

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. _____

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

Address of property seeking variance: 19986 BEACHCLIFF DR

MARY REGO
Name of Property Owner

SAME
Name of Applicant Representative

19986 BEACHCLIFF DR.
Address

Address

404-849-0122
Telephone No.

Cell Phone No.

Telephone No.

Cell Phone No.

E-MAIL: MARY@SLIFE@YAHOO

E-MAIL: _____

Description of what is intended to be done:

EXTEND EXISTING 6' HIGH LATTICE TRELLIS PANELS AND
ADDITIONAL 28' ALONG SIDE YARD

Sections of the Code from which variance is being requested:

1153.15

List variances requested:

6' HIGH TRELLIS PANELS IN SIDE YARD (5' HIGH PERMITTED)

TO PROVIDE A VISUAL BARRIER OF THE NEIGHBORS
DRIVEWAY FROM OUR FAMILY ROOM WINDOWS

Mary Rego
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 ☒

ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

INSTRUCTIONS TO APPLICANTS

MEETINGS: 2nd Thursday of each month at 7:00 P.M. in Council Chambers of Rocky River 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 11 stapled sets of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.); **Check representing Application Fee.**
- 2) **Fully completed Variance Application.** Begin with a written narrative describing exactly what project you would like to do and why it is necessary to do so. 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** – see attached example, showing all existing structures on the subject property, as well as structures on properties directly adjacent to the location of the subject of your variance request (i.e., line of neighbor's house, driveway and garage closest to the addition you are proposing). Proposed structures must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled. **PLEASE STAKE THE PROPERTY TO SHOW FOOTPRINT OF ADDITIONS, SHEDS OR LOCATIONS OF A/C CONDENSERS, etc.** Site plan should show lot coverage by building calculation (existing and proposed).
- 4) **Elevation drawings** (for pergola, garage, addition or any exterior alteration). Show what all sides of the finished project will look like. Submit a photo example of proposed fences and sheds. Show height of structure on the elevations. Additions will require existing and proposed interior floor plans for the floors that are affected.
- 5) **Photographs** of your property and adjacent properties. Label each photo for clarity.
- 6) **Support letters** from surrounding property owners, if available.
- 7) **Any other information as may be requested** by the Building Department or Board Members.

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.

Mary Rege
Property Owner Date

Applicant/Representative Date

Greg Hebble

From: info
Sent: Monday, September 8, 2025 10:25 AM
To: Greg Hebble
Subject: FW: Fence at Rego's

-----Original Message-----

From: Lynn Schieda <lschieda@aol.com>
Sent: Monday, September 8, 2025 10:06 AM
To: info <info@elyriafence.com>
Subject: Fence at Rego's

To: Mr. Greg Hebble

Re: Rego residence fence at 19986 Beachcliff Blvd., Rocky River

Good morning, Greg,

I am Lynn Schieda and I live at 19950 Beachcliff Blvd, next door to Mary and Anthony Rego. Mary called me this morning regarding the fence she is hoping to get approved, which will replace her woody arborvitae which border both of our properties.

This fence would be an extension of a portion that has already been in place for more than a year, and she would like it to be 6 ft., as her current portion is, so that it forms a straight line across the top.

I have no reservation at all with this portion matching the 6' portion already in place, as that would be the most appealing visually, and it is a very pretty square lattice pattern. It will only be occupying the similar space that is currently occupied by the arbs, so I am in favor of the change. She is an excellent garden designer and I know it will be lovely.

Thanks for your attention to this matter, and I hope this allows her permit to go forward.

