



NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
MAY 18, 2023

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, MAY 18, 2023 AT 7:00 PM FOR A VARIANCE TO RETAIN A SECOND STORAGE SHED WITH 162 SQ. FT. vs. 120 MAXIMUM SQ. FT. PERMITTED; AND NO MORE THAN TWO ACCESSORY BUILDINGS, ONLY ONE OF WHICH SHALL BE AN ACCESSORY STORAGE BUILDING, SHALL BE LOCATED ON A SINGLE LOT (Section 1153.15(c)) FOR ABRAHAM ABUJRIES, 21535 HILLIARD BLVD.

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

KHALIFE, FOUAD Y. & RENEE F.
21481 HILLARD BLVD
ROCKY RIVER, OH 44116

WILLIAM & ROSEMARIE DEBRE
21598 HILLIARD BLVD
ROCKY RIVER, OH 44116

RIN, SINIT AND RIN, MEGAN E.
21511 HILLIARD BLVD
ROCKY RIVER, OH 44116-3217

JACQUES, KEVIN T. & MERRILL L.
21516 HILLARD BLVD
ROCKY RIVER, OH 44116

Keith Theodore A
21595 HILLIARD BLVD
Rocky River, OH 44116

ORAVEC OF SUNFLOWER, L.L.C.
21490 SNOWFLOWER DR
ROCKY RIVER, OH 44116

WESCO HOUSING
CORPORATION
802 SHANNON DR
WESTLAKE, OH 44145

RODDA, JOHN
21565 HILLIARD BLVD
ROCKY RIVER, OH 44116

J F & K J MIKULA
21460 SNOWFLOWER DR
ROCKY RIVER, OH 44116

ABU JERIES, EHAB IBRAHIM
AND ABU JRIES, ABRAHAM
21535 HILLIARD BLVD
ROCKY RIVER, OH 44116

LIVA, RAYMOND J
21530 HILLIARD BLVD
ROCKY RIVER, OH 44116

LOUTH, DOROTHY H.
21580 HILLIARD BLVD
ROCKY RIVER, OH 44116

Heritage Circle Condo Assoc.



Cuyahoga County GIS Viewer

30305007

298.24

30305006

119

30305005

47

30305004

103

30305003

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(b) Schedule 1153.15 Permitted Accessory Structures In Front, Side And Rear Yards:

Use	Yard Permitted	Minimum Setback From Lot Line		
		Front	Side	Rear
(1) Detached accessory buildings, including garages	Rear	NP	5 ft.	5 ft.
(2) Driveways	Front, corner side, side, rear	NA	3 ft.	3 ft.
(3) ATTACHED ARCHITECTURAL FEATURES	Rear	See also Section 1153.13		
(4) Fences, walls	Front, corner side, side, rear	0 ft.	0 ft.	0 ft.
(5) Outdoor storage of recreation vehicle/equipment	Rear	See also Section 1153.15(m)		
(6) Private Swimming Pools	Rear	NP	See also Section 1153.15(h)	
(7) Play Structure, Pergola, Gazebo, PATIO FIREPLACE	Rear	NP	See also Section 1153.15(g)	
(8) Boat House	Rear	NP	See also Section 1153.15(i)	

Notes to Schedule 1153.15:

NA Not Applicable.
NP Not Permitted

(c) Accessory Buildings. An accessory storage building shall not exceed one hundred (120) square feet in gross floor area. No more than two (2) accessory buildings, only one (1) of which shall be an accessory storage building, shall be located on a single zoning lot. The maximum, gross floor area of all accessory buildings on a zoning lot, including detached garages, shall not exceed 600 square feet. Accessory building shall not contain habitable spaces.

(d) Detached Garages. Detached garages shall be constructed with a masonry foundation or concrete beam at grade. The exterior materials of such detached garages shall be compatible in color and texture with the principal building. If at the discretion of the Zoning Administrator detached garages are reviewed by the Architectural Review Board, the Architectural Review Board may require landscape plantings along the side and rear property lines due to the proximity of structures on abutting lots.