



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, APRIL 26, 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: 04/26/2022

I. ROLL CALL
II. SELECTED CORRESPONDENCE
III. DOCKETS

Docket: Ryan and Erin Myer 2022-09

29960 Sequoia Trail, PP#21724021, Ward 6

Requesting to install an addition 12’6” off the side property line, and 25’ off the adjacent dwelling next door, with the sum total of the two side yards on this lot being 27’6”. §1211.08(e): the width of either side yard of a lot shall be not less than 15’ as set forth in §1211.09; and the total width of both side yards of a lot and the width of two adjoining side yards on adjoining lots shall be not less 30’ as set forth in §1211.09; a 2’ 6” side yard setback variance, a 5’ setback for the adjacent side yards between dwellings; and a 2’ 6” setback for the sum total of side yards on this property.

Docket: Richard and Laura Toner 2022-10

1837 Reeds Court Trail, PP#21218058, Ward 5

Requesting to install a detached recreational fireplace 27’ off the rear property line. §1211.04(n)(2): outdoor recreational fireplaces that are detached from a residence shall be located no closer than 30’ to any rear property line; a 3’ setback variance. The fireplace measures 4’4” above the height of 5’. §1211.04(n)(2): neither shall such structures exceed 3’ in width or depth for any portion of the structure above the height of 5’; a 1’4” width variance for the height above 5’.

Docket: Elias Karsheh 2022-11

1464 Fitzroy, PP#21321042, Ward 1

Requesting to install a 325 sf pool house (pavilion) 7’ off the side property line. §1211.04(O): outdoor structures shall be located in the rear yard and on lots under 20,000 sf the total maximum unenclosed structure is 200 sf; a 125 sf variance and §1211.04(g)(4): on lots under 20,000 sf the minimum setback from the side line shall be 10’ a 3’ side yard setback variance.

Docket: Mark and Katharine Delorean 2022-12

22985 Detroit Rd., PP21425009, Ward 1

Requesting to construct a 389 sf garage addition 15’ off the east side property line, resulting in a total of 1,667 sf of garage area. §1211.33(a): an estate lot shall have a 25’ minimum side yard setback and 50’ sum total of side yards, garage area shall not exceed 1,400 sf; a 10’ side yard setback variance and a 267 sf area variance. The existing dwelling is 27’10” off the west property line so the sum total of the side yards will be 42’10”; a 7’2” variance for the sum total of side yards.

Docket: Zachary Smith 2022-13

27656 Bryandale Dr., PP#21208026, Ward 3

Requesting to install a 4’ tall 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 lot line to a height of not more than 6’ above the average finished grade except that on a corner lot, no fence shall be located within 25’ from the planned right-of way line; a 24’ side yard setback variance.

IV. MISCELLANEOUS
V. APPROVAL OF MINUTES – March 29, 2022