

# **ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS**

## **INSTRUCTIONS TO APPLICANTS**

**MEETINGS:** 2nd Thursday of each month at 7:00 P.M. – Council Chambers, First Floor of 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 **10 sets** of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.)
- 2) **This fully completed Variance Application**, which includes a written explanation of the project. 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**, showing all existing structures on the subject property, as well as structures on affected neighboring properties. Dimensions of all existing structures (length, width and height, where appropriate). All proposed structures/improvements must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled.
- 4) **Elevation drawings** (for pergola, garage, addition or exterior alteration).
- 5) **Photographs** of your property and affected adjacent properties. Also, submit a photo example of proposed fences and storage sheds.
- 6) **Support letters** from surrounding property owners, if available.
- 8) **PLEASE NOTE THAT THE GRANTING OF A VARIANCE IS NOT A BUILDING PERMIT. A SEPARATE BUILDING PERMIT MUST BE ISSUED PRIOR TO ALL CONSTRUCTION.**

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.**

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**Property Owner**

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**Date**

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**Applicant/Representative**

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**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: \_\_\_\_\_  
Zoning of Property \_\_\_\_\_

Hearing Date: \_\_\_\_\_  
Permanent Parcel No. 30106042

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

Address of property seeking variance: 19859 Beach Cliff Blvd

Adam Jezeski & Jyodi Patel  
Name of Property Owner

Jerome Salwan  
Name of Applicant / Representative

19859 Beach Cliff Blvd, Rocky River  
Address

10312 Wildflower Way, Broadview Hts.  
Address

\_\_\_\_\_  
Telephone No. 440-669-0349  
Cell Phone No.

\_\_\_\_\_  
Telephone No. 440-667-2092  
Cell Phone No.

E-MAIL: ajezeski11@gmail.com

E-MAIL: jerrysalwan@gmail.com

Description of what is intended to be done: Remove existing 1 story corner  
room and rebuild a 2 story room, expanding to the south (rear)

Sections of the Code from which variance is being requested:

List variances requested: Building setback  
variance

\_\_\_\_\_  
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 ☐

## TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
<ul style="list-style-type: none"> <li>Any functional, land or building <b>USE</b> not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code</li> </ul>	<input type="checkbox"/>	(Use) Unnecessary Hardship
<b>ADDITIONS &amp; BUILDINGS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>Rear, side &amp; front setbacks</li> </ul>	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Coverage (&gt;28%)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>DRIVEWAYS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>Width</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Distance from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Circular if lot width is &lt;90'</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>SIGNS:</b> <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> <li>Area allowed (maximum sq. ft.)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Height</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Front setback</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Lot width &lt;100'</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Number of items of information</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>On side of building</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>FENCES:</b> <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> <li>Height or Openness</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Front Yard (in setback)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>ACCESSORY BUILDINGS (Play Structures, Storage Sheds:</b> <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i>		
<b><u>Note:</u></b> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
<ul style="list-style-type: none"> <li>Height</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Setback from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Square footage</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Air Conditioners and Generators:</b> <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> <li>In side yard &lt;10' from property line or in front yard</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Parking:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>&lt; the number of spaces required</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Setback from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties

## **PRACTICAL DIFFICULTIES**

### **ALL QUESTIONS REQUIRE A COMPLETE RESPONSE**

**R.R.C.O. 1133.17(c)(1).** In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

- A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

None.

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- B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

Adding a master bath and closet current with modern living which the current home is lacking.

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- C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

We are rebuilding along the current building line with the addition of only 6'-8". With that, we are still below the 28% lot coverage. (22% coverage)

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- D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

In adding a proper master bath and closet, we will increase the value of the home. Aesthetically, the addition will look as if it were there from the original construction of the home. There are no negative impacts on adjoining properties.

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E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

No issues.

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F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

The owner purchased with no knowledge of zoning restrictions

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G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

None exist.

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H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

There is no area in the current structure available to create the modern living space made possible by the variance.

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I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

In adding a proper master bath and closet, we will increase the value of the home which will benefit surrounding properties.

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J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

Variance exception is common in the Beach Cliff I neighborhood.

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K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

We do not believe it does.

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**PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.**

**UNNECESSARY HARDSHIP STANDARD**

**ONLY ANSWER THESE QUESTIONS IF YOU ARE REQUESTING A VARIANCE FOR ANY FUNCTIONAL, LAND OR BUILDING USE NOT SPECIFICALLY PERMITTED IN EITHER A PARTICULAR ZONING DISTRICT, OR OTHERWISE NOT PERMITTED BY THE DEVELOPMENT CODE. (See Typical Variance Sheet for guidance.)**

**ALL QUESTIONS REQUIRE A COMPLETE RESPONSE**

In order to grant a use variance, the Board of Appeals shall determine that strict compliance with the terms of this Code will result in unnecessary hardship to the applicant. **THE APPLICANT MUST DEMONSTRATE SUCH HARDSHIP BY CLEAR AND CONVINCING EVIDENCE** that the criteria in Rocky River Codified Ordinances, sub-section 1133.17(c)(2) is satisfied.

**R.R.C.O. Chapter 1133.17(c)(2)A.** Please demonstrate hardship with the following:

- i.) Explain how the variance requested stems from a condition that is **UNIQUE TO THE PROPERTY AT ISSUE** and not ordinarily found in the same zone or district. (i.e., topographical or geological limitations; unique structure of original building, etc.)

