

NOTICE OF SPECIAL PUBLIC MEETING
BOARD OF ZONING AND BUILDING APPEALS
AGENDA

Thursday, March 13, 2025, at 7:00 p.m.

City Council Chambers, First Floor of Rocky River City Hall, 21012 Hilliard Blvd.

**1. BOARDS OF ZONING AND
BUILDING APPEALS**

Approval of BZA meeting minutes
of February 13th, 2025

2. Advanced Aesthetics
1156 Linda St.

PUBLIC HEARING

Variance: For a required parking reduction of 3 spaces. 64 spaces are required after the 20% reduction for shared parking, there are only 61 available parking spaces.

Per Sections: 1187.09 and 1187.15

3. Susan Umbenhour
1032 Elmwood Rd.

PUBLIC HEARING

Variances: To construct a covered patio 5' ¼" from the property line vs. the 6' ¼" that is permitted. Rehab the existing garage to include rated walls 3' 7 ½" from the rear property line and 1' 3 ½" from the north property line vs. the 5' that is permitted. And to construct a mudroom connecting the detached garage to the house, increasing the lot coverage to 31.6% vs. the 28% that is permitted.

Per Schedules: 1153.05, 1153.07, and 1153.15

4. John and Tana Carey
19488 Beach Cliff Blvd.

PUBLIC HEARING

Variances: To construct a new single-family home with a west setback of 26' 1" vs. the 35' permitted and a north setback of 12' 8" vs. the 25' that is permitted.
Per Section: 1153.07