Lynn Schieda
19950 Beachcliff Blvd.
Rocky River
440-503-5003

Sent from my iPad

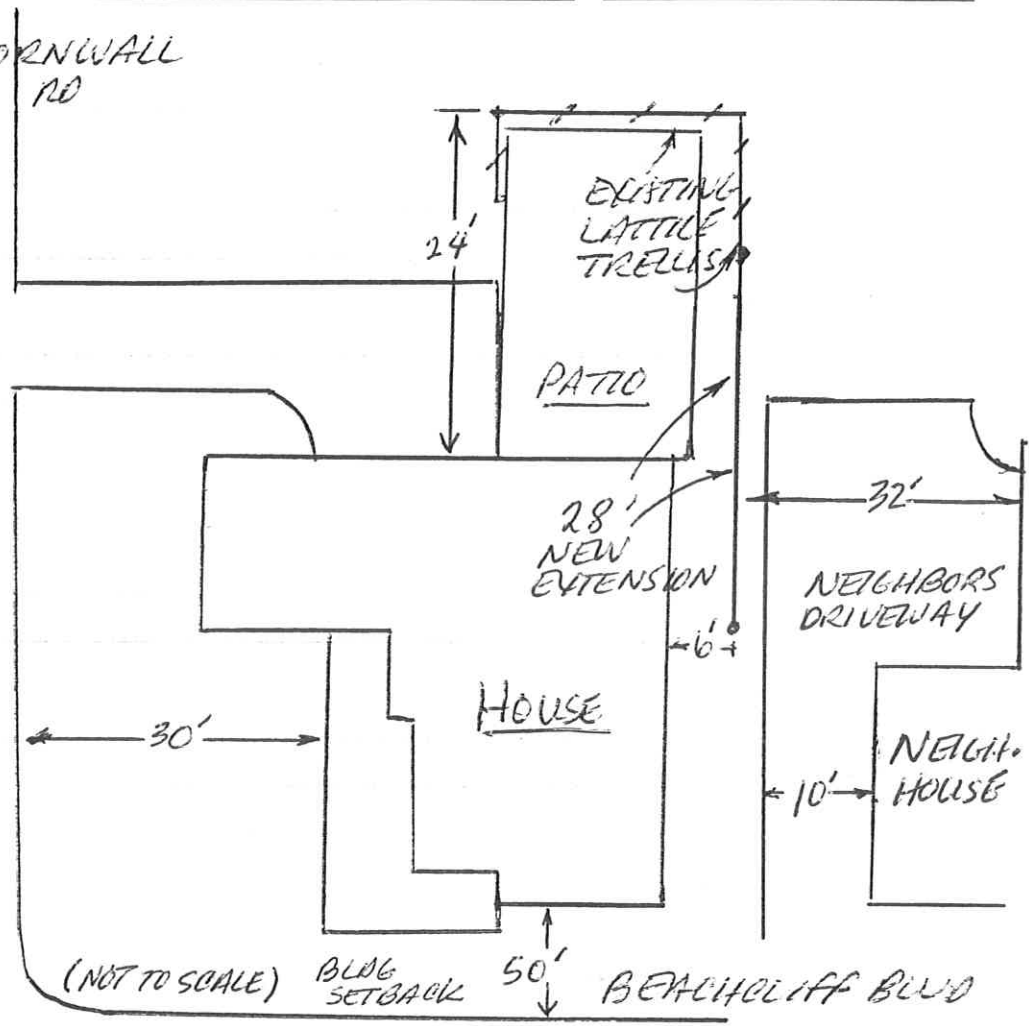
PHONE 404-849-0122
HIS
WORK
HER
WORK
EMAIL MARYGSLIFE@YAHOO

Elyria Fence Inc.
"Setting The Standards In The Industry Since 1932"
230 Oberlin Rd. • Elyria, OH 44035
Elyria (440) 323-7581 • Toll Free 1-800-779-7581
Fax (440) 323-1685
www.elyriaefence.com

QUOTE DATE 7-11-25
CONTRACT DATE 8-1-25
LOG # 1498-0164
P.O. #
ATTN:
OUPS
P/L
LAYOUT

PROPOSAL TO: MARY REGO
ADDRESS: 19986 BEACHCLIFF DR ROCKY RIVER
INSTALLATION SITE: TWP. 44116
DIRECTIONS

Height 6'
Style LATTICE TRELLIS PANELS CORNWALL RD
Color
Material WHITE CEDAR
Boards 1X2 SP. 3/4" C.
Frame 1X4 WC
Line Posts 4X4 TREATED
Terminals 4X4 TREATED
Gate Posts N/A
Post Caps BEVELED
Gate Frame N/A
Gate Style N/A
Bracing N/A
Tension Wire N/A
Post Spacing 7' MAXIMUM
Concrete ☒ Yes ☐ No
Setting Depth 30"
Grade
Contour Level (Straight)
Dirt HAIL AWAY
Clearing
Permit ☒ Yes ☐ No Survey ☐ Yes ☐ No
Financed ☐ Yes ☐ No
Schedule



Accounts not paid when due shall bear interest at the rate of 1 1/2% per mo. on unpaid balance which is 18% annual percentage rate and in the event collection proceedings become necessary the Purcher promises to pay all costs incident hereto, including attorney fees.

