

NOTICE OF PUBLIC MEETING

**BOARD OF ZONING AND BUILDING APPEALS
AGENDA**

Thursday, November 20, 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
October 9th, 2025

**2. Tom and Cheryl Boccia
60 Buckingham Rd**

PUBLIC HEARING

Variance: To enclose and expand 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)

**3. Andrea and Dominic Mediate
21246 Maplewood Ave**

PUBLIC HEARING

Variance: To install two air conditioning
condensers 4'-6" from the side property line
vs the 10' that is permitted. Per Section:
1153.15 (k)(1)

Variance: To screen two air conditioning
condensers using a vinyl enclosure vs the
evergreen plant material that is permitted.
Per Section: 1153.15 (k)(1)

**4. Mathew Devenport
21080 Beachwood Dr**

PUBLIC HEARING

Variance: To install a sauna 2' from the side
property line vs the 7' that is permitted. Per
Section: 1153.15 (g)(1)

- 5. Eric and Jacke Wiedemer**
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)

Variance: To construct a boat house with a height of 17'-5" vs the 15' that is permitted. Per Section: 1153.15 (i)(1)

- 6. Christopher Sbrocco**
19118 Mitchell Ave

PUBLIC HEARING

Variance: To construct a shed 3'-6" from the side property line vs the 5' that is permitted. Per Schedule: 1153.15 (1)

Variance: To construct a shed 3'-6" from the rear property line vs the 5' that is permitted. Per Schedule: 1153.15 (1)

Variance: To construct a shed with a gross floor area of 238 square feet, vs the 120 square feet that is permitted. Per Section: 1153.15 (c)

7. GKHE Properties
19800 Detroit Rd

PUBLIC HEARING

Variance: To install a 4' ornamental fence in the side yard abutting a public street right-of-way vs fences shall not exceed three (3) feet in height when located in front of a building or in yards abutting a public street right-of-way. Per Section: 1167.13 (3)

Variance: To install a 4' ornamental fence within the parking setback, maintaining the required 5' screening setback for the first 82'. The fence moves 6" off the property line as it goes southwards. Fences that are not located within the required setback areas shall be screened with the following landscape materials, planted not more than five (5) feet from the fence and between the fence and the property line. Per Section: 1167.13 (4)(B)2

8. Ruffing Montessori
1285 Orchard Park Dr

PUBLIC HEARING

Variance: To install an electronic message board on the side of the building, vs a freestanding sign that is permitted. Per Section: 1193.11 (b)

9. 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