

MINUTES OF MEETING  
BOARD OF ZONING AND BUILDING APPEALS  
JULY 12, 2018

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Members Present: Farrell, Brandt, Wolf, Christ, Pempus

Presence Noted: Raymond Reich, Building Commissioner  
Andrew Bemer, Law Director

Council Members: James Moran, City Council President

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Mr. Pempus opened the July 12, 2018 meeting of the Board of Zoning and Building Appeals at 7:00 p.m. in Council Chambers of Rocky River City Hall. He announced that the second item on the agenda, which are variances for Marti Griffiths at 225 South Island Drive, has been withdrawn.

**1. MARCIA & ROBERT ROSING – 21283 Maplewood Ave. - PUBLIC HEARING – Variance to construct an attached covered patio with 32.32% lot coverage vs. 28% maximum lot coverage permitted.** Robert and Marcia Rosing, homeowners, came forward with Daniel Margulies, project designer, to present the variance request.

Mr. Christ read the meeting notice, which names the parties who received it. The applicants were sworn in. Chairman Pempus began by saying that the Board read the application for the variance, which included practical difficulties and they visited the site, as well. Mr. Margulies explained that they are removing an existing pergola type roof and replacing it with a solid roof structure, which is the reason for the additional lot coverage. The structure will measure 12' x 26' and will be attached to the rear elevation of the home.

Discussion was had relating to the open-air structure and the minimal effect it will have on lot coverage because of that fact. The Board questioned what would have to happen if the applicant chose to add screens to the structure at a future date. The Building Commissioner responded that enclosing it with screens would not affect the lot coverage and would be permitted. However, enclosing it with walls would constitute a significant change in the structure and would require a variance in order to do so.

There being no further comments, Mr. Wolf moved to close the public hearing. Mr. Christ seconded.

5 Ayes – 0 Nays  
Passed

Mr. Christ moved to grant a variance to Robert and Marcia Rosing, 21283 Maplewood Ave., to construct an attached covered patio with 32.32% lot coverage vs. 28% maximum lot coverage permitted. The applicant has indicated their practical difficulties and this is a minimal request. Mr. Farrell seconded.

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5 Ayes – 0 Nays  
GRANTED

The meeting adjourned at 7:15 p.m.

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Eric Pempus, Chairman

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Pat Farrell, Vice Chairman

Date: \_\_\_\_\_