

NOTICE OF PUBLIC MEETING

BOARD OF ZONING AND BUILDING APPEALS AGENDA

Thursday, August 13th, 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 18th, 2026, and July 9th, 2026
2. **Jeff and Katherine Lehtinen**
21565 Aberdeen Rd
Variance: To construct an attached pavilion with a 6'-5" 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 3'-5" rear setback at its closest vs the 25' that is permitted. Per Schedule: 1153.07 (2).
3. **Daniel and Anne Scalabrino**
20863 Avalon Dr
Variance: To construct a garage addition matching the existing 4' side setback vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.
4. **Brett and Jaclyn Alter**
48 Collver Rd
Variance: To construct a garage and rec room addition with a side setback of 5' at its closest vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.
5. **James and Shelly Theiling**
1068 Morewood Pkwy
Variance: To construct a detached garage with a side setback of 1' vs the 5' that is permitted. Per Schedule: 1153.15 (1).
Variance: To construct a detached garage with a height of 15'-9" vs the 15' that is permitted. Per Section: 1153.09 (b).
6. **James and Rita Oblock**
2777 E. Asplin Dr
Variance: To install a generator with a 6' side setback vs the 10' that is permitted. Per Section: 1153.15 (k)(2).
7. **Tyler Davis and Alexsandra Mann**
21419 Lake Rd
Variance: To install a mini-split with a 5'-8" side setback vs the 10' that is permitted. Per Section: 1153.15 (k)(1).

8. Mark and Laura Noble
19555 Argyle Oval

Variance: To install a mini-split with a 6'-6" side setback vs the 10' that is permitted. Per Section: 1153.15 (k)(1).

9. Judit Slucs and Zoltan Onodi
3330 Fairhill Dr

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

10. Brice Wolverton
22670 Detroit Rd

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.

Variance: To install a turnaround driveway with two curb cuts on a lot that has a front setback of 42'-6" vs two curb cuts shall be permitted for a lot with a front setback that is at least fifty (50) feet or greater. Per Section: 1153.15 (l)D.

11. Courtney and Matthew Baldwin
20041 Riverwood Ave

Variance: To retain a driveway expansion that is 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 retain a driveway expansion that is 2'-3" from the side property line vs parking areas, including driveways, for single family detached and two family dwellings shall be located not less than three (3) feet from adjoining property lines. Per Section: 1153.15 (l)(4)A.

**12. BOARD OF ZONING AND
BUILDING APPEALS**

Discussion of a proposed language update to Section 1125.09 (b): Board of Zoning and Building Appeals – Organization.