



## NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS  
ON  
NOVEMBER 21, 2024

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, NOVEMBER 21, 2024, AT 7:00 PM FOR A VARIANCE TO CONSTRUCT A TURN-AROUND DRIVEWAY WITH A LOT FRONTAGE OF 70' VS. 90' MINIMUM PER SECTION: 1153.15(L)(D)(1) AND TO CONSTRUCT A TURN-AROUND DRIVEWAY WITH A FRONT SETBACK OF 43' VS. 50' MINIMUM PER SECTION: 1153.15(L)(D)(2), AND TO CONSTRUCT A TURN-AROUND DRIVEWAY WITH A MAX WIDTH OF 20' VS. 12' MAXIMUM WIDTH PER SECTION: 1153.15(L)(D)(3) FOR JOSEPH & THEODORA COFFARO 1963 WAGAR 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 KATHRYN KERBER AT [KKERBER@RRCITY.COM](mailto:KKERBER@RRCITY.COM) OR BY CALLING 440-331-0600 EXT. 2598.

Notices sent to:  
See attached list

1963 Wagar (15)

JONES RYAN C & DORT JENNIFER  
1881 WAGAR RD  
ROCKY RIVER, OH 44116

Stearns Carl F  
1920 WAGAR RD  
Rocky River, OH 44116

HYDE, SUSAN JANE  
1910 WAGAR RD  
ROCKY RIVER, OH 44116

Cline, Michael T.  
1901 WAGAR RD  
Rocky River, OH 44116

Katherine M Boyd  
1948 WAGAR RD  
Rocky River, OH 44116

ROBERT VETRONE  
1938 WAGAR RD  
ROCKY RIVER, OH 44116

MATTHEWS, GARY L  
1895 WAGAR RD  
ROCKY RIVER, OH 44116

CITY OF ROCKY RIVER  
21012 HILLIARD BLVD  
ROCKY RIVER, OH 44116

Magnificat High School Attn. Julie Melvin  
20770 HILLIARD BLVD  
Rocky River, OH 44116-3309

LONG, KATHERINE THERESE  
1930 WAGAR RD  
ROCKY RIVER, OH 44116

CYNTHIA & TIMOTHY WILLIAMS  
1947 WAGAR RD  
ROCKY RIVER, OH 44116

Rocky River City Of  
21012 HILLIARD BLVD  
Rocky River, OH 44116

THEODORA COFFARO  
1963 WAGAR RD  
ROCKY RIVER, OH 44116

MAGNIFICANT HIGH SCHOOL ATTN:  
JULIE MELVIN  
20770 HILLIARD BLVD  
ROCKY RIVER, OH 44116

GUPTA, SHUBHAM  
1975 WAGAR RD  
ROCKY RIVER, OH 44116

← N 70' S →

Property Width

Property line + Fence

dirt

porch

Slab

Fence

← 7' →

Dirt plants

COFFARO House

Garage

L20.511/8

11' 6" Plants

DOORWAY

Landing

19' 6" 7' plants

WALKWAY

Lawn

30

Lawn

LAWN

LAWN

Property Line

← 10' →

32'

15'

