

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.

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| 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 th , 2025; December 4 th , 2025; and December 11 th , 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