

NOTICE OF PUBLIC MEETING

BOARD OF ZONING AND BUILDING APPEALS AGENDA

Thursday, September 10th, 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 August 13th, 2026.
2. **Bob Greene**
21225 Hilliard Blvd
Variance: To construct a front garage addition with a 7'-4" side setback vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.
3. **James and Shelly Theiling**
1068 Morewood Pkwy
Variance: To construct a detached garage matching and expanding the existing side setback of 2'-4" vs the 5' that is permitted. Per Schedule: 1153.15 (1).
Variance: To construct a detached garage with a height of 16' vs the 15' that is permitted. Per Section: 1153.09 (b).
4. **James and Mary Hunt**
20725 Erie Rd
Variance: To construct a detached garage with a height of 16' vs the 15' that is permitted. Per Section: 1153.09 (b).
5. **Vincent Casamento**
1166 Homeland Dr
Variance: To install an air conditioning condenser with a 3'-6" side setback vs the 10' that is permitted. Per Section: 1153.15 (k)(1).
6. **Shannon Perkins**
21372 Stratford Ave
Variance: To construct a detached covered patio that is 316 square feet vs the 250 square feet that is permitted. Per Section: 1153.15 (g)(3).
7. **Cynthia and James Chillemi**
21379 Snowflower Dr
Variance: To install a generator with a side setback of 6' vs the 10' that is permitted. Per Section: 1153.15 (k)(2).

8. Shawna Walter
3315 Higley Rd

Variance: To construct a storage shed with a gross floor area of 256 square feet vs the 120 square feet that is permitted. Per Section: 1153.15 (c).

Variance: To construct a storage shed with a height of 12 feet vs the 10 feet that is permitted. Per Section: 1153.09 (b).

9. Chris and Brigid Steiner
20193 Beach Cliff Blvd

Variance: To construct a two-story corner side addition with a setback of 20' on the basement level and 24' on the first floor vs the required 30' as shown on the setback map, City of Rocky River, May 12, 1975. Per Section: 1153.07 (a).

10. John Stock
21109 Avalon Dr

Variance: To construct a detached covered patio that is 396 square feet vs the 250 square feet that is permitted. Per Section: 1153.15 (g)(3).

Variance: To construct a detached covered patio with a height of 13'-6" vs the 12' that is permitted. Per Section: 1153.15 (g)(1).

11. Leslie Bergan
314 Northcliff Dr

Variance: To construct a new single-family residence with a height of 27'-6" 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'-8" vs the 8' that is permitted. Per Schedule: 1153.07 (1)A.

12. Jeffery Co
5 Erin Ct

Variance: To construct a new detached two-car garage on a property that has an existing attached two-car garage vs the total number of accessory parking spaces provided for any dwelling unit shall not exceed the spaces required by more than 50 percent (50%). Per Section: 1187.21(a).

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

13. 19440 Frazier Dr LLC

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Variance: To install a temporary construction sign 8'-6" from the street vs the 25' that is permitted. Per Section: 1193.09 (g)(1).

Variance: To install a temporary construction sign with a maximum area of 32 square feet vs the 6 square feet permitted. Per Section: 1193.09 (g)(2).

Variance: To install a temporary construction sign with a maximum height of 9' vs the 3' that is permitted. Per Section: 1193.09 (g)(2).

14. Bahar Malekzadeh and Curran

Convy

19332 Frazier Dr

Variance: To construct an accessory parking pad with a width of twenty-seven (27) feet vs accessory parking spaces shall be no wider than eight (8) feet. Per Section: 1153.15 (l)(4)B.

Variance: To construct an accessory parking pad creating a second curb cut vs only one curb cut shall be permitted when the lot width is less than ninety (90) feet, and the front setback is less than fifty (50) feet. Per Section 1153.15 (l)(4)D. 1. and 2.

Variance: To construct an accessory parking pad with a side setback of one (1) foot 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.

Variance: To construct an accessory parking pad in the rear yard, separate from the driveway 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 construct an accessory parking pad with three parking spaces vs the total number of accessory parking spaces provided for any dwelling unit shall not

exceed the spaces required by more than 50 percent (50%). Per Section: 1187.21(a).