allowed to project a minimum of 3' into a required side yard setback. Considering a 3' allowed projection, the required side yard setback for this installation is 12'; a **4'-11" side yard setback variance**.

- V. MISCELLANEOUS
- VI. APPROVAL OF MINUTES – BZA minutes of November 24, 2020