

## NOTICE OF PUBLIC MEETING

### BOARD OF ZONING AND BUILDING APPEALS AGENDA

Thursday, October 9, 2025, at 7:00 p.m.

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

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

Approval of BZA meeting minutes of  
August 20<sup>th</sup>, 2025, and September 11<sup>th</sup>,  
2025.

**2. Magnificat High School**  
20770 Hilliard Blvd

**PUBLIC HEARING**

**Variance:** To retain and expand an 8'  
ornamental fence vs the 6' that is permitted.  
Per Section: 1151.13 (3).

**3. Jerry Hammerschmidt**  
20244 Detroit Rd

**PUBLIC HEARING**

**Variance:** To demolish a garage and  
construct 3 unenclosed parking spaces vs the  
3 enclosed spaces that are required. Per  
Schedule: 1187.09(3).

**Variance:** To demolish a garage and  
construct parking along both side property  
lines, vs the 10-foot side setback that is  
permitted. Per Schedule: 1157.11 (2).

**Variance:** To construct a trash enclosure  
within the parking setback vs trash  
enclosures shall comply with the minimum  
parking setback. Per Section: 1157.19 (b).

**4. David Hein**  
21298 Endsley Ave

**PUBLIC HEARING**

**Variance:** To install a generator with sound  
deadening 7'-9" from the side property line  
vs. the 10' that is permitted. Section:  
1153.15 (k)(2).

**5. Jeff and Katie Galla**  
20612 Stratford Ave

**PUBLIC HEARING**

**Variance:** To construct a covered deck on  
the rear of the home, increasing the lot  
coverage from 30% to 32% vs the 28% that  
is permitted. Per Schedule: 1153.05 (3).

**6. Kurt Altenburger**  
20088 Center Ridge Rd

**PUBLIC HEARING**

**Variance:** To screen HVAC mechanical  
equipment with a fence vs evergreen plant  
material that is required. Per Section:  
1185.13 (b).

**7. James Stover**  
19505 Frazier Dr

**PUBLIC HEARING**

**Variance:** To retain two air conditioning condensers 5' from the side property line vs the 10' that is permitted. Per Section: 1153.15 (k)(1).

**8. Mary Rego**  
19986 Beach Cliff Blvd

**PUBLIC HEARING**

**Variance:** To expand an existing 6' lattice fence along the side yard, vs. side yard fences shall have a maximum height of 5'. Per Section: 1153.15 (j)(2).

**9. Mike Assad**  
19640 Center Ridge Rd

**PUBLIC HEARING**

**Variance:** To provide 49 off-street parking spaces vs the 54 off-street parking spaces that are required. Required parking spaces are determined by the nature of Uses and the associated minimum parking requirement set forth in Schedule 1187.09. The 54 required spaces are after the 20% reduction for shared parking. Per Section: 1187.15 (a).

**10. Aysam Saade**  
3196 Wooster Rd

**PUBLIC HEARING**

**Variance:** To install an air conditioning condenser 5'-9" from the side property line, vs the 10' that is permitted. Per Section: 1153.15 (k)(1).

**Variance:** To construct a covered front porch with a front yard setback of 32' vs the 35' as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).

**11. Ruth Fortney and Will Akins**  
21228 Avalon Dr

**PUBLIC HEARING**

**Variance:** To enclose an existing covered porch that sits completely in the rear yard setback, projecting 14'-2" at its furthest point. 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).

**12. Craig Andrews**  
20725 Westway Dr

**PUBLIC HEARING**

**Variance:** To construct a detached garage with a gross floor area of 636 square feet, vs the 600 square feet that is permitted. Per Section: 1153.15 (c).

**13. David Keehan**  
2121 Valley View Dr

**PUBLIC HEARING**

**Variance:** To construct a front yard garage addition with a front yard setback of 31'-3" 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).

**14. Halle Buescher**  
2666 Wagar Rd

**PUBLIC HEARING**

**Variance:** To install a side yard fence with 0% transparency vs the 25% transparency that is permitted. Per Section: 1153.15 (j)(2).

**Variance:** To install a rear yard fence with 0% transparency vs the 25% transparency that is permitted. Per Section: 1153.15 (j)(3).

**Variance:** To install a corner side yard fence with 0% transparency vs. the ornamental style that is permitted. Per Section: 1153.15 (j)(4).

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

**Variance:** To install a corner side yard fence 6" from the property line at its closest vs. the 5' corner side yard setback that is required. Per Section: 1153.15 (j)(4).

## **ITEM WITHDRAWN**

**15. Depot Street Development LLC**  
19061 Depot St

### **PUBLIC HEARING**

**Variance:** To retain a projecting sign 8'-7" above ground level vs the 10' that is permitted. Per Section: 1193.07 (d)(4).

**Variance:** To retain painted wall signage on the north elevation, vs permanent signs shall be fabricated on and of materials that are of good quality and good durability. Per Section: 1193.17 (b)(9).

**Variance:** To retain two wall signs on the north elevation vs the one wall sign that is permitted. Per Section: 1193.05 (a).

**Variance:** To install a fabricated wall sign on the east elevation vs each building frontage shall be entitled to the sign area permitted. Per Section: 1193.05 (a)(2).

**Variance:** To appeal the final decisions of the Design and Construct Board of Review. Per Section 5.