

MASKS ARE HIGHLY RECOMMENDED IN COUNCIL CHAMBERS

**AGENDA
BOARD OF ZONING AND BUILDING APPEALS
THURSDAY, SEPTEMBER 15, 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 August 11, 2022 Board of Zoning and Building Appeals Meeting

2. **JOSEPH KOIZIM & FAYE RASMUSSEN** **PUBLIC HEARING**
20661 Erie Rd. Variance: To locate an air conditioner condenser 6' from the side property line vs. 10' side yard setback required
Section: 1153.15(k)

3. **TIMOTHY O'TOOLE** **PUBLIC HEARING**
20772 Beachcliff Blvd. Variance: 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)

Variance: To construct a storage shed with a height of 10' – 10" vs. 10' maximum height permitted for accessory buildings.
Section: 1153.09(b)

4. **VAL & DAVID GARRITY** **PUBLIC HEARING**
1021 Wagar Rd. Variance: To construct a covered patio with a 1' – 10" side yard setback vs. 6.075' side yard setback required
Section: 1153.07(f)(1)(a)

5. **DAVID FREITAG** **PUBLIC HEARING**
1752 Northview Rd. Variance: to construct a detached garage with a gross floor area of 576 sq. ft. with an existing shed that is 120 sq. ft. (total gross floor area of all accessory buildings = 696 sq. ft.) vs. the maximum gross floor area of all accessory buildings on a zoning lot,

including detached garages, shall not exceed 600 sq. ft. (Section 1153.15(c))

Variance: to construct a detached garage with a height of 16' – 3" vs. maximum height of 15' permitted for detached garages (Section 1153.09(b))

6. **HALLE & MICHAEL REINOSO**
20701 Avalon Dr.

PUBLIC HEARING

Variance: to construct a garage addition with a 7.5' rear yard setback vs. 25' rear yard setback required
Section 1153.07(d)

Variance: to construct a second story addition with a 5.7' side yard setback vs. 8' side yard setback required (section 1153.07(f)(1)A.

7. **LOREN BARE**
4186 Wooster Rd.

PUBLIC HEARING

Variance: To modify an existing fence to be 6' tall privacy fence in the side yard vs. Fences in the side yard must be no greater than 5' in height and at least 25% transparent
Section: 1153.07(j)(2)

Variance: To modify an existing fence to be a 6' tall privacy fence in the rear yard vs. Fences must be at least 25% transparent for the first 5' and 50% transparent for any portion over 5'.
Section: 1153.07(j)(3)

8. **THE KRUEGER GROUP (PHASE I)**
PPN: 303-26-005
Vacant Lot next to 22591 Center Ridge Rd.

PUBLIC HEARING

Variance: To amend a previously granted variance for Phase I for The Krueger Group, PPN: 303-26-005 (Vacant Lot Next To 22591 Center Ridge Rd.), which permitted the construction of 36 storage units vs. 54 storage units required, be as follows:
Variance to construct 54 storage units with 60 gross square feet of area in the lower level of Phase I to accommodate all junior and 1 bedroom units in Phase I and Phase II combined.
Section: 1157.19(a)

THE KRUEGER GROUP (PHASE II)
22591 Center Ridge Rd.

Variance: To construct a multi-family apartment development with 3 one-bedroom

units with a minimum of 595 sq. ft. gross floor area vs. Minimum of 750 sq. ft. gross floor area required for one-bedroom units
Section: 1157.07(f)(1)A.

9. **CHASE BANK**
20780 Center Ridge Rd.

PUBLIC HEARING

Variance: To construct a new commercial building with a drive-thru automated teller machine as a Conditional Use on a lot that is 0.701 acre vs. minimum lot size of 1 acre required
Section: 1183.09(8.)