The City of Westlake Ohio
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WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, JULY 28, 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

Sanjay & Kristy Beach 2026-19, *tabled 6/30/26*
2989 Riviera Ln, PP#21606066, Ward 6
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"***.

Matthew McLaughlin 2026-21, *tabled 6/30/26*
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***.

Matthew Browne 2026-23
26045 Rose Rd., PP#21518038, Ward 2
Appealing the decision of the Director of Engineering to install a driveway that extends 46' in length at 28' wide. §1221.11(a)(3)(B)(b): The location of parking areas shall typically be in front of and not wider than the garage for the residence with the maximum width of the driveway limited to 20' when not within 25' of the garage; a ***variance of 21'***. §1221.11(b)(1)(detail C): The Illustrative Driveway / Parking Lots details indicate driveway extensions need to start 20' from the sidewalk. This driveway starts at the sidewalk, a ***variance of 20'***.

Jack and Josie Hyland 2026-24
1355 Prince Charles, PP#21404117, Ward 1
Appealing the decision of the Director of Inspections to construct a porch with the front steps 41'-6" off the front right of way and the roof of this porch 43'-6" off the front right of way. §1211.22: Entrance features (steps) may encroach 5' into the front yard setback (45') and unenclosed shelters (open roofed porch) may encroach 4' into the front yard setback (46'); This will require ***a 3'-6" front***

yard setback variance for the steps and a ***2'-6" front yard setback variance for the porch***.

Judy Welker 2026-25
25715 Woodpath Trail, PP#21517031, Ward 2
Appealing the decision of the Director of Inspections to install a generator 8'-6" off the side property 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, 10' from the side lot line and is not visible from the street on which the lot fronts; a ***1'-6" side yard setback variance***.

Chris Keller 2026-26
4380 Palomar, PP#21726022, Ward 4
Appealing the decision of the Director of Inspections to install the pool equipment 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 for the pool equipment to be in the side yard***.

Beth Meek 2026-27
1693 Canterbury Rd., PP#21319007, Ward 1
Appealing the decision of the Director of Inspections to install this generator 5'-4" off the side property 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, 10' from the side lot line and is not visible from the street on which the lot fronts; a ***4'-8" side yard setback variance***.

Leo Agozzino 2026-28
24404 Hilliard Blvd., PP#21405006, Ward 1
Appealing the decision of the Director of Inspections to construct a new home 25'- 2" off the dwelling next door. §1211.08(e): 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 than the total width set forth in Section 1211.09 (30'); a ***variance of 4'-10" for the adjacent side yards between dwellings***.

IV. MISCELLANEOUS

V. APPROVAL OF MINUTES – June 30, 2026