

**SPECIAL MEETING AGENDA**  
**BOARD OF ZONING AND BUILDING APPEALS**  
**TUESDAY, MARCH 14, 2023**  
**AT 7:00 PM**  
**IN COUNCIL CHAMBERS - ROCKY RIVER CITY HALL**

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**1. SEAN KENNEDY**  
19933 Lake Rd.

**PUBLIC HEARING**

Variance: To construct a new office building with a height of 45' vs. 35' maximum height permitted  
Section: 1167.09(a)

Variance: To construct a new office building with a 20' side yard setback vs. 25' side yard setback required in a Local Business zoning district when adjacent to residential property  
Section: 1167.07(b)(5)

Variance: To construct a new office building with a 20' rear yard setback vs. 25' rear yard setback required in a Local Business zoning district when adjacent to residential property  
Section: 1167.07(b)(5)

Variance: To construct a new office building with 68 parking spaces vs. 83 parking spaces required  
Section: 1187.09(c)(1)

Variance: To construct a new office building with the following parking setbacks:  
(1) 7.3' parking setback from the right-of-way vs. 10' required (Section 1163.11(a)(1))

(2) 5.5' parking setback abutting non-residential property (Bearden's to the west) vs. 10' parking setback required (Section 1153.11(a)(2))

(3) 4.7' parking setback adjacent to non-residential property (Bearden's to the north) vs 10' parking setback required (Section 1163.11(a)(2))

(4) 10.5' parking setback abutting residential property to the south, west and east (Section 1163.11(a)(23))