



NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
MARCH 11, 2021

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A **VIRTUAL** PUBLIC HEARING VIA **ZOOM** (See meeting Agenda for meeting access details) ON THURSDAY, FEBRUARY 11, 2021 AT 6:00 P.M. FOR A VARIANCE TO CONSTRUCT A 2-STORY GARAGE ADDITION WITH A 53' FRONT SETBACK (ON LAKE RD.) VS. 60' FRONT SETBACK REQUIRED (Section 1153.07(a)); A VARIANCE TO CONSTRUCT A 2-STORY GARAGE ADDITION WITH A 7.2' SIDE YARD SETBACK VS. 8' SIDE YARD SETBACK REQUIRED (Section 1153.07(f)(1)A.; AND A VARIANCE TO LOCATE AN AIR CONDITIONER CONDENSER LESS THAN 10' FROM THE SIDE PROPERTY LINE V. 10' SIDE YARD SETBACK REQUIRED (Section 1153.15(k)) FOR BREESE AND MAGGIE WATSON, 21416 LAKE RD.

BEFORE REACHING A DECISION, THE BOARD WILL GIVE THOSE IN ATTENDANCE AN OPPORTUNITY TO BE HEARD.

PLANS SHOWING THE PROPOSED LOCATION ARE ON FILE IN THE BUILDING DIVISION OFFICE AND ARE AVAILABLE VIA E-MAIL OR FOR PICK-UP BY APPOINTMENT AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT kstraub@rrcity.com OR BY CALLING 440-331-0600 EXT. 2037.

Notices sent to:

Breese and Maggie Watson
Steven and Kathryn Cornelius
Peter and Andrea McGannon
John Finzer III
Gregg and Holly Brokaw
James and Patricia Seiple
Dana McCabe
John and Elizabeth Van Der Oord
Karen Drebo
Eleanor Beckwith
Owen Hood

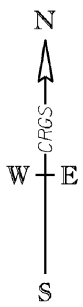
Bryan and Jacqueline Selestak
Timothy Storch
Alexandrea Mann
Gregory Cada
Brian Vigneaux

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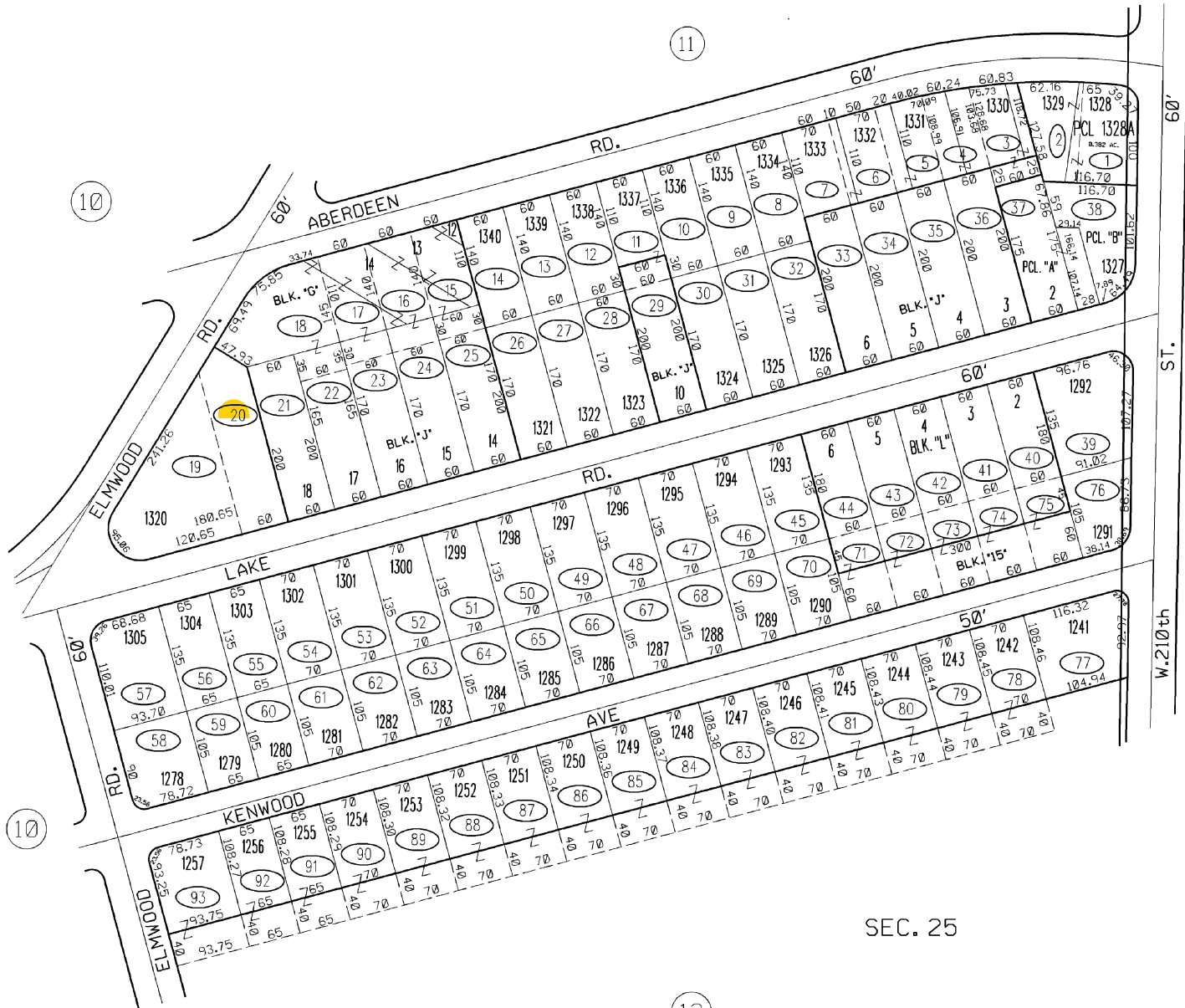
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SCALE: 1"=100'
50 0 100 200