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- ii.) Explain how the granting of the variance will not have any material adverse effect on the rights of adjacent property owners or residents.

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- iii.) Explain how the granting of the variance will not have any material adverse effect on the public health, safety or general welfare of the City of Rocky River.

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iv.) Explain how the variance will be consistent with the general spirit and intent of the Code.

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v.) Explain how the variance sought is the minimum that will afford relief to the applicant.

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**R.R.C.O. Chapter 1133.17(c)(2)B.** If applicable, explain what further evidence you would like the Board of Appeals to consider, as follows:

i.) Whether the property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located.

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ii.) Whether, and to the extent to which (if applicable), the hardship condition is not created by actions of the applicant.

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**PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.**

# JEZESKI RESIDENCE

OWNER:

ADAM JEZESKI AND JYODI PATEL

19859 BEACH CLIFF BLVD

ROCK RIVER, OHIO 44116

440-669-0349

ARCHITECT:

JEROME P. SALWAN

10312 WILDFLOWER WAY

BROADVIEW HTS., OHIO 44147

440-667-2092

STRUCTURAL ENGINEER:

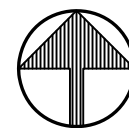
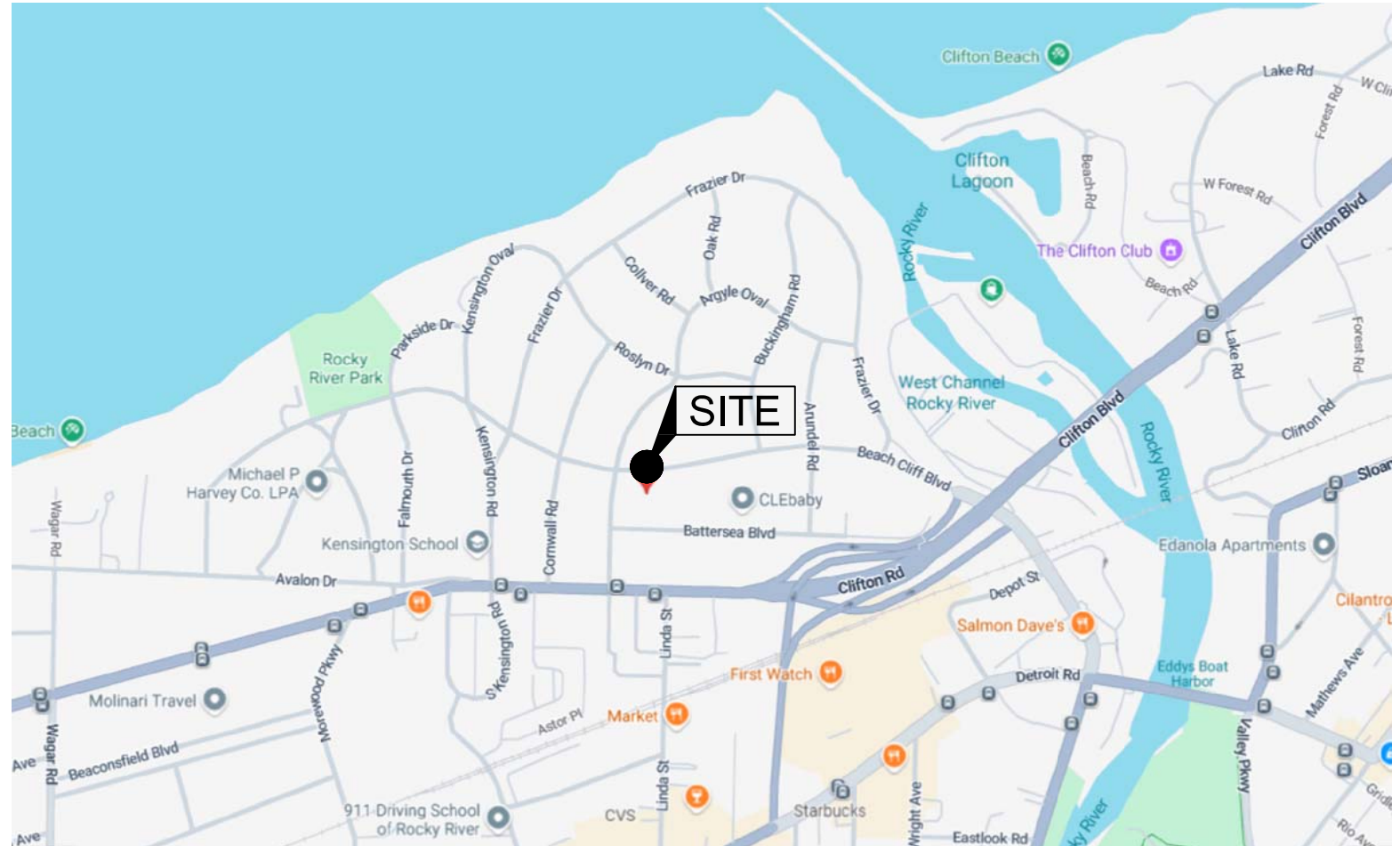
I.A. LEWIN & ASSOCIATES, Inc.

