



## NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS  
ON  
MARCH 11, 2021

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A **VIRTUAL** PUBLIC HEARING VIA **ZOOM** (See meeting Agenda for meeting access details) ON THURSDAY, FEBRUARY 11, 2021 AT 6:00 P.M. FOR A VARIANCE TO CONSTRUCT A 2-STORY GARAGE ADDITION WITH A 53' FRONT SETBACK (ON LAKE RD.) VS. 60' FRONT SETBACK REQUIRED (Section 1153.07(a)); A VARIANCE TO CONSTRUCT A 2-STORY GARAGE ADDITION WITH A 7.2' SIDE YARD SETBACK VS. 8' SIDE YARD SETBACK REQUIRED (Section 1153.07(f)(1)A.; AND A VARIANCE TO LOCATE AN AIR CONDITIONER CONDENSER LESS THAN 10' FROM THE SIDE PROPERTY LINE V. 10' SIDE YARD SETBACK REQUIRED (Section 1153.15(k)) FOR BREESE AND MAGGIE WATSON, 21416 LAKE RD.

BEFORE REACHING A DECISION, THE BOARD WILL GIVE THOSE IN ATTENDANCE AN OPPORTUNITY TO BE HEARD.

PLANS SHOWING THE PROPOSED LOCATION ARE ON FILE IN THE BUILDING DIVISION OFFICE AND ARE AVAILABLE VIA E-MAIL OR FOR PICK-UP BY APPOINTMENT AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT [kstraub@rrcity.com](mailto:kstraub@rrcity.com) OR BY CALLING 440-331-0600 EXT. 2037.

**AGENDA**  
**BOARD OF ZONING AND BUILDING APPEALS**  
**MARCH 11, 2021**  
**THURSDAY AT 6:00 PM – VIA ZOOM**

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To Join Zoom Meeting  
YOU MUST REGISTER FOR A FREE ZOOM ACCOUNT  
IN ORDER TO JOIN THIS MEETING at: <https://zoom.us/signup>

For audio and video participation you must have a device  
(desktop, tablet or smartphone) with audio and video capabilities  
Board of Zoning and Building Appeals Meeting information:

**Meeting ID: 944 2633 2532**  
**Meeting Passcode: 8svU%\$SU**

- - or - -

Join by phone (for audio access only)  
Long distance charges may apply  
(301)715-8592 or (312)626-6799

**Meeting ID: 944 2633 2532**  
**Join By Phone Passcode: 71665000**

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**1. BREESE AND MAGGIE WATSON**  
21416 Lake Rd.

**PUBLIC HEARING**

Variance: To construct a 2-story garage addition with a 53' front (on Lake Rd.) vs. 60' front setback required.  
Section: 1153.07(a)

Variance: To construct a 2-story garage addition with a 7.2' side yard setback vs. 8' side yard setback required.  
Section: 1153.07(f)(1)A.

Variance: To locate an air conditioner condenser less than 10' from the side property line vs. 10' side yard setback required.  
Section: 1153.15(k)

**2. BRENT & KATHLEEN CHARNIGO**  
357 Kensington Rd.

**PUBLIC HEARING**

Variance: To construct an addition with a 4' – 8" side yard setback vs. 5.625' side yard setback required  
Section: 1153.07(f)(1)A.

**3. ERIN & GARY CINTRON**  
1932 Wynwood Dr.

**PUBLIC HEARING**

Variance: To construct a garage addition with a 5' – 3" side yard setback vs. 8' side yard setback required  
Section: 1153.07(f)(1)A.

4. **TIM & KATHRYN STANTON**  
1160 Wagar Rd.

**PUBLIC HEARING**

Variance: To construct a detached garage with a 2' side yard setback vs. 5' side yard setback required

Section: 1153.09(b)