5' Sidewalk

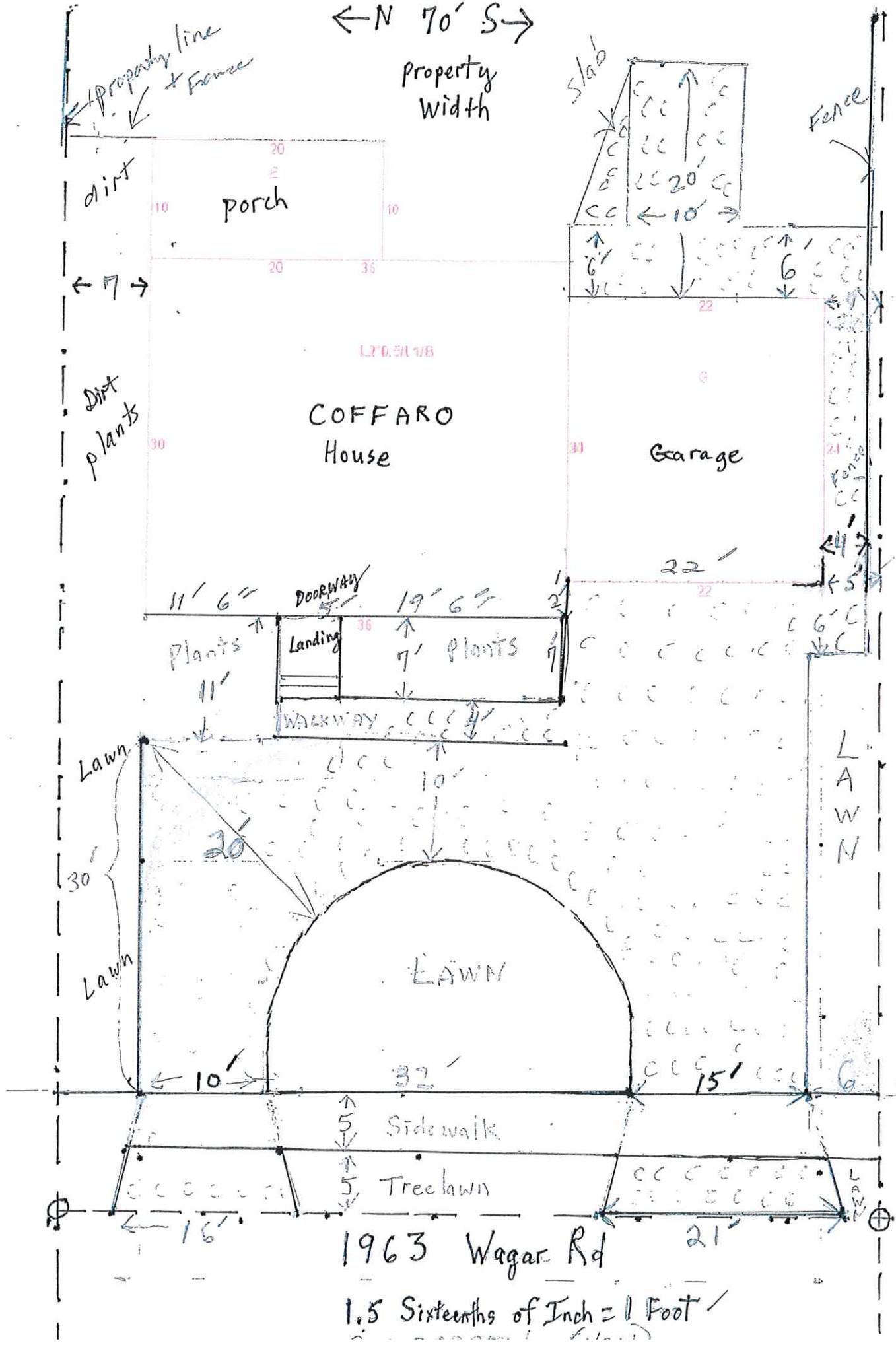
5' Tree lawn

← 16' →

1963 Wagar Rd

21'

1.5 Sixteenths of Inch = 1 Foot



# ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

## INSTRUCTIONS TO APPLICANTS

**MEETINGS:** 2nd Thursday of each month at 7:00 P.M. – Council Chambers, First Floor of City Hall.

**DUE DATE FOR SUBMITTALS:** 2 weeks (14 days) prior to the scheduled BZA meeting. Late or incomplete submittals will not be forwarded to the Board for inclusion on the upcoming agenda.

**WHO MUST ATTEND:** A representative, including the property owner, must be present at the BZA meeting for all variance requests.

**APPLICATION FEE:** Residential Variance - \$100.00 first variance + \$35.00 each additional variance  
Commercial Variance - \$150.00 first variance + \$35.00 each additional variance request.