ISAAC LEWIN

4110 MAYFIELD ROAD, SUITE B

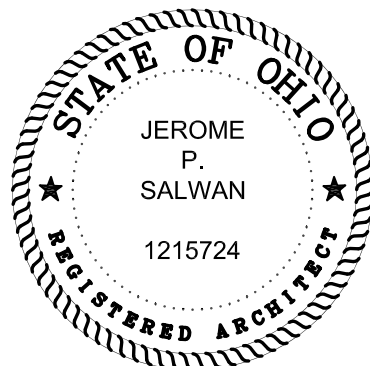
SOUTH EUCLID, OHIO 44121

216-291-3131



## SITE LOCATION MAP

N.T.S.



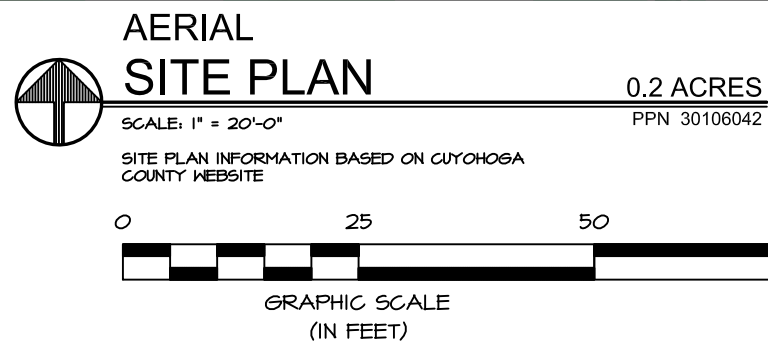
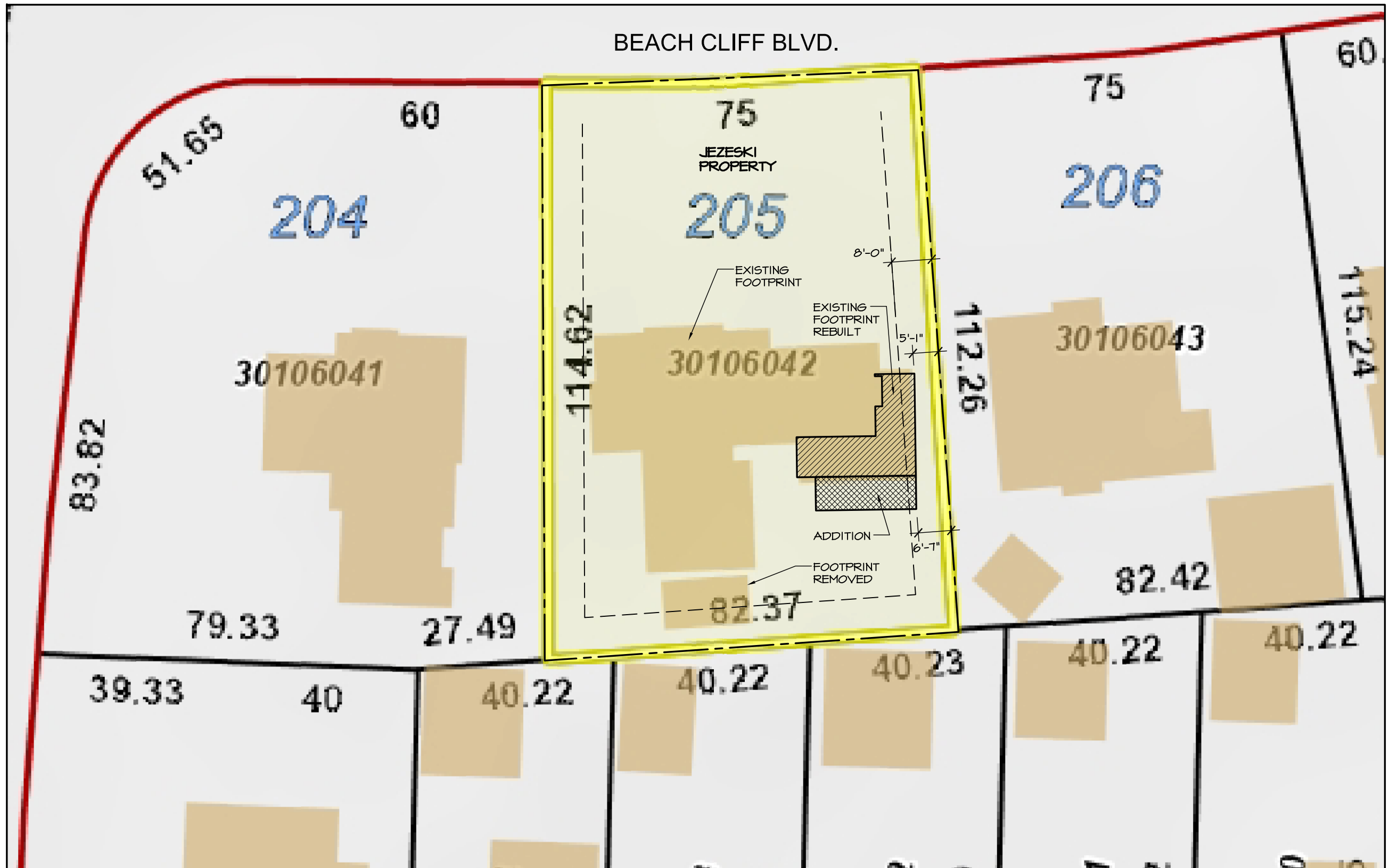
JEROME P. SALWAN, LICENSE # 1215724  
EXPIRATION DATE: 12-31-25