ROCKY RIVER MAP 302



SEC. 25

MAP 301

W. 210th

(Please Print or Type)

Application Filing Date
Zoning of Property

Hearing Date

Permanent Parcel No

NOTICE OF REQUEST OF A HEARING BEFORE THE
BOARD OF ZONING & BUILDING APPEALS

Address of property seeking variance

BREESE + MAGGIE WATSON

21416 LAKE ROAD

DONALD E BOROUSKE

BOROUSKE
BUILDERS
INC.

21416 LAKE ROAD

10488 RIVER RD. N.W.

440 915 2520

440 915 2520

440 582 5820

440 476 0150

E-mail: Breesewatson@yahoo.com

E-mail: donald@borouske.com

E-mail: donald@borouske.com

Description of what is intended to be done:

TEAR DOWN GARAGE & BUILD NEW GARAGE
WITH BEDROOM, BATHROOM & CLOSET. ADD
EXPAND GARAGE 7'x20'

Sections of the Code from which variance is being requested:

List variances requested

7' FRONT YARD SETBACK, EXISTING IS 60' WE ARE
ASKING FOR A 53' SETBACK. SIDE YARD SETBACK FOR A/C
UNIT

Breece J Watson

Donald E Borouske

Property Owner's Signature

Applicant/Representative's Signature

* Please note that the Board members visit the subject property prior to each BZA meeting. Please
indicate whether or not you have a dog(s) that may be outside at the time of their visit.

Yes * No *

TYPICAL VARIANCE SHEET

Please check appropriate box and answer question as directed.

	Check as Applicable	VARIANCE STANDARD
* Any functional, land or building USE not specifically permitted in either a particular zoning district or otherwise not permitted by the Development Code	*	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: (Complete Building Permit Application)		
* Rear, side & front setbacks	*	(Area) Practical Difficulties
* Coverage (>28%)	*	(Area) Practical Difficulties
DRIVEWAYS: (Complete Building Permit Application)		
* Width	*	(Area) Practical Difficulties
* Distance from property line	*	(Area) Practical Difficulties
* Circular if lot width is <40'	*	(Area) Practical Difficulties

