

NOTICE OF PUBLIC MEETING

BOARD OF ZONING AND BUILDING APPEALS AGENDA

Thursday, September 11, 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
August 14th, 2025

2. Eric and Jackie Weidemer
21468 Avalon Dr

PUBLIC HEARING

Variance: to expand a structure occupied by
an existing non-conforming use vs no such
building shall be enlarged or expanded to
increase the non-conforming use.

Per Section: 1139.05 (c)(2).

Variance: to expand an existing non-
conforming boathouse with a gross floor
area of 845 square feet vs a maximum of
250 square feet of gross floor area permitted
for boathouses.

Per Section: 1153.15 (i)(2).

3. Mohamed Naem
1839 Wynwood Dr

PUBLIC HEARING

Variance: to construct a pool house and
covered patio with a height of 12' vs the 10'
that is permitted.

Per Section: 1153.09 (b).

4. Brad Roberts
21017 Aberdeen Rd

PUBLIC HEARING

Variance: to construct a covered front porch
with a front yard setback of 36'-3" vs the
40' as shown on the setback map, City of
Rocky River, May 12, 1975.

Per Section: 1153.07 (a).

5. Cliff Wolfe
19220 Frazier Dr

PUBLIC HEARING

Variance: to construct a rear four-story
addition that is 15'-8" from the rear property
line vs the 25' that would be permitted.

Per Schedule: 1153.07 (2).

Variance: to construct a rear four-story
addition, increasing the lot coverage to
36.8% vs the 28% that is permitted.

Per Schedule: 1153.05 (3).

6. **Dave Keehan**
2121 Valley View Dr

PUBLIC HEARING

Variance: to construct a front addition with a front yard setback of 25'-6" vs the 40' as shown on the setback map, City of Rocky River, May 12, 1975.

Per Section: 1153.07 (a).

Variance: to construct a screened-in front porch with a side setback of 6' and two window wells with side setbacks of 2' and 1'-11" vs the 8' that would be permitted.

Per Schedule 1153.07 (1)(A).

7. **Christopher Sbrocco**
19118 Mitchell Ave

PUBLIC HEARING

Variance: to construct a shed 3' from the rear property line vs the 5' that is permitted.

Per Schedule: 1153.15 (1).

Variance: to construct a shed 1' from the side property line vs the 5' that is permitted.

Per Schedule: 1153.15 (1).

Variance: to construct a shed with a gross floor area of 252 square feet vs the 120 square feet that is allowed.

Per Section: 1153.15 (c).

8. **Michael Clark**
21280 Avalon Dr

PUBLIC HEARING

Variance: to construct a stone wall with a maximum height of 5' that projects 47' into the rear setback. This property is adjacent to Lake Erie, and the setback is determined by averaging the rear setbacks of the nearest dwellings on either side of the lot, but shall not be less than 25 feet.

Per Schedule: 1153.07 (b).

Variance: to construct a circular driveway that widens to 14' at the northern curve, closest to the house, vs the 12' maximum that is permitted.

Per Section: 1153.15 (1)(4)D.