PROPOSED ADDITION FOR THE:

## JEZESKI RESIDENCE

19859 BEACH CLIFF BLVD.  
ROCKY RIVER, OHIO

JULY 16, 2025

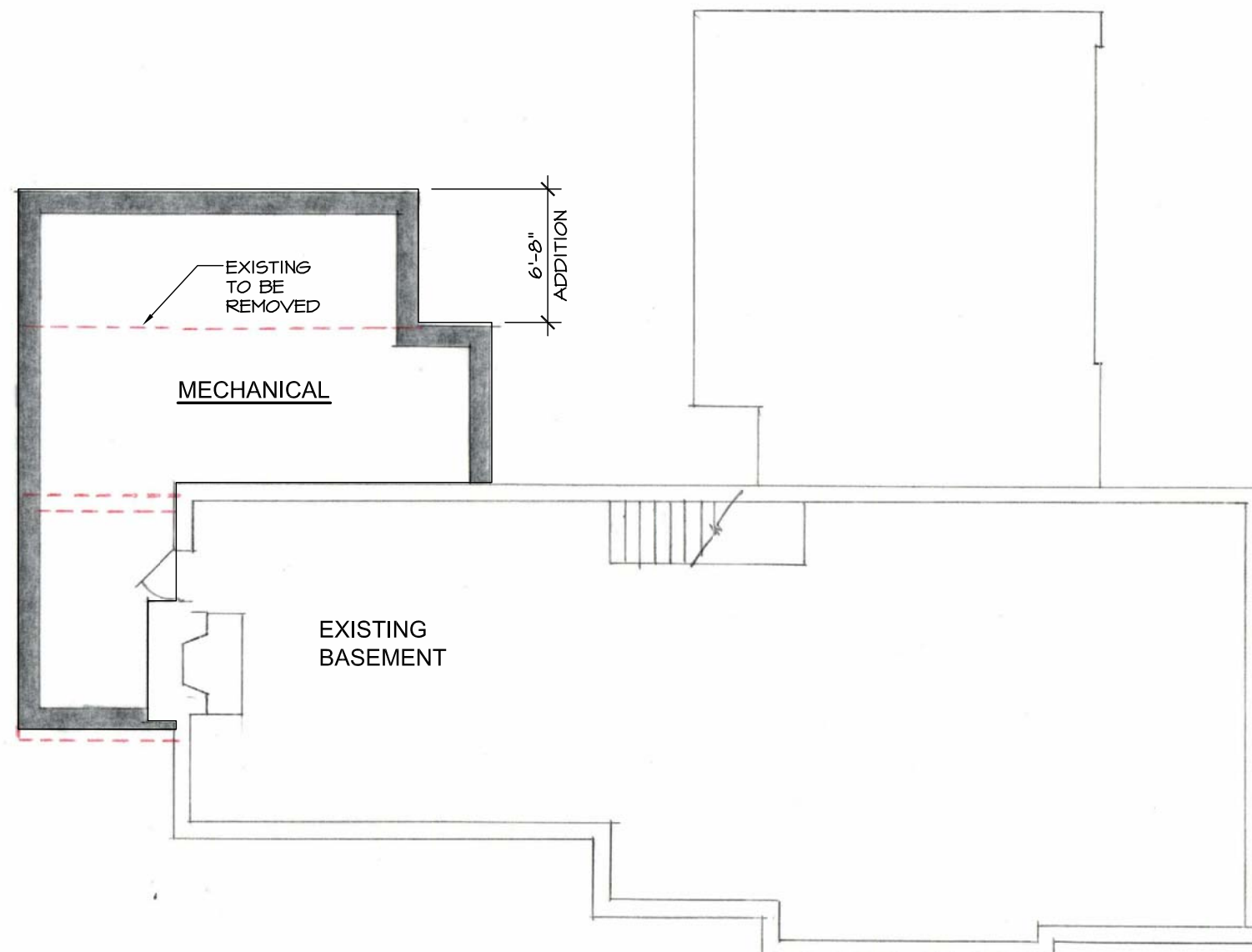


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A STUDY FOR THE:  
**JEZESKI RESIDENCE**

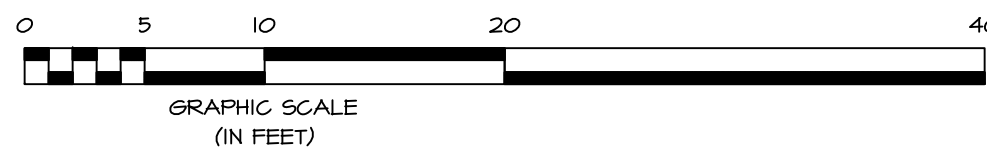
19859 BEACH CLIFF BLVD.  
ROCKY RIVER, OHIO