MATERIAL 2,410.00
LABOR 890.00
TAX/MISC
TOTAL 3,300.00 WITH PREVIOUS CUSTOMER DISCOUNT
DEPOSIT 2,990.00
BALANCE
TERMS: DUE UPON COMPLETION

Initial Here
Customer is responsible for the location of all property lines, underground utilities and drains, and miscellaneous underground hazards.
This proposal is hereby accepted by the undersigned as Purchaser, and the undersigned, having read the same, agrees to the terms and conditions of this contract. The Purchaser also acknowledges that he has received a copy of this proposal at the time of execution hereof. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation for an explanation of this right. I/We hereby authorize the obtaining of a credit report or reports.
Initial Here
See additional terms and conditions on reverse.
ACCEPTED _____ DATE _____
ESTIMATOR GREG HEBBLE

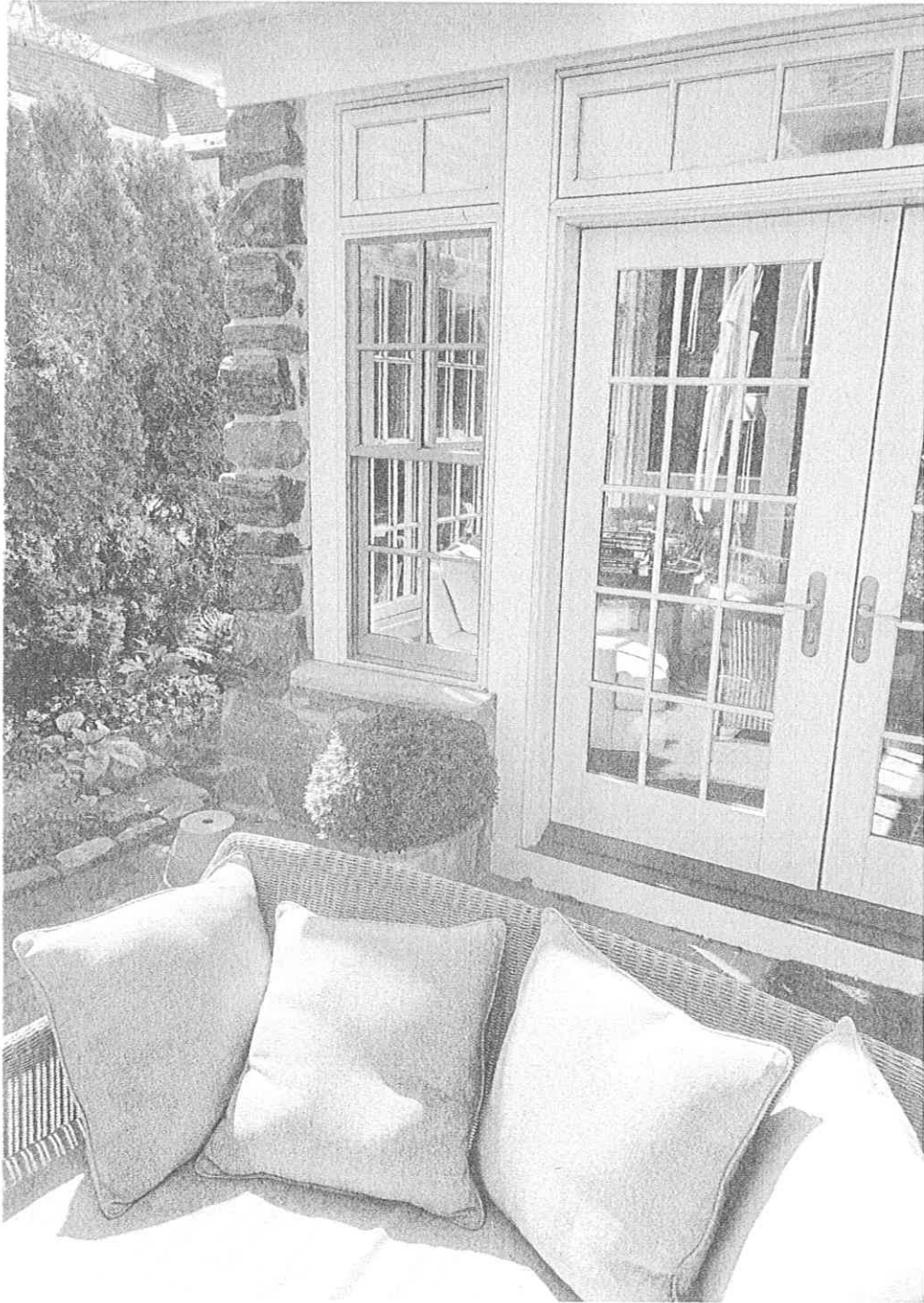


more information or click the images to visit the area

1/1/2014 10:00 AM











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.)

