

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

Thursday, August 14, 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 July
10th, 2025

2. Michael and Julie Spooner
20852 Beaconsfield Blvd

PUBLIC HEARING

Variance: To expand the second floor
above the garage that has an existing side
setback of 3'-11" vs the 8' that is permitted.
Per Schedule: 1153.07 (1)A.

3. Ryan Carney
20201 Westhaven Ln

PUBLIC HEARING

Variance: To construct a pavilion that is
459 square feet vs the 250 square feet is
permitted.
Per Section: 1153.15 (g)(3).

4. Alberto and Julie Machinena
21995 Addington Blvd

PUBLIC HEARING

Variance: To construct a storage shed with
a gross floor area of 154 square feet vs the
120 square feet that is permitted.

Per Section: 1153.15 (c).

Variance: To construct a storage shed with
a height of 12' vs the 10' that is permitted.

Per Section: 1153.09 (b).

Variance: To install an accessory parking
space 12' wide vs the 8' that is permitted.
Per Section: 1153.15 (l)(4)B.

5. Ruffing Montessori
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).

6. **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).

7. **John David**
20514 Morewood Pkwy

PUBLIC HEARING

Variance: To install a hot tub in the side yard vs the rear yard, where it is permitted. Per Schedule: 1153.15 (6).

Variance: To install a hot tub 1'-6" from the property line vs the 8' that is permitted. Per Section: 1153.15 (h)(2).

8. **Jonathan and Ann Dunlap**
2652 Carmen Dr

PUBLIC HEARING

Variance: To retain a 6' tall privacy fence in the rear yard vs the required 25% transparency for the first 5' and 50% transparency for the last foot.

Per Section: 1153.15 (j)(3).

Variance: To retain fencing in both side yards with a height of 6' vs the 5' that is permitted.

Per Section: 1153.15 (j)(2).

Variance: To retain privacy fencing in both side yards vs the 25% transparency that is permitted.

Per Section: 1153.15 (j)(2).

9. **Collen Greenrod**
20655 Morewood Pkwy

PUBLIC HEARING

Variance: To install an air conditioning condenser 3' from the side property line vs. the 10' that is permitted. Per Section: 1153.15 (k)(1).