JULY 16, 2025



# BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

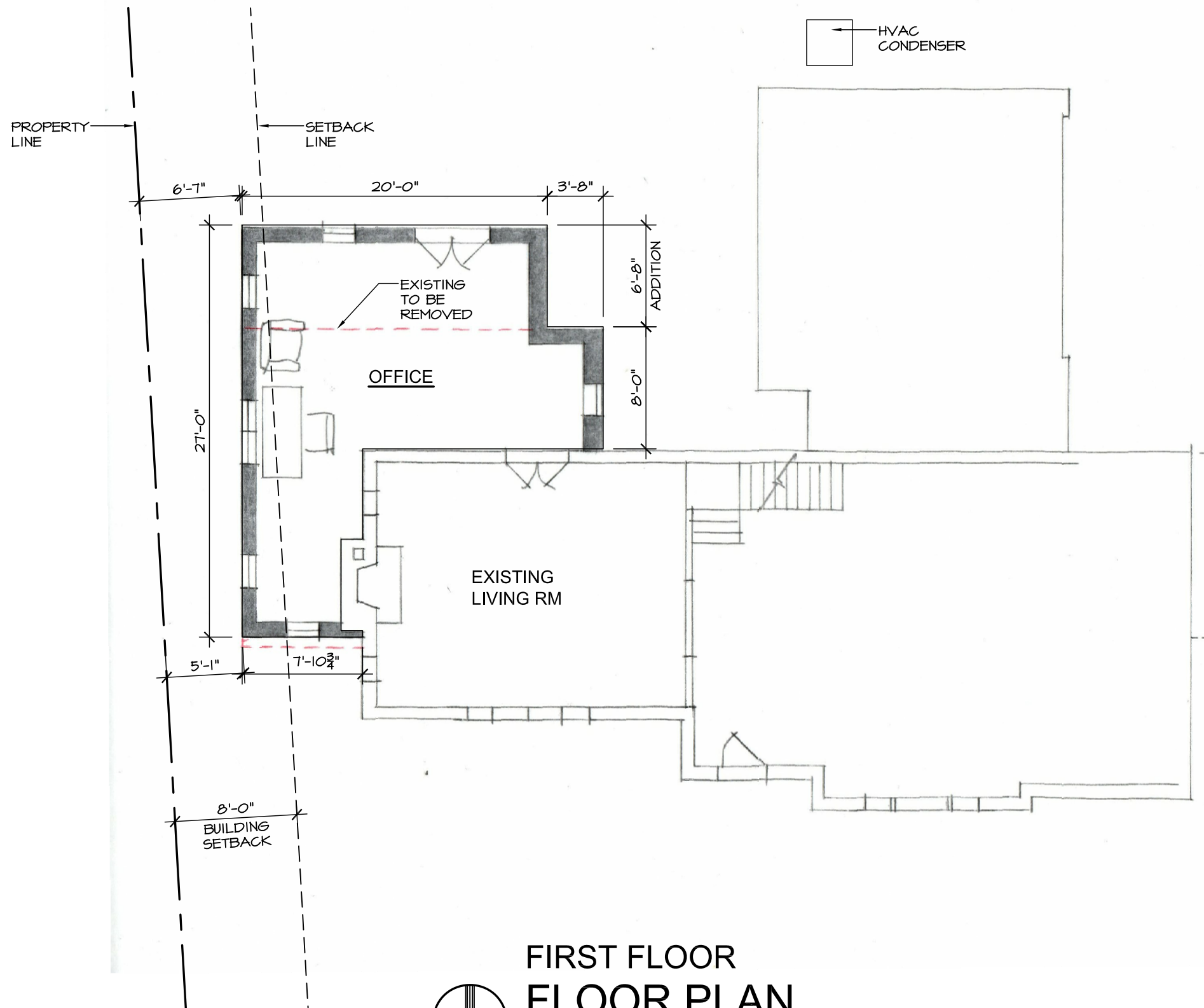


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PROPOSED ADDITION FOR THE:  
**JEZESKI RESIDENCE**

19859 BEACH CLIFF BLVD.  
ROCKY RIVER, OHIO

JULY 16, 2025



## SQUARE FOOTAGE SUMMARY

FINISHED FIRST FLOOR	412 SQFT.
FINISHED SECOND FLOOR	385 SQFT.
TOTAL FINISHED AREA	797 SQFT.

BASEMENT 412 SQFT.

