

21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
MARCH 14, 2024

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, MARCH 14, 2024 AT 7:00 PM FOR A VARIANCE TO CONSTRUCT A SECOND STORY ADDITION WITH A 5.5' SIDE YARD SETBACK VS. 8' SIDE YARD SETBACK REQUIRED FOR JOHN PETZ 19835 ROSLYN 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 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) AND CLICKING ON THE MEETING LISTED FOR THIS DATE. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT kstraub@rrcity.com OR BY CALLING 440-331-0600 EXT. 2037 FOR MORE INFORMATION.

Notices sent to:
See attached list

Name	Address	City	State	Zip
PETZ, JOHN	19835 ROSLYN DR	ROCKY RIVER	OH	44116
DUSENBERG, MARK H. & REBECCA L.	19856 ROSLYN DR	ROCKY RIVER	OH	44116
O'LEARY, KATHLEEN D-TRUSTEE	19901 ROSLYN DR	ROCKY RIVER	OH	44116
PADDEN, BRIAN E. - TRUSTEE	290 ARGYLE RD	ROCKY RIVER	OH	44116
Ramon & F Hoots Jr	249 CORNWALL RD	Rocky River	OH	44116-1626
HASSON, JARED P. & AVERY E. CO-TRS	240 ARGYLE RD	ROCKY RIVER	OH	44116
FISHER, BRENDA LYNN CONLEY	19808 ROSLYN DR	ROCKY RIVER	OH	44116
KENNETH TAYLOR MISENER	19859 ROSLYN DR	ROCKY RIVER	OH	44116
KLEINERT, KARL & MEGAN E.	265 CORNWALL RD	ROCKY RIVER	OH	44116
James & Oksana Bender	280 ARGYLE RD	ROCKY RIVER	OH	44116
MAHONEY, ABIGAIL R & MAHONEY,				
ADAM J	19832 ROSLYN DR	ROCKY RIVER	OH	44116
MANDERFIELD, CHRISTOPHER	19880 ROSLYN DR	ROCKY RIVER	OH	44116
	2750 E			
DIETER, ANDREW RICHARD JOHN &	COTTONWOOD			
DANYA	PKWY	COTTONWOOD HTS	UT	84121



Cuyahoga County GIS Viewer



Date Created: 3/6/2024

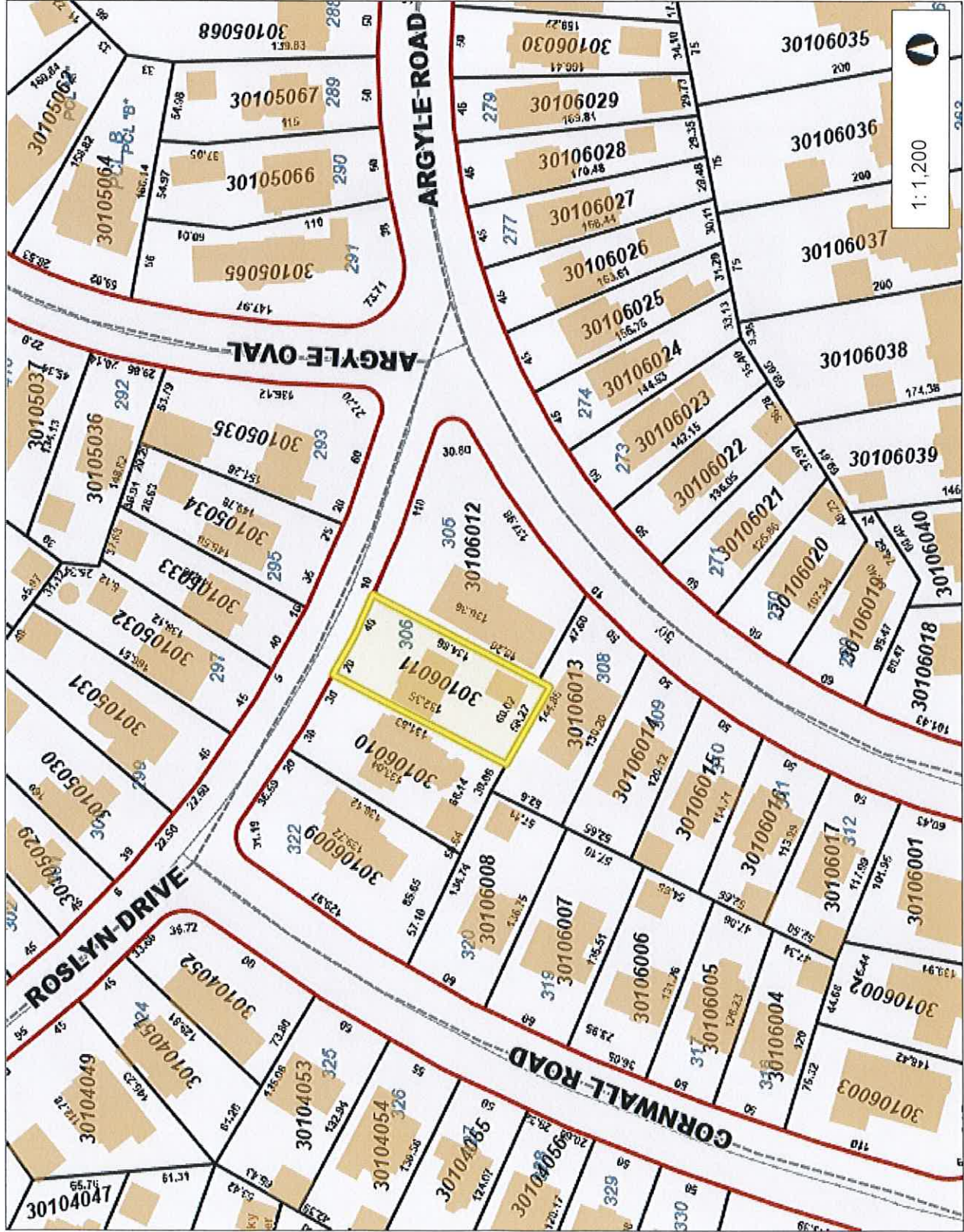
Legend

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

Cuyahoga County

Enterprise GIS

PUTTING CUYAHOGA COUNTY ON THE MAP



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.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

- 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:

Schedule 1153.07 Minimum Setback Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Side Setback ^(a)		
A. Minimum of any one side	8 feet	8 feet
B. Total side setback	16 feet	16 feet
(2) Rear Setback ^(b)	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 ($\frac{1}{8}$) 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.		