

NOTICE OF PUBLIC MEETING

**BOARD OF ZONING AND BUILDING APPEALS
AGENDA**

Thursday, June 18th, 2026, 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 April 16th, 2025, and May 14th, 2025.

2. **Gary and Mary Ann Mays**
21051 Avalon Dr
Variance: To construct a two-story addition with a 5' side setback vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.

3. **Francine Cutura**
19200 Frazier Dr
Variance: To construct a front yard patio that projects 15' into the front setback, vs the 5' that is permitted. Per Section: 1153.13 (b)

4. **William Seabrook**
20360 Parkview Ave
Variance: To construct a new garage that is 810 square feet vs. the 600 square feet that is permitted. Per Section: 1153.15 (c)
Variance: To construct a new garage with a 2' side setback vs. the 5' that is permitted. Per Schedule: 1153.15 (1)

5. **Dan Ketterer**
22841 Laramine Dr
Variance: To relocate an air conditioning condenser with a side yard setback of 4'-7" vs the 10' that is permitted. Per Section: 1153.15 (k)(1).

6. **Scott Shaw**
20771 Lake Rd
Variance: To construct a detached covered patio that is 315 square feet, vs the 250 square feet that is permitted. Per Section: 1153.15 (g)(3).

7. Richard and Emily Voigt
19737 Telbir Ave

Variance: To construct a two-story addition increasing the lot coverage to 31% vs the 28% that is permitted. Per Schedule: 1153.05 (3).

Variance: To construct a two-story addition with a 1'-8" side setback vs the 5' that is permitted. Per Schedule: 1153.07 (1)A.

8. Keith and Anjanette Whitman
19451 Telbir Ave

Variance: To construct a new two-story single-family residence with a lot coverage of 36.5% vs the 28% that is permitted. Per Schedule: 1153.05 (3).

Variance: To construct a new two-story single-family residence with a corner side setback of 5' vs the required 7' setback as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).

Variance: To construct a new two-story single-family residence with a front setback of 18'-10" vs the required 25' setback as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).

Variance: To construct a new two-story single-family residence with a rear setback of 23'-9" vs the 25' that is permitted. Per Schedule: 1153.07 (2).