LOT COVERAGE = 22%

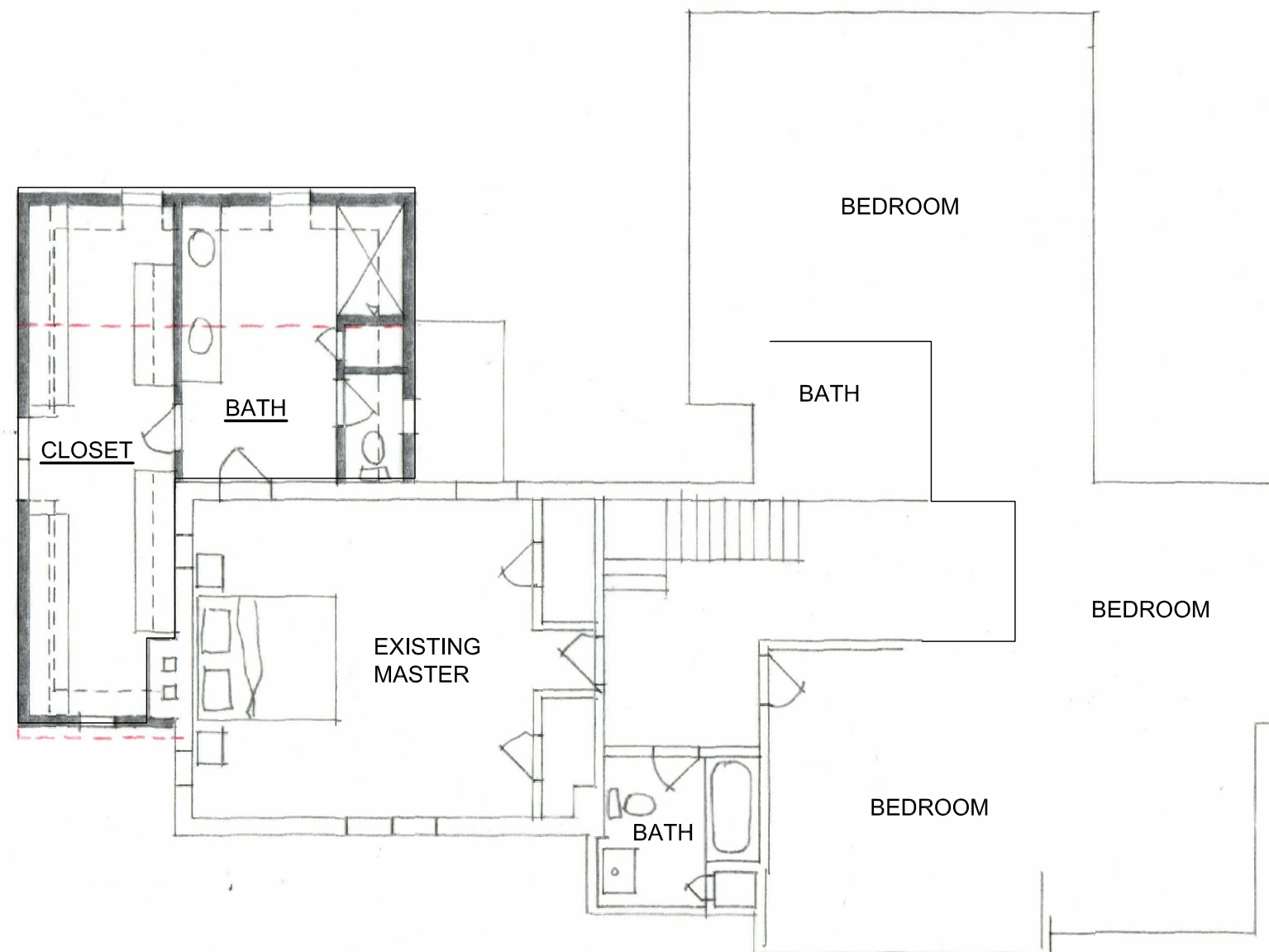
**FIRST FLOOR  
FLOOR PLAN**

SCALE: 1/8" = 1'-0"

PROPOSED ADDITION FOR THE:  
**JEZESKI RESIDENCE**

19859 BEACH CLIFF BLVD.  
ROCKY RIVER, OHIO

JULY 16, 2025



## SECOND FLOOR FLOOR PLAN

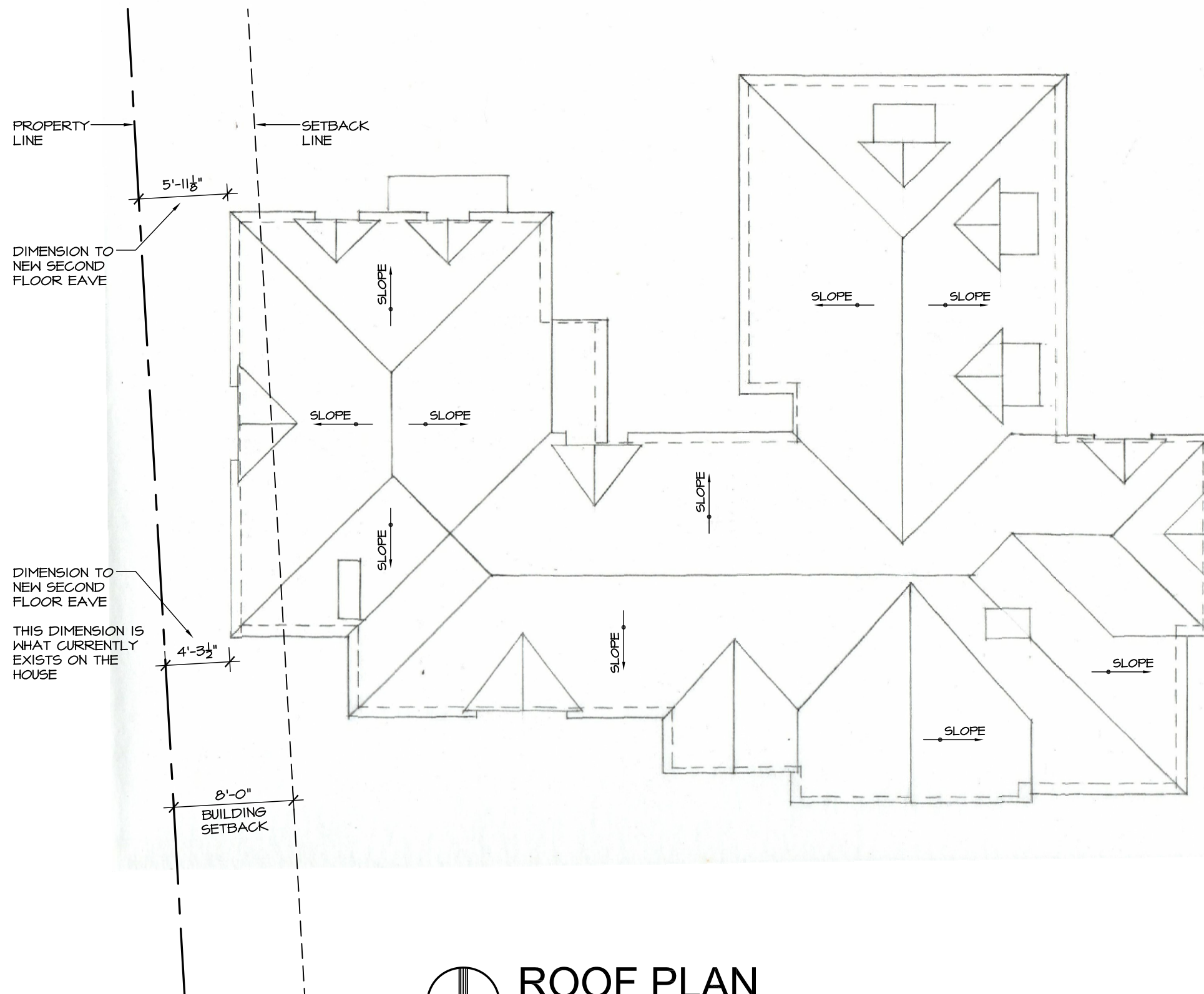
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PROPOSED ADDITION FOR THE:  
**JEZESKI RESIDENCE**

