



21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
JUNE 13, 2024

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, JUNE 13, 2024 AT 7:00 PM FOR THE FOLLOWING VARIANCE:

ROCKY RIVER LITTLE LEAGUE
21600 Center Ridge Rd.

PUBLIC HEARING

Variance: To construct a new concession stand with a height of 19' – 2" vs. 15' maximum height permitted
Section: 1151.09(d)

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	Unit	City	State	Zip
KOZAILY, JAD	2768 PEASE DR	UNIT 106N	ROCKY RIVER	OH	44116
FRITZ, MARK K.	2784 PEASE DR	UNIT 203N	ROCKY RIVER	OH	44116
KILBANE, PATRICK J	2924 PEASE DR	113-A	ROCKY RIVER	OH	44116
AMSDPELL, MARY	20935 AVALON DR		ROCKY RIVER	OH	44116
NARAMURA, MAYUMI	2720 PEASE DR	#N220	ROCKY RIVER	OH	44116
CARROLL, ANN MARIE & WILLIAMS, DANIEL	2924 PEASE DR	Unit 215	ROCKY RIVER	OH	44116
FRANCHESKA GASPARINI	21872 RIVER OAKS DR	#9H	ROCKY RIVER	OH	44116
SESZTAK, DANIEL M.	2924 PEASE DR	Unit 214	ROCKY RIVER	OH	44116
SLIFE, RICHARD M. & ANN MARIE	2854 PEASE DR	Unit 104S	ROCKY RIVER	OH	44116
John Zaremba	14511 LAKE AVE		LAKEWOOD	OH	44107
MCFARLANE, MATTHEW A.	2854 PEASE DR	Unit 204S	ROCKY RIVER	OH	44116
JOHN R RAFF	21872 RIVER OAKS DR	UNIT 6H	ROCKY RIVER	OH	44116
EDWARD F HERMAN	1555 LINCOLN AVE		LAKEWOOD	OH	44107
ADAMS, SUSAN E & DIPPPEL, WILLIAM H	2924 PEASE DR	Unit 115	Rocky River	OH	44116
BLUELL, ELISE N	7007 BROADWAY AVE		CLEVELAND	OH	44105
Gardner, Anthony J.	2800 PEASE DR	Unit 216S	Rocky River	OH	44116
MICHAEL KRISTOF	21860 RIVER OAKS DR	UNIT G3	ROCKY RIVER	OH	44116
Bond, John T.	2784 PEASE DR	Unit 102N	Rocky River	OH	44116
Victoria Wilson carr	8628 W MAIN STREET		ALEXANDRIA	KY	41001
SIMS, GREGORY S.	2854 PEASE DR	Unit 203S	ROCKY RIVER	OH	44116
MARY AND EAMON F CURRY	21860 RIVER OAKS DR	UNIT G6	ROCKY RIVER	OH	44116
HAMATY, MARWAN & HAMATY, HALA DAWED	2784 PEASE DR	Unit 103N	ROCKY RIVER	OH	44116
MARCIA F HOPKINS	2800 PEASE DR	APT 114	ROCKY RIVER	OH	44116
PRICE, TAMAIRA MARIE	2842 PEASE DR	UNIT 108S	ROCKY RIVER	OH	44116
WARNER, ELIZABETH M.	21872 RIVER OAKS DR	UNIT H5	ROCKY RIVER	OH	44116
WEBSTER, MARK	2854 PEASE DR	Unit 201S	ROCKY RIVER	OH	44116
BAKER, KENNETH J.	2924 PEASE DR	Unit 213	Rocky River	OH	44116
REGINA KUNKLE	2720 PEASE DR	UNIT 117	ROCKY RIVER	OH	44116
VALERIE & KEVIN GERBUS	5511 DRY RIDGE RD		CINCINNATI	OH	45252
RECOVERY RESOURCES	3950 CHESTER AVE		CLEVELAND	OH	44114
ZAJDLER, YOLANDA	2720 PEASE DR	Unit 219N	ROCKY RIVER	OH	44116
FRANK LUCAS	1190 KENBROOK HILLS DR		COLUMBUS	OH	43220
RICHARD ALINN	21872 RIVER OAKS DR	UNIT H8	Rocky River	OH	44116

