

21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

### **NOTICE OF PUBLIC HEARING**

BOARD OF ZONING AND BUILDING APPEALS  
ON  
AUGUST 10, 2023

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 10, 2023 AT 7:00 PM FOR A VARIANCE TO CONSTRUCT A GARAGE ADDITION WITH A 4' - 9" SIDE YARD SETBACK VS. 8' SIDE YARD SETBACK REQUIRED (Section 1153.07(f)(1)A) AND A VARIANCE TO CONSTRUCT A GARAGE ADDITION WITH A 5' - 7" REAR YARD SETBACK VS. 25' REAR YARD SETBACK REQUIRED FOR NICHOLAS COMELLA, 20689 BEACHCLIFF 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 VIA E-MAIL OR TO VIEW IN PERSON AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. YOU MAY ALSO VIEW THE PLANS BY VISITING THE CALENDAR ON THE HOME PAGE OF THE CITY WEBSITE ([www.rrcity.com](http://www.rrcity.com)) AND CLICKING ON THE MEETING LISTED FOR THIS DATE. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT [kstraub@rrcity.com](mailto:kstraub@rrcity.com) OR BY CALLING 440-331-0600 EXT. 2037 FOR MORE INFORMATION.

Notices sent to:

See attached list

CARNEY, TANA N.  
20664 BEACH CLIFF BLVD  
ROCKY RIVER, OH 44116

ALEXANDER AND ALICE PRATT  
300 NORTHCLIFF BLVD  
ROCKY RIVER, OH 44116

GLOVER, MAXWELL R. & LIESL  
L.  
20715 BEACH CLIFF BLVD  
ROCKY RIVER, OH 44116

BARRETT THOMAS A.  
20679 BEACH CLIFF BLVD  
ROCKY RIVER, OH 44116

SCHROER, SUSANNE F.  
TRUSTEE  
20700 BEACH CLIFF BLVD  
ROCKY RIVER, OH 44116

MARGARET M PERRY  
336 NORTHCLIFF DR  
ROCKY RIVER, OH 44116-1345

VIRGINIA A BAKER  
20735 BEACH CLIFF BL  
ROCKY RIVER, OH 44116-1322

ROBERT E. KRUEGER  
20728 BEACH CLIFF BLVD  
ROCKY RIVER, OH 44116

CHAVEZ, MANUEL & MICHELLE  
20663 BEACH CLIFF BLVD  
ROCKY RIVER, OH 44116

LAWRENCE, TREVOR AND LISA  
LAWRENCE326 NORTHCLIFF  
BLVD  
ROCKY RIVER, OH 44116

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

MARIO & DANA MORINO  
20682 BEACH CLIFF BLVD  
ROCKY TIVER, OH 44116



## Cuyahoga County GIS Viewer

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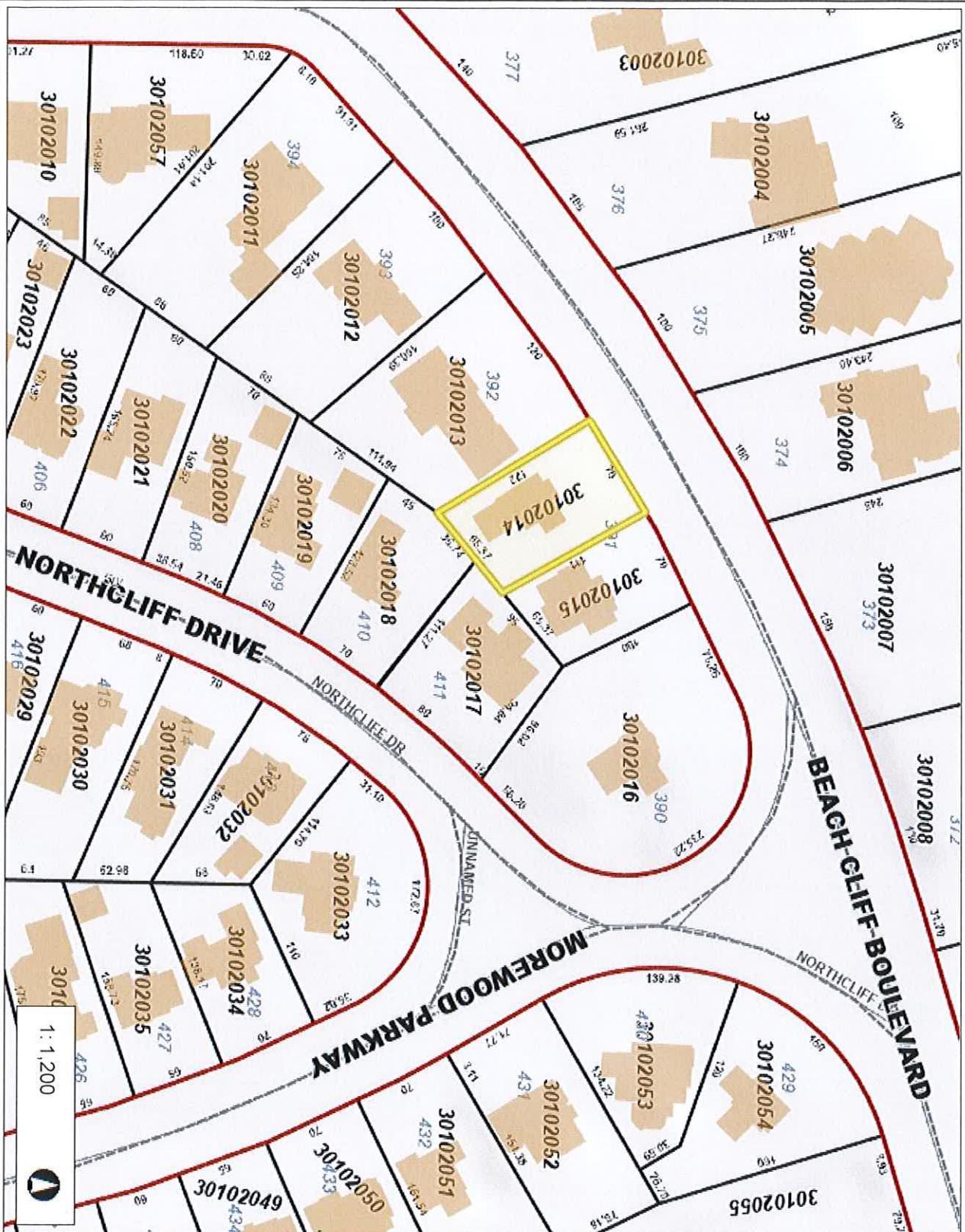
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### Legend

- Right Of Way
- Platted Centerline
- Parcel
- Buildings - 2017