19859 BEACH CLIFF BLVD.  
ROCKY RIVER, OHIO

JULY 16, 2025





## ROOF PLAN

SCALE: 1/8" = 1'-0"

PROPOSED ADDITION FOR THE:  
**JEZESKI RESIDENCE**

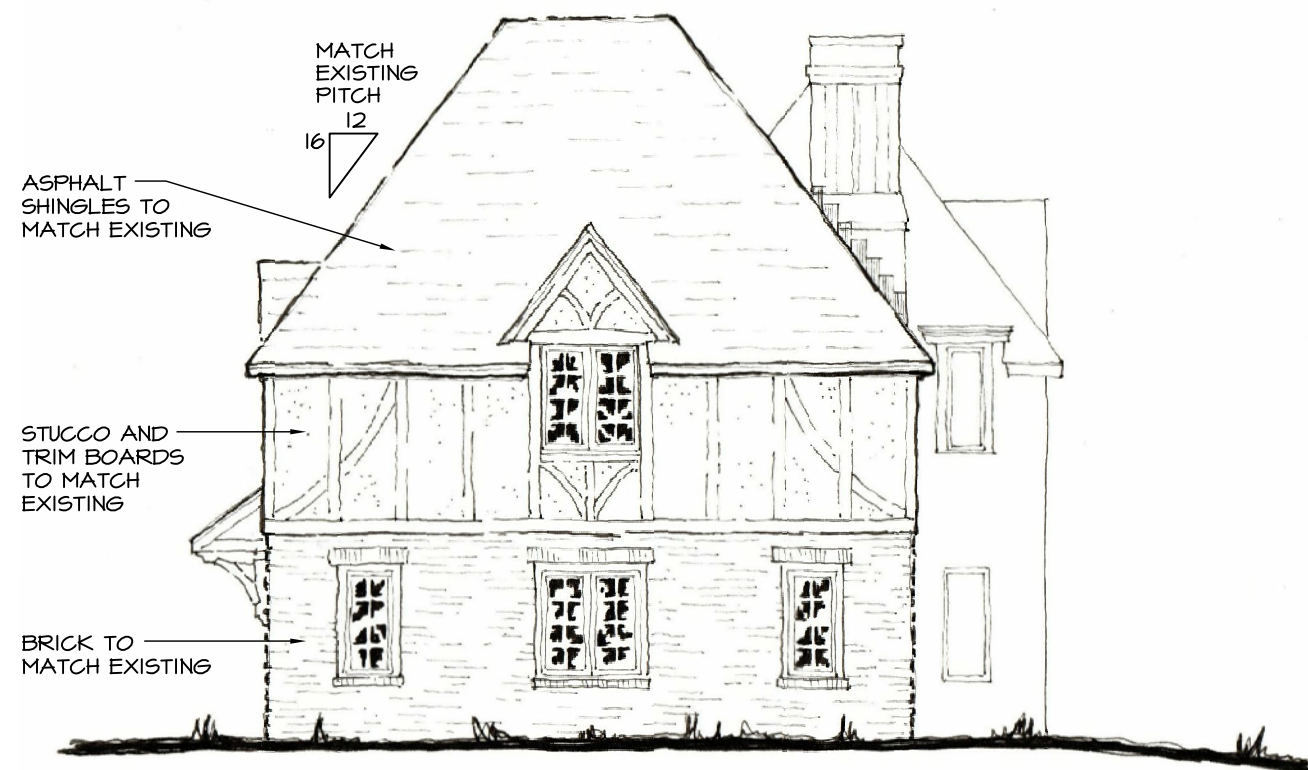
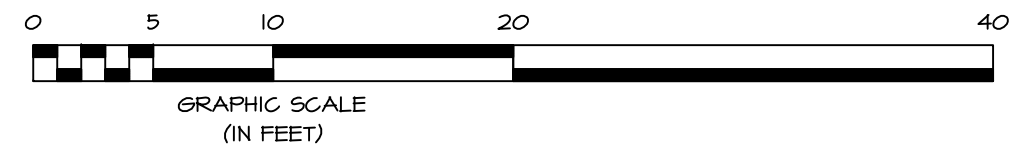
19859 BEACH CLIFF BLVD.  
ROCKY RIVER, OHIO

