

**MEETING AGENDA  
BOARD OF ZONING AND BUILDING APPEALS  
CITY OF ROCKY RIVER  
THURSDAY, DECEMBER 14, 2023  
AT 7:00 PM  
IN COUNCIL CHAMBERS – ROCKY RIVER CITY HALL**

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1. **JOHN AND MEGAN ZARLENGA**  
20511 Morewood Pkwy.

**PUBLIC HEARING**

Variance: To locate a second air conditioner condenser in the side yard 4' – 4" from the side property line vs. 10' side setback required.

Section: 1153.15(k)(1)

2. **JUDIT SZUCS**  
3330 Fairhill Dr.

**PUBLIC HEARING**

Variance: To retain a 6' tall privacy fence in the rear yard vs. Only fences that are 25% transparent regardless of the angle at which the transparency is viewed are permitted in the rear yard. Any portion over 5' in height must be 50% transparent when viewed perpendicular to the fence .

Section: 1153.15(j)(3)

3. **MATTHEW PHILLIPS**  
21530 Lake Rd.

**PUBLIC HEARING**

Variance: To retain a circular driveway with a width of 22' at the circular portion vs. 12' maximum width permitted for circular driveways.

Section: 1153.15(l)(D)(3)