The City of Westlake Ohio
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WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, JUNE 30, 2026 – 6:00 P.M.
WESTLAKE CITY HALL COUNCIL CAUCUS ROOM

Doors open at 5:45 pm
To review applicant case materials, please use the hyperlink below

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

Tom Engels 2026-17
31050 Lands End Ln., PP#21111043, Ward 6
Appealing the decision of the Director of Inspections to install a generator 6' off the front building line. §1211.20(e): Central air conditioner, heat pump, etc. may be located in the side yard of a lot providing such units shall be no closer than 20' from the front building line; a ***14' setback variance from the front building line***.

Marc Guay 2026-18
2335 Carousel Ct., PP#21228074, Ward 4
Appealing the decision of the Director of Inspections to install a17'- 6" tall fireplace. §1211.04(n)(2): No outdoor recreational fireplaces that is detached from the residence shall exceed 12' in height; a ***height variance for 5'- 6"***.

Sanjay & Kristy Beach 2026-19
2989 Riviera Ln, PP#21106066, Ward 3
Appealing the decision of the Director of Inspections to construct a 400 sf pavilion, 15'- 5" tall on a 20,020 sf lot. §1211.04(O): Outdoor structures shall be located in the rear yard and on lots under 20,000 to 40,000 sf the total maximum unenclosed structure is 300 sf, with a maximum height of 15'; a ***100 sf area variance***, and a ***5" height variance***. Additionally, requesting to install a fireplace 28'- 10" off the rear property line and 18'- 4 ½" tall. §1211.04(n)(2): No outdoor recreational fireplaces that are detached from a residence shall be located no closer than 20' to any side or 30' to any rear property line of a lot, no Outdoor Recreational Fireplace shall exceed 12' in height; a ***location variance for 1'-2" off the rear property line*** and a ***height variance for 6'- 4 ½"***.

Daniel McNamara 2026-20
1368 West Melrose, PP#21422005, Ward 1
Appealing the decision of the Director of Inspections to construct a 600 sf garage addition while already having an attached 525 sf garage, making the total area 1,125 sf. §1211.04(2): private garages on lots 20,001 to 40,000 sf the maximum garage size shall be 1,000 sf; a ***125 sf of garage area***.

Matthew McLaughlin 2026-21
27563 Hemlock Dr., PP#21504042, Ward 4
Appealing the decision of the Director of Inspections to construct a second 352 sf garage addition

while already having a 572 sf attached garage, for a sum total of 924 sf of garage area. §1211.04(2): private garages on lots of single family uses may be attached or detached, but not both, and shall be limited to one garage area; and on lots 20,000 sf or less the maximum garage size shall be 800 sf; a ***variance is for a second garage area***, and ***a 124 sf of garage area***.

Andrew Pelak 2026-22
2945 Dover Center Rd., PP#21510018, Ward 4
Appealing the decision of the Director of Inspections to install a 480 sf utility building (15'tall). §1211.04(k): a utility building shall be permitted in a rear yard provided that the maximum building size on lots 60,000 to 80,000 sf is 300 sf in area with a maximum height of 15'; a ***180 sf area variance.*** *Note: In 1960 this property received a building permit for a 20' x 24' x 11' tall storage building (480 sq. ft.). This request is a replacement for this building which was damaged by a tree.*

IV. MISCELLANEOUS

V. APPROVAL OF MINUTES – May 26, 2026