Date Created: 8/3/2023



1:1,200



200  
0  
100  
200 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Projection:  
WGS\_1984\_Mercator\_Auxiliary\_Sphere

THIS MAP IS NOT TO BE USED FOR NAVIGATION

- 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:

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

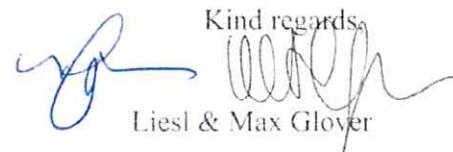
July 10, 2023

Dear Members of the Rocky River Board of Zoning and Building Appeals:

We are writing to support Katie and Nick Comella's application for a variance for a larger two-car garage and master suite addition on their property at 20689 Beach Cliff Blvd. We are the direct abutters to the West at 20715 Beach Cliff Blvd. Their garage and above addition would approach our property line by about another two feet than what currently exists. Granting this variance to improve their home and property value is in no way a bother to us.

- The existing garage already doesn't comply with code on the West side. Encroaching another two feet doesn't affect us since that portion of their property does not adjoin to any usable space for us.
- We have an existing fence on that side of our property, so the additional two feet would not be as noticeable, especially from the ground.
- The larger garage and master suite is very tastefully designed and will compliment and match the exterior finish on the main home.
- Granting the variance to allow these home improvements will ultimately increase our property value as well, along with the other homes in our desirable community.

We encourage you to grant the variance for this improved garage and master suite addition.

  
Kind regards,  
Liesl & Max Glover

July 26, 2023

Dear Members of the Rocky River Board of Zoning and Building Appeals:

We are writing in support of Katie and Nick Comella's plan for their new home at 20689 Beach Cliff Blvd. We are their Southwest neighbors at 300 Northcliff Drive. We have had an opportunity to review their plans, and have no reservations about their proposed project.

A handwritten signature in black ink, appearing to read "Alice and Alex Pratt".

Sincerely,  
Alice and Alex Pratt