

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

Thursday, June 12, 2025, at 7:00 p.m.

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

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

Approval of BZA meeting minutes of May
15th, 2025

2. Ruffing Montessori School
1285 Orchard Park Dr.

PUBLIC HEARING

Variance: To install an electronic message
board 120 feet from a residential structure
vs. the 125 feet that is permitted

Per Section: 1193.11 (b)(3)G

Variance: To install an electronic message
board on the side of the building vs. a
freestanding sign that is permitted

Per Section: 1193.11 (b)

3. Joe's Deli
19215 Hilliard Blvd

PUBLIC HEARING

Variance: To expand the existing parking
lot southwards without the required 4'
masonry wall

Per Section: 1167.11 (b)

4. Christopher Tjotpos
231 Yacht Club Dr

PUBLIC HEARING

Variance: To install a generator 5' from the
side property line vs. the 10' that is
permitted

Per Section: 1153.15 (k)(2)

5. Charlie Gagliano
229 Argyle Rd

PUBLIC HEARING

Variance: To install a generator 4' from the
side property line vs the 10' that is permitted

Per Section: 1153.15 (k)(2)

6. Matt and Lindsay Barbicas
242 Arundel Rd

PUBLIC HEARING

Variance: To construct a second-story
addition increasing the lot coverage to
31.1% vs. the 28% that is permitted

Per Schedule: 1153.05 (3)

7. **Tom and Francine Cutura**
19200 Frazier Dr

PUBLIC HEARING

Variance: To expand the existing driveway to a width of 37' vs. the 20' that is permitted
Per Section: 1153.15 (l)(4)D

8. **Andrew and Chanin Patsouras**
22677 Beechnut Ln

PUBLIC HEARING

Variance: To retain accessory off-street parking adjacent to the garage rather than between the driveway and the side lot line, as required
Per Section: 1153.15(l)(4)

9. **Candice Reder and Matt Knickman**
1992 Wooster Rd

PUBLIC HEARING

Variance: To construct a second-story addition above the existing garage with a rear setback of 6' vs the 25' that is permitted
Schedule: 1153.07 (2)

Variance: To construct a second-story addition above the existing garage with a side setback of 1' vs the 8' that is permitted
Per Schedule: 1153.07(1)A

10. **Tom Galla**
1190 Woodside Dr

PUBLIC HEARING

Variance: To install a corner side yard fence with a height of 48" vs the 42" that is permitted
Per Section: 1153.15 (j)(4)

Variance: To install a corner side yard fence 3'7" from the corner side yard sidewalk vs. the 5' corner side setback that is required
Per Section: 1153.15 (j)(4)

11. **Kevin and Alex Bash**
1100 Elmwood Rd

PUBLIC HEARING

Variance: To install a corner side yard fence 5' from the sidewalk vs. the 5' corner side yard setback that is permitted
Per Section: 1153.15 (4)

Variance: To install a corner side yard fence with a height of 60" vs the 42" that is permitted
Per Section: 1153.15 (4)

Variance: To install a corner side yard fence with 25% transparency vs. the ornamental style that is permitted
Per Section: 1153.15 (4)

12. RiverRock Apartments, LLC
18997 and 18975 Hilliard Blvd

PUBLIC HEARING

Variance: To rebuild a carport on the rear property line vs. the 20' that is permitted.

Per Section: 1157.13 (c)(3)

Variance: To rebuild a carport 1'-10" from the side property line vs. the 10' that is permitted.

Per Section: 1157.13 (c)(2)

Variance: To add parking spaces 6' from the street right-of-way vs the 10' that is permitted.

Per Schedule: 1157.11 (1)

Variance: To add parking spaces 8" from the side lot line vs the 10' that is permitted.

Per Schedule: 1157.11 (2)

Variance: To rebuild a carport that has 12 parking spaces vs the 12 enclosed parking spaces that are required.

Per Schedule: 1187.09 (3)

Variance: To 7 unclosed parking spaces vs the 15 spaces that are required.

Per Schedule: 1187.09 (3)