BENCIN, MARYANN & STEPHANIE	21860 RIVER OAKS DR	#5G	ROCKY RIVER	OH	44116
NGUYEN, LINH V. & VAN THI THANH	21872 RIVER OAKS DR	UNIT H4	ROCKY RIVER	OH	44116
ANTHONY FORMICA	2854 PEASE DR	UNIT 101-S	ROCKY RIVER	OH	44116
STAPE, AARON	2800 PEASE DR	#214S	ROCKY RIVER	OH	44116
Patrica McLaughlin	2854 PEASE DR	#102S	ROCKY RIVER	OH	44116
NGUYEN, NAM P.	21860 RIVER OAKS DR	UNIT G-8	ROCKY RIVER	OH	44116
HAYES, EDMOND G. & ROBERTA S.	2924 PEASE DR	Unit 216	ROCKY RIVER	OH	44116
Katharina Gruber	2854 PEASE DR	APT 202	Rocky River	OH	44116
STOCKSTILL, GISELA K	2800 PEASE DR	Unit 213S	Rocky River	OH	44116
Hostetler David A	2784 PEASE DR	Unit 202N	Rocky River	OH	44116
Kathlene Hartley	2784 PEASE DR	UNIT 204N	Rocky River	OH	44116
WRIGHT, WILLIAM & LILLIAN	2784 PEASE DR	Unit 101N	ROCKY RIVER	OH	44116
LI, CAN HUAN	21860 RIVER OAKS DR	UNIT G2	ROCKY RIVER	OH	44116
ROBINSON, GEORGE A & ROBINSON, CAROL B	2924 PEASE DR	UNIT 114	ROCKY RIVER	OH	44116
UNGAR, CARA	2720 PEASE DR	Unit 119N	ROCKY RIVER	OH	44116
SKUNK CREEK 1 LTD	21860 RIVER OAKS DR	UNIT 7G	ROCKY RIVER	OH	44116
BECK, CHRISTOPHER	2932 PEASE DR	Unit 109	ROCKY RIVER	OH	44116
DIANA MEINKE	2752 PEASE DR	APT 112 N	ROCKY RIVER	OH	44116
ROBERT S & REGINA A KUNKLE	2720 PEASE DR	UNIT 118N	ROCKY RIVER	OH	44116
LADONNA MOORE	21872 RIVER OAKS DR	H 1	ROCKY RIVER	OH	44116
CURRY, MARY P	21860 RIVER OAKS DR	UNIT G1	Rocky River	OH	44116
OLTEANU, GHEORGHE & OLTEANU, LILIANA	21872 RIVER OAKS DR	UNIT H2	Rocky River	OH	44116
Regina A Klucznik	2720 PEASE DR	APT 117	Rocky River	OH	44116
MACKENZIE, KAREN A.	21872 RIVER OAKS DR	UNIT H7	ROCKY RIVER	OH	44116
Schario Carol	21872 RIVER OAKS DR	UNIT H3	Rocky River	OH	44116
ALSHAAR KHADER	261 LEAR RD		AVON LAKE	OH	44012
CAMPBELL, ROBIN L.	2784 PEASE DR	Unit 201N	ROCKY RIVER	OH	44116
LOUDIN, SHEILA A.	20375 PARKLANE DR		ROCKY RIVER	OH	44116
JIM MACBRIDE	2940 CREEKSIDE DR		WESTLAKE	OH	44145
Monahan, Henedine C	2720 PEASE DR	Unit 217N	Rocky River	OH	44116

from the appropriate lot line, except as otherwise regulated in Chapter 1183, Conditional Use Regulations, for conditional uses. The area within the setbacks shall remain unobstructed by structures except as otherwise permitted in this Code.

(b) Schedule 1151.07. Minimum Building Setbacks.

Schedule 1151.07 Minimum Building Setbacks	
	PF Public Facilities
(1) Minimum Setback from Street Right-of- Way	(a)
(2) Setback from Side & Rear Lot line abutting non-residential dist.	15 feet
(3) Setback from Side & Rear Lot line abutting residential dist.	75 feet
Notes to Schedule 1151.07: ^(a) Each lot shall have and maintain a minimum setback from a street right-of-way in compliance with the Setback Map, City of Rocky River, May 12, 1975.	

1151.09 HEIGHT REQUIREMENTS.

Buildings and structures shall comply with the following height regulations:

- (a) When adjacent to a residential district, permitted buildings may be erected to a height not exceeding one-half (1/2) the width of the side or rear yard where adjoining a single-family residential district, or to a height not exceeding two-thirds (2/3) the width of a side or rear yard where adjoining a multi-family district boundary line.
- (b) When adjacent to a non-residential district, the maximum height for principal buildings or structures shall not exceed thirty-five (35) feet.
- (c) Spires and other ornamental devices located upon or constituted as an integral part of a principal building may exceed the above restriction, but shall not exceed a height of one hundred (100) feet above finished grade. Other permitted height exceptions are set forth in Chapter 1181, General Use Regulations.
- (d) The maximum height of accessory building or structures shall not exceed fifteen (15) feet.

1151.11 OFF-STREET PARKING REGULATIONS.

Off-street parking areas shall conform to the regulations of Chapter 1187 and to the parking requirements set forth below:

- (a) Schedule 1151.11 Minimum Parking Setbacks. Off-street parking shall be located in compliance with the minimum setbacks, measured from the street right-of-way or property line, as specified below unless otherwise noted.



