

**NOTICE OF PUBLIC MEETING**  
**BOARD OF ZONING AND BUILDING APPEALS**  
**AGENDA**

**Thursday, January 8, 2026, at 7:00 p.m.**

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

**1. MAYOR PAMELA BOBST**

Swearing in of sitting members to another term as regular members of the Board of Zoning and Building Appeals

**2. BOARD OF ZONING AND  
BUILDING APPEALS**

Approval of BZA meeting minutes of November 20<sup>th</sup>, 2025; December 4<sup>th</sup>, 2025; and December 11<sup>th</sup>, 2025

**3. Chris Sbrocco**

19118 Mitchell Ave

**PUBLIC HEARING**

**Variance:** To construct a shed with a gross floor area of 176 square feet, vs the 120 square feet that is permitted. Per Section: 1153.15 (c)

**4. David Jonke**

19545 Battersea Blvd

**PUBLIC HEARING**

**Variance:** To construct a rear addition with 35.7% lot coverage vs. the 28% maximum lot coverage by building that is permitted. Per Schedule: 1153.05 (c). This property had previously received a variance in 2022 for a lot coverage of 30.8% for a similar addition at a smaller scale, which was never constructed.

**5. Karin Swedenborg**

3252 Fairhill Dr

**PUBLIC HEARING**

**Variance:** To construct a pavilion that is 313 square feet, vs the 250 square feet that is permitted. Per Section: 1153.15 (g)(3)

**6. 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)

**7. Bearden's Steakburger**  
19985 Lake Rd

**PUBLIC HEARING**

**Variance:** To construct a trash enclosure within the parking setback, 2' from the rear property line, vs trash enclosures shall comply with the minimum parking setback of 10'. Per Section: 1167.21 (a) and Per Schedule: 1167.11 (3)

**8. BOARD OF ZONING AND  
BUILDING APPEALS**

Election of Officers