



21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

### **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 CONSTRUCT A DRIVEWAY WITH A 0' SIDE YARD SETBACK VS. 3' SIDE YARD SETBACK PERMITTED (Section 1187.33(c)) FOR JOE KOIZIM & FAYE RASMUSSEN, 20661 ERIE 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 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](mailto:kstraub@rrcity.com) OR BY CALLING 440-331-0600 EXT. 2037.

Notices sent to:

See attached list

KOIZIM, JOSEPH DANIEL &  
RASMUSSEN, FAYE ANN  
20661 ERIE RD  
ROCKY RIVER, OH. 44116

DICKEY, THOMAS J.  
20681 ERIE RD  
ROCKY RIVER, OH. 44116

TUCCI, JOHN H.  
20621 ERIE RD  
ROCKY RIVER, OH. 44116

HEISLER, ABBEY G. AND  
HEISLER, JEFFREY J.  
20606 MOREWOOD PKWY  
ROCKY RIVER, OH. 44116

MEDVIN, CHRISTA  
20560 MOREWOOD PKWY  
ROCKY RIVER, OH. 44116

DOUGLAS EUGENE D & SHARON  
A  
20728 ERIE RD  
ROCKY RIVER, OH. 44116

HUNT, JAMES T. AND HUNT,  
MARY C.  
20725 ERIE RD  
ROCKY RIVER, OH. 44116

STEFANI, GREGORY L & KAREN  
M  
20639 ERIE RD  
ROCKY RIVER, OH. 44116

GOOD, MILTON BILLINGS  
20638 MOREWOOD PKWY  
ROCKY RIVER, OH. 44116

EGAN, ANNA & EGAN, BRIAN  
20590 MOREWOOD PKWY  
ROCKY RIVER, OH. 44116

MCCARTY, JOHN MARK &  
SHARON L.  
20748 ERIE RD  
ROCKY RIVER, OH. 44116

BOYLAN, MARK AND BOYLAN,  
KATHLEEN  
20640 ERIE RD  
ROCKY RIVER, OH. 44116

EAGENS, MICHAEL C. &  
SHANNON M.  
20703 ERIE RD  
ROCKY RIVER, OH. 44116

LOKIEC, BENJAMIN K & CHRISTA  
J  
20629 ERIE RD  
ROCKY RIVER, OH. 44116

MURMAN, WILLIAM R.  
20622 MOREWOOD PKWY  
ROCKY RIVER, OH. 44116

CLEMENT, ALLISON E. & MARTIN,  
ROSS 20574 MOREWOOD PKWY  
ROCKY RIVER, OH. 44116

LENHART, SALLY C  
20736 ERIE RD  
ROCKY RIVER, OH. 44116

- (c) Parking Setbacks for One and Two-Family Uses. Parking areas, including driveways, for single family detached and two family dwellings shall be located not less than three (3) feet from adjoining property lines.
- (d) Illumination in Parking Areas. Parking areas shall be illuminated whenever necessary to protect the public safety. All lighting shall comply with the regulations in Chapter 1181, General Use Regulations.
- (e) Marking. Any off-street parking area for five (5) or more parking spaces and all waiting/queuing spaces shall indicate the location of each parking or waiting/queuing space, the location of spaces for persons with disabilities, and the location and direction of movement along the aisles and access drives providing access thereto by painting upon the surface, by raised directional signs, or by markers or other similar measures placed in the surface.
- (f) Signs. Signs may be provided only in accordance with Chapter 1193, Sign Regulations.
- (g) Maintenance. All parking areas, waiting/queuing spaces, and loading spaces shall be maintained in a manner to keep it as free as practicable from rubbish, paper and other loose particles, and snow and ice shall be promptly removed by the operator. All adjacent sidewalks shall be kept free from dirt, ice, sleet and snow and in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking and/or loading spaces shall be maintained in a neat and legible condition. Any walls, trees and shrubbery, as well as surfacing of the parking lot, shall be maintained in good condition throughout its use for parking purposes. It shall be the responsibility of the property owner to maintain and repair parking lots and loading areas as may be necessary, in the opinion of the Municipality, so as to provide a continuous, hard, dustless surface in good condition, properly drained, and free of obstructions and nuisances in accordance with the requirements of this Chapter.

#### **1187.35 PARKING LOT LANDSCAPING AND SCREENING.**

Parking areas shall be landscaped, screened and buffered in conformance with the regulations set forth in Chapter 1185, Landscaping and Screening Regulations.

#### **1187.37 NON-CONFORMING PARKING FACILITIES.**

A building or use existing lawfully at the time of this Development Code, or an amendment thereto, became or becomes effective, but which does not comply with the off-street parking regulations for the use may continue without such parking facilities. In the event an existing building is altered or a use is changed or substituted, in accordance with the regulations in Chapter 1139, Non-conforming Uses, Lots, and Structures, then additional off-street parking spaces shall be provided in compliance with this Chapter 1187, if this Code requires such additional parking spaces as a result of the proposed changes.

#### **1187.39 ZONING CERTIFICATE AND DEVELOPMENT PLAN REQUIRED.**

All facilities governed by the regulations in this Chapter, as set forth in Sections 1187.03 and 1187.05, shall comply with the zoning approval process.

- (a) Facilities provided for single-family detached and two-family dwellings shall obtain a zoning certificate in compliance with Chapter 1129, Zoning Certificates and Certificates of Zoning Compliance.

