

NOTICE OF PUBLIC MEETING

BOARD OF ZONING AND BUILDING APPEALS AGENDA

Thursday, July 9th, 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 June 11th, 2026
2. **Dan Ketterer**
22841 Laramie Dr
Variance: To relocate an air conditioning condenser with a side yard setback of 7'-6" vs the 10' that is permitted. Per Section: 1153.15 (k)(1).
3. **Mike Assad**
19632 Center Ridge Rd
Variance: To provide 46 off-street parking spaces vs the 61 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 46 required spaces are after the 20% reduction for shared parking. Per Section: 1187.15 (a).
4. **Jeff and Katherine Lehtinen**
21565 Aberdeen Rd
Variance: To construct an attached pavilion with a 6'-2" side setback at its closest vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.
Variance: To construct an attached pavilion with a 1'-8" rear setback at its closest vs the 25' that is permitted. Per Schedule: 1153.07 (2).
5. **Chris Spencer**
22207 Arbor Cliff Ln
Variance: To install a generator with a 7'-9" side setback vs the 10' that is permitted. Per Section: 1153.15 (k)(1).
6. **Michael Klingensmith**
19000 Rockcliff Rd
Variance: To install an 8-foot-tall privacy fence vs the 6 feet that is permitted. Per Scheduled: 1153.15 (K)(7)D.

7. Maureen Murman
19010 Rockcliff Rd

Variance: To install an 8-foot-tall privacy fence vs the 6 feet that is permitted. Per Scheduled: 1153.15 (K)(7)D.

8. Mark Reichard
22780 Lake Rd

Variance: To install pool equipment with a 5' side setback vs the 10' that is permitted. Per Section: 1153.15 (k).

9. Raymond and Lisa Polantz
2798 W. Asplin Dr

Variance: To install a 6-foot-tall shadowbox rear yard fence vs any portion of the fence over five (5) feet in height shall be constructed of materials that are fifty percent (50%) transparent when viewed perpendicular to the fence. Per Section: 1153.15 (j)(3).

10. Jeanne Conway
20762 Beach Cliff Blvd

Variance: To install an accessory off-street parking space directly in front of the dwelling, vs accessory off-street parking spaces located in the front yard, shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling. Per Section: 1153.15 (l)(4).

Variance: To install an accessory off-street parking space that is 16' wide vs the 8' that is permitted. Per Section: 1153.15 (l)(4)B.

11. Keith and Anjanette Whitman
19451 Telbir Ave

Variance: To construct a new two-story single-family residence with a lot coverage of 38.1% 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).

12. Gregg Mylett
19444 Detroit Rd

Appeal to the Board of Zoning and Building Appeals pursuant to Section 1133.03 of the Rocky River Codified Ordinances. The applicant has appealed the decision of the Zoning Administrator/Building Commissioner denying a permit application to remove an existing commercial driveway located at 19444 DETROIT RD. The Board will consider the appeal of the Zoning Administrator/Building Commissioner's decision to deny the permit application and will affirm, modify, or reverse the decision as authorized by the Rocky River Codified Ordinances.