

BZA Application Fee: _____

Date Paid: _____

ATTENTION: Fraudulent emails are being sent out asking to wire money for fees. **WE DO NOT** accept wire transfers as payment. **ONLY CASH OR CHECK.** Please direct any questions to Dylan Minek. Email: dminek@rockyriverohio.gov or (440) 331-0600 x 2037

CITY OF ROCKY RIVER
21012 Hilliard Blvd., Rocky River, Ohio 44116
Telephone (440) 331-0600 — Fax (440) 895-2628

APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS
(Please Print or Type)

Application Filing Date: 7/30/26
Zoning of Property _____

Hearing Date: 8-13-26
Permanent Parcel No. _____

NOTICE OF REQUEST OF A HEARING BEFORE THE
BOARD OF ZONING & BUILDING APPEALS

Address of property seeking variance: 1068 MOREWOOD PARKWAY

JAMES & SHELLEY THEILING
Name of Property Owner

JOHN D'AMICO - THE GREAT GARAGE CO
Name of Applicant / Representative

1068 MOREWOOD PARKWAY
Address

1309 RIDGE RD Suite 4 Hinckley 44233
Address

216-346-5463 216-346-5463
Telephone No. Cell Phone No.

440-230-9980
Telephone No. Cell Phone No.

E-MAIL: _____

E-MAIL: _____

Description of what is intended to be done:

RAZE EXISTING GARAGE. BUILD A NEW 22X22 GABLE GARAGE
on a new concrete foundation with a 3x20 apron in front of NEW
Garage

Sections of the Code from which variance is being requested:

List variances requested:

1' height variance & a side ~~yard~~ line variance
setback.

Property Owner's Signature

Applicant/Representative's Signature

★ Please note that the Board members visit the subject property prior to each BZA meeting.
Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.

Yes ☒

No ☐

TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code	☐	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: <i>(Complete Building Permit Application)</i>		
Rear, side & front setbacks	☐	(Area) Practical Difficulties
Coverage (>28%)	☐	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
Width	☐	(Area) Practical Difficulties
Distance from property line	☐	(Area) Practical Difficulties
Circular if lot width is <90'	☐	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
Area allowed (maximum sq. ft.)	☐	(Area) Practical Difficulties
Height	☐	(Area) Practical Difficulties
Front setback	☐	(Area) Practical Difficulties
Lot width <100'	☐	(Area) Practical Difficulties
Number of items of information	☐	(Area) Practical Difficulties
On side of building	☐	(Area) Practical Difficulties
FENCES: <i>(Complete Fence Permit Application)</i>		
Height or Openness	☐	(Area) Practical Difficulties
Front Yard (in setback)	☐	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i> <u>Note:</u> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
Height	☒	(Area) Practical Difficulties
Setback from property line	☒	(Area) Practical Difficulties
Square footage	☐	(Area) Practical Difficulties
Air Conditioners and Generators: <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
In side yard <10' from property line or in front yard	☐	(Area) Practical Difficulties
Parking: <i>(Complete Building Permit Application)</i>		
< the number of spaces required	☐	(Area) Practical Difficulties
Setback from property line	☐	(Area) Practical Difficulties