SIGNS: (Complete Sign Permit Application)		
• Area allowed (maximum sq. ft.)	•	(Area) Practical Difficulties
• Height	•	(Area) Practical Difficulties
• Front setback	•	(Area) Practical Difficulties
• Lot width <100'	•	(Area) Practical Difficulties
• Number of items of information	•	(Area) Practical Difficulties
• On side of building	•	(Area) Practical Difficulties
FENCES: (Complete Fence Permit Application)		
• Height or Openness	•	(Area) Practical Difficulties
• Front Yard (in setback)	•	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds; (Complete Accessory Structure Permit Application); Detached Garages: (Complete Building Permit Application) Note: Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
• Height	•	(Area) Practical Difficulties
• Setback from property line	•	(Area) Practical Difficulties
• Square footage	•	(Area) Practical Difficulties
Air Conditioners and Generators: (Complete HVAC Permit for A/C or Electrical Permit for Generators)		
• In side yard <10' from property line or in front yard	•	(Area) Practical Difficulties
Parking: (Complete Building Permit Application)		
• < the number of spaces required	•	(Area) Practical Difficulties
• Setback from property line	•	(Area) Practical Difficulties

PRACTICAL DIFFICULTIES

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

R.R.C.O. 1133.17(c)(1). In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

- A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

THE LOT IS TOO NARROW TO ADD ON EITHER SIDE OF THE HOME.

- B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

THE GARAGE IS TOO SMALL RIGHT NOW - 2 CARS BARELY FIT. NO ROOM FOR ANY BIKES FOR KIDS ETC.

- C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates

Code requirement).
- The 7' IS THE MINIMUM NECESSARY TO GIVE
- REASONABLE USE OF THE AREA.

D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

- THE ADDITION WILL INCREASE PROPERTY VALUES.
- WILL HAVE NO NEGATIVE IMPACT ON THE NEIGHBORS

E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

___ NO GOVERNMENTAL SERVICES WILL BE
___ ADVERSELY AFFECTED.

F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

___ THE PROPERTY OWNER HAD NO KNOWLEDGE OF
___ THE ZONING RESTRICTION WHEN THE PROPERTY
___ WAS PURCHASED.

G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

___ NO OTHER METHOD WILL WORK.
___ THERE NO ROOM TO ADD ON THE SIDE OF
___ THE GARAGE.

I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

___ THE LOOKS + VALUE OF THE PROPERTY WILL BE INCREASED.

J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

___ NO SPECIAL PRIVILEGE WILL BE GRANTED. MOST
___ HOMES HAVE LARGER GARAGES THAN THE EXISTING ONE.

K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

___ OTHER HOMES HAVE LARGER GARAGES ON MOST
___ HOMES IN THE AREA.

PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.

UNNECESSARY HARDSHIP STANDARD

ONLY ANSWER THESE QUESTIONS IF YOU ARE REQUESTING A VARIANCE FOR ANY FUNCTIONAL, LAND OR BUILDING USE NOT SPECIFICALLY PERMITTED IN EITHER A PARTICULAR ZONING DISTRICT, OR OTHERWISE NOT PERMITTED BY THE DEVELOPMENT CODE. (See Typical Variance Sheet for guidance.)

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

In order to grant a use variance, the Board of Appeals shall determine that strict compliance with the terms of this Code will result in unnecessary hardship to the applicant. THE APPLICANT MUST DEMONSTRATE SUCH HARDSHIP BY CLEAR AND CONVINCING EVIDENCE that the criteria in Rocky River Codified Ordinances, sub-section 1133.17(c)(2) is satisfied.

R.R.C.O. Chapter 1133.17(c)(2)A. Please demonstrate hardship with the following:

i.) Explain how the variance requested stems from a condition that is UNIQUE TO THE PROPERTY AT ISSUE and not ordinarily found in the same zone or district. (i.e., topographical or geological limitations; unique structure of original building, etc.)

- THE NARROW LOT MAKES IT UNIQUE AND
- NOT POSSIBLE TO MAKE A UNDER GARAGE.

ii.) Explain how the granting of the variance will not have any material adverse effect on the rights of adjacent property owners or residents.

- THE ADDITION WILL NOT BE ANY CLOSER TO
- OTHER PROPERTIES THAN IT IS NOW. IT WILL
- NOT BLOCK ANY VIEWS. IT WILL INCREASE THE
- CURB APPEAL

iii.) Explain how the granting of the variance will not have any material adverse effect on the public health, safety or general welfare of the City of Rocky River.

- THE VARIANCE WILL INCREASE THE PROPERTY
- VALUE WITH NO MATERIAL ADVERSE EFFECT ON
- THE CITY OF ROCKY RIVER

iv.) Explain how the variance will be consistent with the general spirit and intent of the Code.

