

NOTICE OF PUBLIC MEETING

**BOARD OF ZONING AND BUILDING APPEALS
AGENDA**

Thursday, June 11th, 2026, at 7:00 p.m.

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

- 1. David and Kelly Martens**
22711 Briscoe Dr

Variance: To install an ornamental corner side yard fence with a height of 48 inches, vs the 42 inches that is permitted. Per Section: 1153.15 (j)(4).

- 2. Robert Kilbane**
20715 Stratford Ave

Variance: To construct a second-floor addition with a side setback of 5' vs the 5'-7" that is permitted. Per Schedule: 1153.07 (1)A.

- 3. BKB Properties, INC**
21808 Center Ridge Rd

Variance: To provide 26 off-street parking spaces vs the 40 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 40 required spaces are after the 20% reduction for shared parking. Per Section: 1187.15 (a).

- 4. Akron Children's Hospital**
20220 Center Ridge Rd

Variance: To replace an existing 8-foot-tall board-on-board fence with an 8-foot-tall privacy fence adjacent to the property lines that abut a residential district. Fences shall not exceed 6 feet in height in the Business District. Per Section: 1167.13 (a)(3).

- 5. Rini Brothers, LLC**
19245 Detroit Rd

Variance: To install a second wall sign on the south side of the building, vs only one wall sign permitted at this location. Per Section: 1193.05 (a)(1) and (2).

- 6. William and Carol Garvey**
3494 Palmer Dr

Variance: To install a 5-foot tall rear yard fence with 0% transparency vs the 25% transparency that is required. Per Section: 1153.15 (j)(3).

7. Back Nine Golf
21633 Center Ridge Rd

Variance: To install window signage that covers 100% of the total window area vs windows signs shall not have a maximum area greater than 20% of the total window area of the space occupied by the occupant, provided that such signs do not cover more than 30% of the window panel to which they are affixed. Per Section 1193.07 (c)(1)A. and B.

8. Suzanne Muyshondt
61 Buckingham Rd

Variance: To construct a detached garage with a side setback of 2'-2" vs the 5' that is permitted. Per Schedule: 1153.15 (1).

Variance: To construct a detached garage with a rear setback of 3'-1" vs the 5' that is permitted. Per Schedule: 1153.15 (1).

Variance: To construct a new single-family house with an attached porte-cochere that has a side setback of 4'-9" vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.

Variance: To construct a new single-family home with an egress window that has a 5'-7" side setback vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.

Variance: To install two air conditioning condensers with side setbacks of 6'-4" and 6'-9" vs the 10' that is permitted. Per Section: 1153.15 (k)(1).

Variance: To construct a new single-family residence with a covered front stoop that has a 26'-4" front setback vs the required 30' as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).

Variance: To construct a new single-family residence with a height of 27'-1" vs the 25' that is permitted. Per Section: 1153.09 (a).

Variance: To construct a detached garage with a height of 16'-10" vs the 15' that is permitted. Per Section: 1153.09 (b).

Variance: To construct a new single-family residence with a detached garage that has a lot coverage of 35.3% vs the 28% that is permitted. Per Schedule: 1153.05 (3).

9. Peter Bergan
314 Northcliff Rd

Variance: To construct a new single-family residence with a height of 28'-9" vs the 25' that is permitted. Per Section: 1153.09 (a).

Variance: To construct a new single-family residence with a side setback of 6'-10" vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.

Variance: To construct a new single-family residence with a rear setback of 22' vs the 25' that is permitted. Per Schedule: 1153.07(2).

Variance: To construct a new single-family residence with a lot coverage of 33.8% vs the 28% the is permitted. Per Schedule: 1153.05 (3).

Variance: To construct a driveway with a width of 21' at its widest vs the 20' that is permitted. Per Section: 1153.15 (1)(4)D.