

NOTICE OF PUBLIC MEETING

**BOARD OF ZONING AND BUILDING APPEALS
AGENDA**

Wednesday, August 20, 2025, at 7:00 p.m.

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

- 1. David Hein**
21298 Endsley Ave

PUBLIC HEARING

Variance: To install a generator 4'-3" from the side property line vs. the 10' that is permitted.

Per Section: 1153.15 (k)(2).

- 2. Adam Jezeski and Jyodi Patel**
19859 Beach Cliff Blvd

PUBLIC HEARING

Variance: To construct a 2-story addition with a side setback of 4'-3" vs the 8' that is permitted.

Per Schedule: 1153.07 (1)A.

- 3. Boccia Residence**
60 Buckingham Rd

PUBLIC HEARING

Variance: To enclose the second-floor covered porch that was previously approved for lot coverage at 32% vs the 28% that is permitted.

Per Schedule: 1153.05 (3).

- 4. Sean and Andrea O'Neill**
2689 Wagar Rd

PUBLIC HEARING:

Variance: To retain widening the driveway with gravel vs the concrete that is required.
Per Section: 1111.09 (c).

Variance: To retain widening the driveway up to the side property line vs the 3' setback that is required.

Per Schedule: 1153.15 (2).

5. Craig and Tanya Crawford
19502 Telbir Ave

PUBLIC HEARING

Variance: To construct a new two-story home with a lot coverage of 38.8% vs the 28% that is permitted.

Per Schedule: 1153.05 (3).

Variance: To construct a new two-story home with a 5' side setback vs the required 7' setback as shown on the setback map, City of Rocky River, May 12, 1975

Per Section: 1153.07 (a).

Variance: To construct a new two-story home with a 22'6" rear setback vs the 25' that is permitted.

Per Schedule: 1153.07 (2).

Variance: To construct a new two-story home with an air conditioning condenser 4' from the side property line vs the 10' that is permitted.

Per Section: 1153.15 (k)(1).

6. Jean Vovos
247 Elmwood Rd

PUBLIC HEARING

Variance: To install an accessory parking space directly in front of the dwelling, separate from the driveway, vs between the driveway and the nearest side lot line that is permitted.

Per Section: 1153.15 (l)(4).

Variance: To install an accessory parking space separate from the driveway, creating a second curb cut vs the one curb cut that is allowed.

Per Section: 1153.15 (l)(4)D.

Variance: To install an accessory parking space that is 26'-1" wide vs the 8' that is permitted.

Per Section: 1153.15 (l)(4)B.

Variance: To install an accessory parking space that is 19'-10" long vs the 18' that is permitted.

Per Section: 1153.15 (l)(4)B.