**SUBMISSION REQUIREMENTS:** Please provide **10 sets** of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.)
- 2) **This fully completed Variance Application**, which includes a written explanation of the project. Please refer to the Typical Variance Sheet for guidance on which standard (Practical Difficulty **OR** Unnecessary Hardship) applies to your request – only complete questions under the appropriate heading.
- 3) **Detailed site drawing**, showing all existing structures on the subject property, as well as structures on affected neighboring properties. Dimensions of all existing structures (length, width and height, where appropriate). All proposed structures/improvements must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled.
- 4) **Elevation drawings** (for pergola, garage, addition or exterior alteration).
- 5) **Photographs** of your property and affected adjacent properties. Also, submit a photo example of proposed fences and storage sheds.
- 6) **Support letters** from surrounding property owners, if available.
- 8) **PLEASE NOTE THAT THE GRANTING OF A VARIANCE IS NOT A BUILDING PERMIT. A SEPARATE BUILDING PERMIT MUST BE ISSUED PRIOR TO ALL CONSTRUCTION.**

All documentation or other information shall be delivered to:

**Rocky River Board of Zoning & Building Appeals, City of Rocky River Building Department,  
21012 Hilliard Blvd., Rocky River, Ohio 44116. Call 440-331-0600 ext. 2037 with questions.**

*(Applicants may not communicate with or present information relating to their variance request to any Board member directly. Communications must be submitted to the Building Department for delivery to the Board.)*

**I, (the owner/applicant) understand that upon the granting of my variance request from the BZA, a separate Permit Application fee will be due prior to the issuance of the Building Permit. I will not begin construction until the Building Permit has been issued.**

**Joseph P & Theodora F Coffaro 10/17/2024**

Property Owner

Date

Applicant/Representative

Date

BZA Application Fee: \_\_\_\_\_

Date Paid: \_\_\_\_\_

**CITY OF ROCKY RIVER**  
**21012 Hilliard Blvd., Rocky River, Ohio 44116**  
**Telephone (440) 331-0600 — Fax (440) 895-2628**

**APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS**  
(Please Print or Type)

Application Filing Date: \_\_\_\_\_  
Zoning of Property \_\_\_\_\_

Hearing Date: \_\_\_\_\_  
Permanent Parcel No. \_\_\_\_\_

Address of property seeking variance: 1963 WAGAR RD, ROCKY RIVER OH 44116

Mr Joseph P Coffaro &  
Mrs Theodora F Coffaro  
Name of Property Owner

\_\_\_\_\_  
Name of Applicant / Representative

1963 Wagar Rd  
Rocky River OH 44116  
Address

\_\_\_\_\_  
Address

216-441-2513  
Telephone No.

216-533-4040  
Cell Phone No.

\_\_\_\_\_  
Telephone No.

\_\_\_\_\_  
Cell Phone No.

E-MAIL: joejot@aol.com

E-MAIL: \_\_\_\_\_

Description of what is intended to be done:

New concrete to be installed to replace narrow and shallow driveway with widened and extended circular driveway, including a pathway to backyard and slab behind garage.

Sections of the Code from which variance is being requested:  
\_\_\_\_\_  
\_\_\_\_\_

List variances requested:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Applicant/Representative's Signature

★ Please note that the Board members visit the subject property prior to each BZA meeting. Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.

Yes

No

BZA Application Fee: \_\_\_\_\_

Date Paid: \_\_\_\_\_

**CITY OF ROCKY RIVER**  
21012 Hilliard Blvd., Rocky River, Ohio 44116  
Telephone (440) 331-0600 — Fax (440) 895-2628

**APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS**  
(Please Print or Type)

Application Filing Date: \_\_\_\_\_  
Zoning of Property \_\_\_\_\_

Hearing Date: \_\_\_\_\_  
Permanent Parcel No. \_\_\_\_\_

**NOTICE OF REQUEST OF A HEARING BEFORE THE  
BOARD OF ZONING & BUILDING APPEALS**

Address of property seeking variance: 1963 Wagar Rd Rocky River OH 44116

Mr Joseph P Coffaro  
Mrs Theodora F Coffaro  
Name of Property Owner

\_\_\_\_\_  
Name of Applicant / Representative

1963 Wagar Rd RR OH 44116  
Address

\_\_\_\_\_  
Address

216-441-2513  
Telephone No.

