

**ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS**  
**INSTRUCTIONS TO APPLICANTS**

**MEETINGS:** 2nd Thursday of each month at 7:00 P.M. in Council Chambers of Rocky River 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 11 stapled sets of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.); **Check representing Application Fee.**
  - 2) **Fully completed Variance Application.** Begin with a written narrative describing exactly what project you would like to do and why it is necessary to do so. 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** – see attached example, showing all existing structures on the subject property, as well as structures on properties directly adjacent to the location of the subject of your variance request (i.e., line of neighbor's house, driveway and garage closest to the addition you are proposing). Proposed structures must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled. PLEASE STAKE THE PROPERTY TO SHOW FOOTPRINT OF ADDITIONS, SHEDS OR LOCATIONS OF A/C CONDENSERS, etc. Site plan should show lot coverage by building calculation (existing and proposed).
  - 4) **Elevation drawings** (for pergola, garage, addition or any exterior alteration). Show what all sides of the finished project will look like. Submit a photo example of proposed fences and sheds. Show height of structure on the elevations. Additions will require existing and proposed interior floor plans for the floors that are affected.
  - 5) **Photographs** of your property and adjacent properties. Label each photo for clarity.
  - 6) **Support letters** from surrounding property owners, if available.
  - 7) **Any other information as may be requested** by the Building Department or Board Members.
- 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.**

|  |                |                          |                |
|--|----------------|--------------------------|----------------|
| <u></u> | <u>5/16/25</u> | <u>Jill Brant</u>        | <u>5/14/25</u> |
| 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: 5/14/25      Hearing Date: \_\_\_\_\_  
Zoning of Property \_\_\_\_\_      Permanent Parcel No. \_\_\_\_\_

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

Address of property seeking variance: 242 Arundel Rd.

**Matt & Lindsay Barbicas**      **Brandt Architecture, Jill Brandt**

| Name of Property Owner | Name of Applicant / Representative     |
|------------------------|--|
| 242 Arundel Rd.        | 2220 Wooster Rd. Rocky River, OH 44116 |

| Address      | Address      |
|--------------|--------------|
| 614-595-2832 | 440-865-1824 |

| Telephone No.               | Cell Phone No.                         | Telephone No. | Cell Phone No. |
|-----------------------------|--|---------------|----------------|
| E-MAIL: lbarbicas@gmail.com | E-MAIL: jbrandt@brandtarchitecture.com |               |                |

Description of what is intended to be done:



202 sf 2nd story addition for new bathroom and renovated bedroom and roof over existing patio.

Sections of the Code from which variance is being requested:

1153.05

List variances requested:

Lot coverage of 31.3% vs. 28% permitted

|   |  |
|---|--|
|  |  |
| 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 ☐