



21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

NOTICE OF PUBLIC HEARING

**BOARD OF ZONING AND BUILDING APPEALS
ON
MARCH 9, 2023**

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, MARCH 9, 2023 AT 7:00 PM FOR A VARIANCE TO CONSTRUCT A 2-STORY ADDITION WITH A 4' – 7 ¼" SIDE YARD SETBACK VS. 6.25' SIDE YARD SETBACK REQUIRED FOR JANE AIELLO, 20019 RIVERWOOD AVE.

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 FOR REVIEW VIA E-MAIL OR IN-PERSON AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT kstraub@rrcity.com OR BY CALLING 440-331-0600 EXT. 2037.

Notices sent to:

See attached list

FRAZEE, TIMOTHY K & FRAZEE,
ERIN E
20020 LAUREL AVE
ROCKY RIVER, OH 44116

WROBBEL, LISA
19948 LAUREL AVE
ROCKY RIVER, OH 44116

KISKA, PAUL & ANGELA M.
19947 RIVERWOOD AVE
ROCKY RIVER, OH 44116

GERI L. & AARON C. BRUNHAM
2724 COUNTRY CLUB BLVD
ROCKY RIVER, OH 44116

ROCKY RIVER BOARD OF
EDUCATION
21600 CENTER RIDGE R
ROCKY RIVER, OH 44116-3918

FOLEY, JOSEPH A & MC NULTY,
MAUREEN O
20042 LAUREL AVE
ROCKY RIVER, OH 44116

ROCKY RIVER UNITED
METHODIST CHURCH
19414 DETROIT RD
ROCKY RIVER OH, 44116

RIEMENSCHNEIDER, BROCK T.
1939 LAKEVIEW RD
ROCKY RIVER, OH 44116

MALLIN, STEPHEN J. & AIELLO,
JANE L.
20019 RIVERWOOD AVE
ROCKY RIVER, OH 44116

MARY ELLEN UMERLEY
20041 RIVERWOOD AVE
ROCKY RIVER, OH 44116-2746

JANIS, PETER JAMES &
JENNIFER A.
1909 LAKEVIEW AVE
ROCKY RIVER, OH 44116

WISSEL, JOHN A. & HELGA
1891 LAKEVIEW RD
ROCKY RIVER, OH 44116

MARK M. EMERY
4200 WESTBROOK DR
CLEVELAND, OH 44144

JACKSON, JEREMY C. AND
YANOSHIK-WING, COLIN EMMA
19966 LAUREL AVE
ROCKY RIVER, OH 44116

NEEDHAM, JOHN T. & LYNDSEY .
19965 RIVERWOOD AVE
ROCKY RIVER, OH 44116

- B. The width of the side yard on the side street, as defined herein, shall be not less than one-half ($\frac{1}{2}$) of the depth of the front yard required for the adjoining lot which abuts on a side street, unless shown otherwise on the Setback Map.
- C. Accessory buildings in a rear yard shall be located not less than twenty-five (25) feet (.76 m) from the side street line, but in no case less than required for the main building, and not less than ten (10) feet (3.05 m) from the rear lot line.

(2) Interior Side Setback. The width of a side setback along the interior side lot line shall not be less than the minimum side setback as set forth in Schedule 1153.07.

(f) Schedule 1153.07 Minimum Setback Requirements:

Schedule 1153.07 Minimum Setback Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Side Setback ^(a)		
A. Minimum of any one side	8 feet	8 feet
B. Total side setback	16 feet	16 feet
(2) Rear Setback ^(b)	25 ft.	25 ft.

^(a) For lots of less than sixty (60) feet in width, each side setback shall be not less than one-eighth (1/8) of the width of the lot, but not less than five (5) feet, whichever is greater.

^(b) The required rear setback, when the parcel is adjacent to Lake Erie, shall be determined by averaging the rear setbacks of the nearest dwellings on either side of the lot, but shall not be less than 25 feet. For the purposes of this Section only, the "property line" along Lake Erie shall be the point where the natural shoreline intersects the ordinary high water elevation as determined by the Ohio Department of Natural Resources, Division of Geological Survey.