THE NEIGHBORS DRIVEWAY EXTENDS
FURTHER BACK INTO THE REAR YARD
(FURTHER THAN THEIR GARAGE) FOR
A TURN AROUND WHICH IS UNIQUE IN THE AREA

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

THE LATTICE PANELS ARE OPEN TO LIGHT AND
AIR, AND ARE DECORATIVE ONLY - FOR A
PARTIAL VISIBLE BLOCK,

- 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.

THE LATTICE PANELS ARE POSITIONED
NEAR THE PROPERTY LINE AND RUN
PARALLEL TO THE PROPERTY LINE.
THEY ARE DECORATIVE ONLY AND WILL
NOT AFFECT PUBLIC HEALTH OR WELFARE.

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

THE CODE PERMITS THE SAME STYLE AND MATERIALS THAT WE WOULD BE USING, THE ONLY DIFFERENCE IS 1' OF HEIGHT.

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

WE ARE ONLY REQUESTING 28' OF LATTICE THAT WILL COVER THE AREA OF THE WINDOWS AND FAMILY ROOM ONLY.

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.

THE LOCATION OF THE NEIGHBORS DRIVEWAY IN RELATION TO THE FAMILY ROOM WINDOWS MAKES IT NECESSARY TO ASK FOR THE 1' HEIGHT VARIANCE. 5' HIGH WOULD NOT PROVIDE THE NECESSARY SCREENING.

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

THE APPLICANT DOES NOT HAVE ANY INFLUENCE OVER THE NEIGHBORS PROPERTY.

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.

TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

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

*HOMEDOWNERS FAMILY ROOM IS LOCATED ON THE
NORTHEAST SIDE OF THE HOUSE WITH CARLE GLASS
WINDOWS. WINDOWS LOOK OUT TO NEIGHBORS DRIVEWAY.*

- 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).

*ACTIVITY AND VEHICLES PULLING INTO NEIGHBORS
DRIVEWAY INTERRUPTS USE AND PRIVACY OF THE
HOMEDOWNERS FAMILY ROOM AND DISRUPTS DAILY LIFE.*

- 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).

*THE EXTENSION OF 28' REQUESTED, AND IS THE AMOUNT ONLY
NECESSARY TO COVER THE WINDOWS OF THE FAMILY ROOM.*

- 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).

*THE LATTICE TRELLIS PANELS WILL NOT BE VISIBLE FROM
THE STREET VIEW AND WILL NOT CHANGE THE CHARACTER
OF THE NEIGHBORHOOD. LATTICE TRELLIS PANELS ARE
DECORATIVE AND ALLOW SOME LIGHT AND AIR PASSAGE.*

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

THE PANELS ARE AWAY FROM THE HOUSE NEAR
THE PROPERTY LINE AND WILL NOT DISRUPT ANY SERVICE,

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

THE PROPERTY OWNER WAS NOT AWARE OF HEIGHT
RESTRICTIONS IN A SIDE YARD.

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

PROXIMITY OF THE WINDOWS LOOKING OUT TO
THE NEIGHBORS DRIVEWAY

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).

THE VARIANCE IS THE ONLY OPTION THAT WILL
ALLOW FOR A 6' HEIGHT.

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).

6' HIGH PANELS ARE PERMITTED IN THE REAR
YARD, THE NEW EXTENSION ONLY EXTENDS PART WAY IN THE SIDE
YARD

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.

BECAUSE OF THE LOCATION OF THE NEIGHBORS DRIVE,
THERE WILL NOT BE A SPECIAL PRIVILEGE GIVEN TO THE HOMEOWNER

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.

UNIQUE CIRCUMSTANCES IN THIS CASE
MAKES THE LITERAL INTERPRETATION A HARDSHIP

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.