



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 LOCATE AN 8' TALL "DEER FENCE" IN THE REAR YARD VS. FENCES IN THE REAR YARD SHALL NOT EXCEED 6' IN HEIGHT (Section 1153.15(j)(3)) FOR RUTH AND THOMAS STAFFORD, 20860 AVALON DR.

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

CONWAY, JEANNE M
20762 BEACH CLIFF BLVD
ROCKY RIVER, OH 44116

VAUGHAN, GARETH D. &
CARRIE K.
20791 AVALON DR
ROCKY RIVER, OH 44116

KEMPTON, DAVID D. &
MEREDITH F.
20891 AVALON DR
ROCKY RIVER, OH 44116

JOANNE H MORSCHER
TRUSTEE
20771 BEACH CLIFF BLVD
ROCKY RIVER, OH 44116

DAUGSTRUP, BARBARA L.
(TRUSTEE)
20756 BEACH CLIFF BLVD
ROCKY RIVER, OH 44116

SUMMERS, WILLIAMS B. JR.,
20749 BEACH CLIFF BLVD
ROCKY RIVER, OH 44116

NAEEM, TARIQ
4910 TIEDEMAN RD
BROOKLYN, OH 44144

SANDERS, BRENT L. &
ELIZABETH KRUEGER
20781 BEACHCLIFF BLVD
ROCKY RIVER, OH 44116

TIMOTHY & GRETCHEN BURT
20821 AVALON DR
ROCKY RIVER, OH 44116-1301

GORDON, LOUISE JULIANA
20910 AVALON DR
ROCKY RIVER, OH 44116

BRANDT, DONALD MCGREGOR
JR. TRUSTEE
20880 AVALON DR
ROCKY RIVER, OH 44116

O'TOOLE, TIMOTHY J. &
THERESE A.
20772 BEACH CLIFF BLVD
ROCKY RIVER, OH 44116

MICHAEL & K JOYCE
20874 AVALON DR
ROCKY RIVER, OH 44116-1302

DARR, KHALID B. TRS
20900 AVALON DR
ROCKY RIVER, OH 44116

DAUGSTRUP, BARBARA L.
(TRUSTEE)
20756 BEACH CLIFF BLVD
ROCKY RIVER, OH 44116

RUTH STAFFORD TRUSTEE
20860 AVALON DR
ROCKY RIVER, OH 44116

RIVEIRO, CARLOS EDUARDO
AND RIVEIRO, DORCAS O.
20780 BEACH CLIFF BLVD
ROCKY RIVER, OH 44116

LOWRY, JOSEPH M.
20841 AVALON DR
ROCKY RIVER, OH 44116

JOSEPH & C CAROZZONI
20797 BEACH CLIFF BL
ROCKY RIVER, OH 44116-1322

WALKER, ROBERT M. &
KIMBERLY A. CARPENTER
20873 AVALON DR
ROCKY RIVER, OH 44116

DEBORAH J ANDREWS
20911 AVALON DR
ROCKYRIVER OH, 44116

DAUGSTRUP, BARBARA L.
(TRUSTEE)
20756 BEACH CLIFF BLVD
ROCKY RIVER, OH 44116

WARD, GREGORY W & MOLLY D
20783 AVALON DR
ROCKY RIVER, OH 44116

SCALABRINO JR., DANIELM. AND
SCALABRINO, ANNE M.
20863 AVALON DR
ROCKY RIVER, OH 44116

- (4) A pool constructed of masonry type material shall be located and installed to conform to the natural grade as determined by the Building Division. No portion of the pool itself shall be higher than one (1) foot above such grade. All other pools, regardless of construction material, may not exceed five (5) feet above grade level.
- (5) Every pool shall have a drainage device so that it can and will be drained into the City storm sewer.
- (6) Whenever light is used to illuminate such pool, such lights shall be installed and shielded in such a manner as to direct light onto the pool only, and not to reflect light onto any abutting residential property. All wiring and electrical fixtures, accessories and appliances shall be installed under the National Electrical Code.
- (7) The swimming pool shall comply with the locational and coverage requirements set forth in this Chapter.

(i) Boat House. Boat houses are permitted accessory structures, in compliance with the following:

- (1) No part of the structure shall be higher than the average grade of the front yard or have a maximum height of fifteen (15) feet, whichever is lower;
- (2) Such boat house shall not exceed 250 square feet of gross floor/water area, and shall be located adjacent to Lake Erie or the Rocky River.

(j) Fences, Walls, and Planting Screens. Fences shall comply with Schedule 1153.15 and shall be constructed, located, and maintained in conformance with the standards set forth below:

- (1) Front Yard Fences. In the front yard of interior and corner lots, fences shall have a maximum height of thirty-six (36) inches. Only ornamental fences shall be permitted in the front yard, and the maximum length of any fence segment shall be thirty feet or the width of the front elevation of the house, whichever is less. Such fence segments shall be located no more than twelve (12) feet in front of the dwelling, and this distance shall be measured from the furthest projecting element on the front plane of the dwelling. A Zoning Certificate shall be required for a fence in the front yard, and such Certificate shall be approved by the Zoning Administrator. The Zoning Administrator may refer the application to the Architectural Review Board when, in his/her opinion, the appropriateness of the proposed fence should be judged by the Architectural Review Board.
- (2) Side Yard Fences. In the side yard, the maximum fence height shall be five (5) feet, except for chain link fences which shall not exceed four (4) feet in height. Ornamental, board on board, and picket fences are the only types of fences permitted in the side yard, except synthetic covered chain link fences are permitted to abut existing chain link fences, and except as provided for in sub-section 1153.15(j)(7) below.
- (3) Rear Yard Fences. Fences in the rear yard shall not exceed six (6) feet in height, except chain link fences which shall not exceed four (4) feet in height. Ornamental, board on board, picket fences, synthetic covered chain link fences, or similar fences that are twenty-five percent (25%) transparent regardless of the angle at which the transparency is viewed are the only types of fences permitted in the rear yard, except as provided for in sub-section 1153.15(j)(7) below. However, any portion of the fence over five (5) feet in height shall be constructed of materials that are fifty percent (50%) transparent when viewed perpendicular to the fence. The openings of the fence that provide the transparency shall be evenly spaced throughout the vertical surface.