JULY 16, 2025



## NORTH ELEVATION

SCALE: 1/8" = 1'-0"



## EAST ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED ADDITION FOR THE:  
**JEZESKI RESIDENCE**

19859 BEACH CLIFF BLVD.  
ROCKY RIVER, OHIO

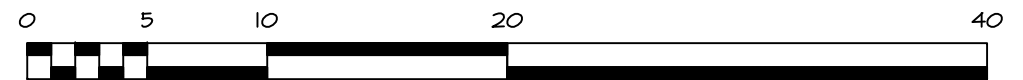
JULY 16, 2025



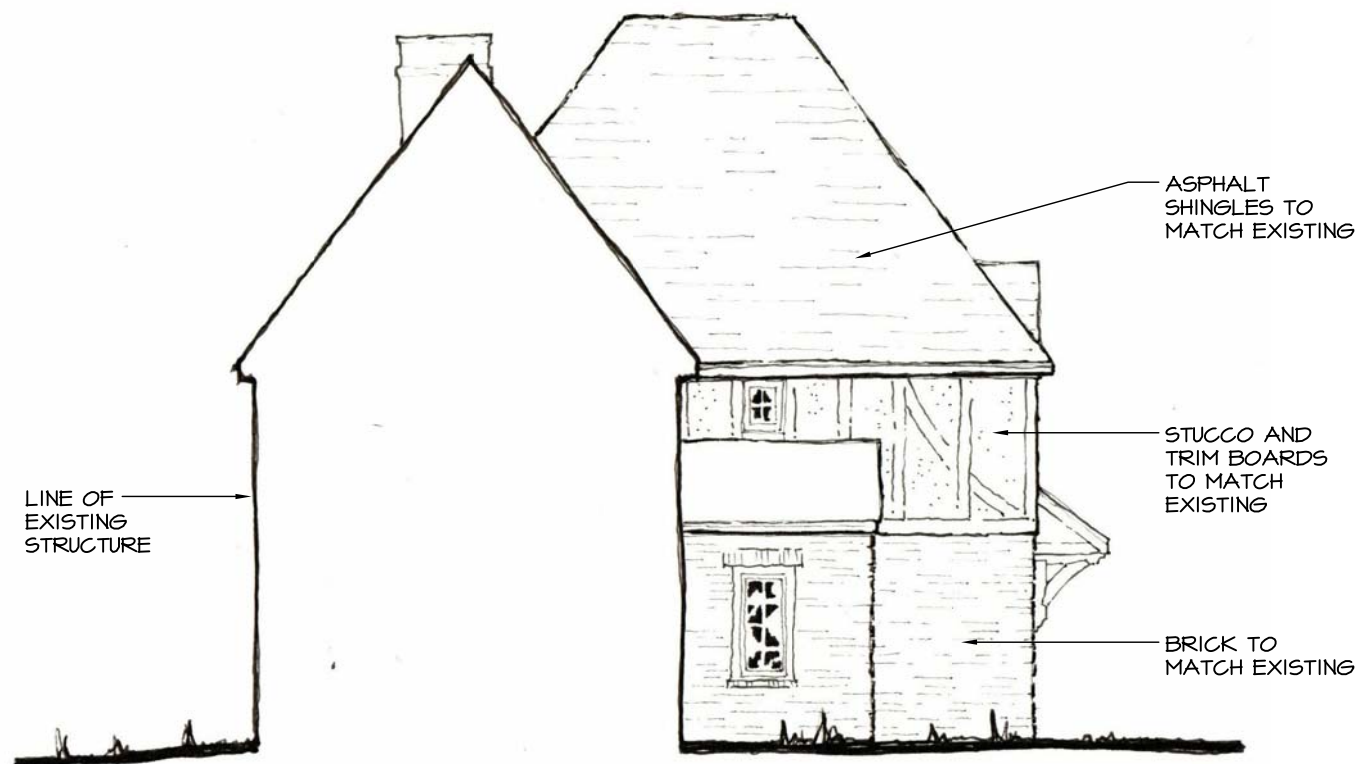
MATCH  
EXISTING  
PITCH  
12  
16

## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



GRAPHIC SCALE  
(IN FEET)



LINE OF  
EXISTING  
STRUCTURE

ASPHALT  
SHINGLES TO  
MATCH EXISTING

STUCCO AND  
TRIM BOARDS  
TO MATCH  
EXISTING

BRICK TO  
MATCH EXISTING

## WEST ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED ADDITION FOR THE:  
**JEZESKI RESIDENCE**

19859 BEACH CLIFF BLVD.  
ROCKY RIVER, OHIO

JULY 16, 2025















