



21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

## NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS  
ON  
MAY 9, 2024

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, MAY 9, 2024 AT 7:00 PM FOR THE FOLLOWING VARIANCE:

**ACHILLES & NICOLE BEBOS**  
19474 Beachcliff Blvd.

### **PUBLIC HEARING**

Variance: To construct a 2-story addition with a 15' – 1" rear yard setback vs. 25' rear yard setback required  
Section: 1153.07(f)(2)

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

PARCEL PIN	Name	Address	City	State	Zip
30107015	MEGAN HARTE	19488 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
30107043	ROLLINS, PATRICK J. & KOSTANTARAS, ANGELA M.	19433 BEACHCLIFF BLVD	ROCKY RIVER	OH	44116
30107010	EPPIG, MICHAEL PARKER-TRUSTEE	19337 FRAZIER DR	ROCKY RIVER	OH	44116
30107014	BEBOS, ACHILLES, and NICOLE M	19474 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
30107011	HUNGER, RACHEL E. & JESS E	19335 FRAZIER DR	ROCKY RIVER	OH	44116
30107017	VARANESE, CHAD-TRUSTEE & VARANESE, JACQUELINE-TRUSTEE	257 ARUNDEL RD	ROCKY RIVER	OH	44116
30107009	KLENOTIC, CHRISTINA G. & PHILIP A	19339 FRAZIER DR	ROCKY RIVER	OH	44116
30107016	VARANESE, CHAD-TRUSTEE & VARANESE, JACQUELINE-TRUSTEE	257 ARUNDEL RD	ROCKY RIVER	OH	44116
30107044	KEMPF, STEPHEN W. & AMY A.	19401 BEACHCLIFF	ROCKY RIVER	OH	44116
30107012	MOSIER, WILLIAM M. & SANDRA E.	19428 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116
30107018	Decarlo, Jerome L.	247 ARUNDEL RD	Rocky River	OH	44116
30107042	Joseph Pavlik	19465 BEACH CLIFF BL	Rocky River	OH	44116-1713
30107008	PATRICIA A MCHUGH	19341 FRAZIER DR	ROCKY RIVER	OH	44116
30107041	Douglas E Doerge	19483 BEACH CLIFF BL	Rocky River	OH	44116-1713
30107013	MOCHO, JAMES V. & JOANNA B.	19462 BEACH CLIFF BLVD	ROCKY RIVER	OH	44116

- 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.
<p><sup>(a)</sup> For lots of less than sixty (60) feet in width, each side setback shall be not less than one-eighth (<math>\frac{1}{8}</math>) of the width of the lot, but not less than five (5) feet, whichever is greater.</p> <p><sup>(b)</sup> 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.</p>		

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: 4.30.2024  
Zoning of Property \_\_\_\_\_

Hearing Date: 5.9.2024  
Permanent Parcel No. \_\_\_\_\_

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

Address of property seeking variance: \_\_\_\_\_

BEBOS  
Name of Property Owner

MARK REINHOLD  
Name of Applicant / Representative

19474 BEACHCLIFF  
Address

1120 FOREST ROAD  
Address

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

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

216 906 7097 (SAME)  
Telephone No. \_\_\_\_\_ Cell Phone No. \_\_\_\_\_

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

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

Description of what is intended to be done:

GARAGE/MUD ROOM and PRIMARY ADDITION  
KITCHEN RENOVATION with STRUCTURAL  
RENOVATIONS.

Sections of the Code from which variance is being requested:

REAR YARD SET BACK 25 required ~~13'-10"~~ 15'-1"  
requested

List variances requested:

REAR YARD IRREGULAR ADDITION  
VARIES FROM 49' to ~~13'-10"~~ 15'-1" @ REAR YD. SET BACK

Chill BM  
Property Owner's Signature

L. L. Phill.  
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 checked="" 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><u>Note:</u> 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 or rear 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).

AN IRREGULAR YARD IS EXISTING. THE  
13'-10" IS EXISTING and DOES NOT CHANGE.  
THE CLOSEST PT. OF THE ADDITION IS 15'-0" fr. P.Y.

- 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 PROPOSED ADDITION ENCOMPASSES/INC.  
ATTACHED GARAGE /MUD RM and PRIMARY  
SUITE (all not inc. in exist'g) ALL TYP. IN MODERN  
HOMES.

- 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).

QUITE A LARGE ASK 13'<sup>10</sup> v. 25ft. BUT  
THE ADDITION IS NOT CLOSER TO REAR  
PROPERTY LINE.

- 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).

NO EFFECT ON NEIGHBORS HOMES.  
1.) REAR NOT CLOSER THAN EXISTING.  
2.) SIDE GREATER THAN REQ. D.

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

NO AFFECT ON SERVICES.

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

YES. THE REAR YARD IS QUITE  
UNIQUE... OBVIOUSLY SO.

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

THE OWNER HAVE NOT CAUSED ANY  
CHANGES OR CREATED ANY CONDITIONS

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).

NO CONDITIONS CAN CHANGE TO  
ACHIEVE IMPROVEMENTS REQUIRED.

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).

MODERN/ ATTACHED GARAGE/ LARGE KITCHEN /  
MODERN PRIMARY ARE ALL REQUIRED IN UPDATED  
HOMES.

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 SPECIAL CONSIDERATIONS ARE  
REQUESTED OR REQUIRED.

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.

ALL INTERPRETATIONS ARE BECAUSE  
VERY UNIQUE LOT.

**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.**