

AGENDA
BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, JANUARY 12, 2023
AT 7:00 PM
IN COUNCIL CHAMBERS - ROCKY RIVER CITY HALL

BOARD OF ZONING AND BUILDING APPEALS

Approval of the Minutes of the November 10, 2022 Board of Zoning and Building Appeals Meeting

1. MAGNIFICAT HIGH SCHOOL
20770 Hilliard Blvd.

PUBLIC HEARING

Variance: To construct a concession stand with a height of 19' – 2" vs. Maximum height of 15' permitted for accessory structures in a Public Facility zoning district
Section: 1151.09(d)

2. WESTGATE APARTMENTS
20325 Center Ridge Rd.

PUBLIC HEARING

Variance: To convert an office building to a Multi-Family Apartment Building with 7% of the one-bedroom units having 573 sq. ft. and 639 sq. ft. vs. 750 minimum gross floor area per unit required
Section: 1157.07(f)

Variance: To convert an office building to a multi-family apartment building with 3700 sq. ft. of additional storage space vs. 9000 sq. ft. of additional storage space required
Section 1157.19(a)

3. GRAHAM AND DANA WILLIAMSON
370 Argyle Rd.

PUBLIC HEARING

Variance: To construct a garage addition with a 3.5' side yard setback vs. 5' side yard setback required
Section 1153.07(1)

Variance: To construct a two-story addition with a side yard setback of 1' – 11.25" vs. 5' side yard setback required
Section: 1153.07(1)

Variance: To construct a garage addition and 2-story addition with 34.8% lot coverage vs. 28% maximum lot coverage permitted
Section: 1153.05(c)(3)

4. **FRAZIER NORTH (301-09-118) AND
FRAZIER SOUTH (301-09-117)**
19338 Frazier Dr.

PUBLIC HEARING

Variance: To construct a new single family residence with a height of 32' – 4" on PPN: 301-09-118 for Frazier North (Parcel "B") vs. 25' maximum height permitted
Section 1153.09(b)

Variance: To construct a new single family residence with a height of 32' – 4" on PPN: 301-09-11719338 Frazier Dr. for Frazier South (Parcel "A") vs. 25' maximum height permitted
Section 1153.09(b)