AGENDA BOARD OF ZONING AND BUILDING APPEALS THURSDAY, OCTOBER 20, 2022 AT 7:00 PM IN COUNCIL CHAMBERS, ROCKY RIVER CITY HALL

1. BOARD OF ZONING AND BUILDING APPEALS

Approval of the Minutes of the September 15, 2022 Board of Zoning and Building Appeals Meeting

2. JOSEPH KOIZIM & FAYE RASMUSSEN

20661 Erie Rd.

PUBLIC HEARING

<u>Variance</u>: To locate an air conditioner condenser 6' - 7" from the side property line vs. 10' side yard setback required

Section: 1153.15(k)

3. DAVID & CATHERINE GOLLADAY

377 Morewood Pkwy.

PUBLIC HEARING

<u>Variance</u>: To retain a generator in the side yard with a 6' - 7" side yard setback vs. 10' side yard setback required Section: 1153.15(k)

4. MARK & LAURA NOBLE

19555 Argyle Oval

PUBLIC HEARING

<u>Variance</u>: To relocate a storage shed to a 0' rear yard setback vs. 5' rear yard setback required.

Section 1153.15(1)

5. **DENNIS O'BRIEN**

21520 Erie Rd.

PUBLIC HEARING

<u>Variance</u>: To construct an attached one-car garage with a 4' side yard setback vs. 8' side yard setback required.

Section: 1153.15(b)(1)

6. WILLIAM AND AMY BOLAS

21244 Stratford Ave.

PUBLIC HEARING

<u>Variance</u>: To construct a detached garage with a height of 18' – 4 ³/₄" vs. 15' maximum height permitted for garages

Section: 1153.09(b)

<u>Variance</u>: To construct a detached garage with a 3' rear yard setback vs. 5'rear yard setback required

Section 1153.15(b)(1)

7. JOHN KASTELIC

2711 Struhar Dr.

PUBLIC HEARING

<u>Variance</u>: To retain a driveway with a 1' side yard setback vs. 3' side yard setback

required

Section: 1187.33(c)

<u>Variance</u>: To modify (widen) a driveway to a maximum width of 37' vs. Driveways shall not be greater than 20' in width in R-1 and R-2 Districts.

Section: 1187.31(d)

<u>Variance</u>: To modify a driveway to be 24' wide at the sidewalk line vs. A driveway 20' or less in width at the sidewalk line shall be presumed to be of a width which is reasonable to insure and protect the safety of pedestrians.

Section: 905.03(a)

<u>Variance</u>: To locate an off-street parking space in the front yard in front of the dwelling vs. Accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling.

Section: 1153.15(1)(4)