216-533-4040  
Cell Phone No.

\_\_\_\_\_  
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Sections of the Code from which variance is being requested:

\_\_\_\_\_  
\_\_\_\_\_

List variances requested:

Joseph P Coffaro

Theodora F Coffaro  
Property Owner's Signature

\_\_\_\_\_  
Applicant/Representative's Signature

★ Please note that the Board members visit the subject property prior to each BZA meeting. Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.

Yes

No

## TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
<ul style="list-style-type: none"> <li>• Any functional, land or building <b>USE</b> not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code</li> </ul>	<input type="checkbox"/>	(Use) Unnecessary Hardship
<b>ADDITIONS &amp; BUILDINGS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>• Rear, side &amp; front setbacks</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Coverage (&gt;28%)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>DRIVEWAYS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>• Width</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Distance from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Circular if lot width is &lt;90'</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>SIGNS:</b> <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> <li>• Area allowed (maximum sq. ft.)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Height</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Front setback</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Lot width &lt;100'</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Number of items of information</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• On side of building</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>FENCES:</b> <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> <li>• Height or Openness</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Front Yard (in setback)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>ACCESSORY BUILDINGS (Play Structures, Storage Sheds:</b> <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i>		
<i><b>Note:</b> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)</i>		
<ul style="list-style-type: none"> <li>• Height</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Setback from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Square footage</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Air Conditioners and Generators:</b> <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> <li>• In side yard &lt;10' from property line or in front yard</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Parking:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>• &lt; the number of spaces required</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>• Setback from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties

## PRACTICAL DIFFICULTIES

### ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

**R.R.C.O. 1133.17(c)(1).** In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

- A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

The driveway at 1963 Wagar Rd is too narrow for safe and efficient driving onto it and off of it, primarily because it's located at a section-area of Wagar Rd that has a high amount of pedestrian and vehicular traffic.

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- B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

The back wheel of vehicles land up driving over the curb portion of the apron, and/or the front of vehicle tend to drive onto the north portion of non-driveway grass/gravel, next to the driveway. It's especially dangerous pulling backward, out of the driveway, onto the street. Sometimes bicyclers show up, suddenly, even motor bicyclers. And, sometimes drivers refuse to make room for us pulling out when the north streetlight by the school driveway is red. Also, drivers pulling out from across the street, from the RR administrative parking lots, usually take the right of way. There's not enough room to turn around in the driveway, to head out forward, without putting the gears back and forth into drive and reverse, without driving onto the front lawn.

- C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

Garage is 43 feet from sidewalk and house is 41 feet from sidewalk. House is 58 feet wide. Property is 70 feet wide. The proposed circular driveway is to be 58 feet wide.

- D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

The essential character of the neighborhood will be enhanced. The value of the property and its aesthetic appeal will be beneficial for the owners, neighbors, visitors and passers-by.

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- E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

The variances will be beneficial for deliveries of all governmental services.

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F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

No knowledge of the zoning restrictions at time of property-purchase, Yr 2008.

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G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

The driveway is at center of heavy traffic coming from locations north, south, east and west. A turn-around or circular driveway is necessary for safety and efficiency.

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H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

The variances are needed so that the circular driveway can be installed. The new driveway will allow for safer and more efficient entry and exit.

A circular driveway will be better than a turn-around (fewer gear-changes, back and forth, will need to be performed).

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I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

It will be much safer to drive forward onto the street instead of backward. The new driveway will substantially improve the curb-appeal of the property and the surrounding properties.

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J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Not to the owners' knowledge.

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K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

The property-driveway needs to be widened and extended so that vehicles can safely drive onto the property and out to the very busy traffic with full and forward view of pedestrians and vehicles.

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**PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.**

