

MEETING AGENDA
BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, MAY 18, 2023
AT 7:00 PM
IN COUNCIL CHAMBERS - ROCKY RIVER CITY HALL

BOARD OF ZONING AND BUILDING

Approval of the Minutes of the March 14, 2023 Special Meeting
Approval of the Minutes of the April 13, 2023 Regular Meeting
Approval of the Minutes of the April 19, 2023 Special Meeting

1. **ABRAHAM ABUJRIES**
21535 Hilliard Blvd.

PUBLIC HEARING

Variance: To retain a second storage shed with 162 sq. ft. vs. 120 maximum sq. ft. permitted; and No more than two accessory buildings, only one of which shall be an accessory storage building, shall be located on a single lot.
Section 1153.15(c)

2. **JEFF SMITH**
3289 Fairhill Dr.

PUBLIC HEARING

Variance: To construct a 6' privacy fence in the rear yard vs. Fences in the rear yard shall not exceed 6' in height. Fences that are 25% transparent regardless of the angle at which the transparency is viewed are the only types of fences permitted in the rear yard. However, any portion of the fence over 5' in height shall be constructed of materials that are 50% transparent when viewed perpendicular to the fence
Section: 1153.15(j)(3)

Variance to construct a 6' privacy fence in the side yard vs. Fences in the side yard shall not exceed 5' in height and must be 25% transparent when viewed perpendicular to the fence (Section: 1153.15(j)(2))

3. **RUTH & THOMAS STAFFORD**
20860 Avalon Dr.

PUBLIC HEARING

Variance: To locate a 6' tall ornamental fence with 2' of additional height using poly "deer fencing" material in the rear yard vs. Fences in the rear yard shall not exceed 6' in height.

Section: 1153.15(j)(3)

4. **JOE KOIZIM & FAYE RASMUSSEN**
20661 Erie Rd.

PUBLIC HEARING

Variance: To construct a driveway with a 0' side yard setback vs. 3' side yard setback required.

Section: 1187.33(c)

5. **19440 FRAZIER DR. LLC**
19440 Frazier Dr.

PUBLIC HEARING

Variance: To construct a new boat house with a height of 26' vs. 15' maximum height permitted for boathouses

Section: 1153.15(i)(1)

Variance: To construct a boat house with 2145 gross sq. ft. floor/water area vs. 250 sq. ft. maximum gross floor/water area permitted

Section: 1153.15(i)(2)

Variance: To construct a boat house with habitable interior space vs. Accessory buildings shall not contain habitable spaces

Section: 1153.15(c)