- THE VARIANCE WILL BE CONSISTENT WITH THE GENERAL
- SPIRIT + INTENT OF THE CODE IN THAT THE
- ADDITION WILL INCREASE PROPERTY VALUES.

v.) Explain how the variance sought is the minimum that will afford relief to the applicant.

- 7' X 20' FOR STORAGE IS THE MINIMUM THAT WILL GIVE
- US OPEN STORAGE AREA

R.R.C.O. Chapter 1133.17(c)(2)B. If applicable, explain what further evidence you would like the Board of Appeals to consider, as follows:

i.) Whether the property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located.

ii.) Whether, and to the extent to which (if applicable), the hardship condition is not created by actions of the applicant.

- THE HOME OWNER DID NOT BUILD THE HOME.
- THE HARDSHIP WAS NOT CREATED BY THEM

PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.

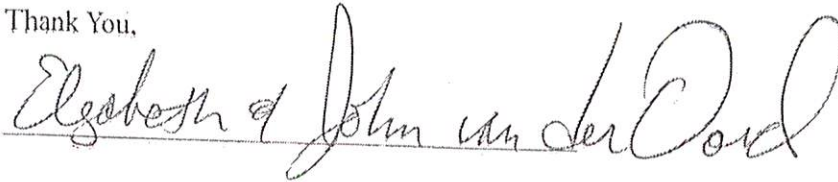
Date: January 12, 2021

To: Rocky River Board of Zoning and Building Appeals

From: John and Elizabeth van der Oord 345 Elmwood Road

The Watson's at 21416 Lake Road have shared with me the renovation plans including a variance for reduced setback to Lake Road and variance for location of an AC unit on the side of the house. I do not have objections to the proposed structure and variances.

Thank You,

A handwritten signature in cursive script that reads "Elizabeth & John van der Oord". The signature is written in dark ink and is positioned below the "Thank You," text.

Date: January 12, 2021

To: Rocky River Board of Zoning and Building Appeals

From: Karen Drebo 21360 Lake Road

The Watson's at 21416 Lake Road have shared with me the renovation plans including a variance for reduced setback to Lake Road and variance for location of an AC unit on the side of the house. I do not have objections to the proposed structure and variances.

Thank You,



Since every attempt has been made for accuracy of these drawings, it is advised that each trade review all parts of the drawings that pertain to the work of which they will be responsible and report any dimensional or other errors, to the Contractor for correction or further clarification. Some minor dimensional changes may be made in the field to accommodate mechanicals, specific materials or general field conditions. Please note that all room sizes shown on the drawings are approximate.

All footers to bear on original solid soil. Assume 3000 psf soil bearing capacity, verify as required. Adjust all footer depths as required to extend below the frost line, after field determining finish grade height, which may differ from what is shown on the drawings.

All floor joists to have solid or 1x3 "X" bracing at midspan, on all spans over 8'-0". Double joists under any parallel bearing walls above, unless noted otherwise, and add solid blocking through the floor system to transfer all point loads from above to the top of beam or foundation below.

All bearing headers to be minimum (2) 2x10s unless noted otherwise. All steel flitch plate beams and LVLs, three members wide and over, shall be through bolted with 1/2" dia. bolts at 2'-0" o.c. alternating top and bottom, and minimum two bolts at each end.

All beams to bear on jack (trimmer) studs or in walls with solid studs or blocking, to bring points below. Use 2 jack studs with all headers over 8'-0".

All hip rafters to be single 2x or LVL member, one size larger than the rafters themselves. All valley rafters to be dbl 2x or LVL members, one size larger than the rafters, or as noted otherwise, bevel bottom edge as required.

All rafters or prefabricated trusses, if any, shall be braced and secured to top of walls per manufacturers recommendations, or as required to prevent any racking, shifting or settling. Adjust rafter birdsmouths and/or wall heights as required to maintain a constant gutterboard height, especially when using different rafter member sizes or changes in roof pitches.

Window numbers shown on the elevations are " " units. Window suppliers to review and notify Contractor of any units that do not meet local egress requirements, or any units that may require tempered glass, especially if another window manufacture other than " " is used.

BRESE & MAGGIE WATSON
21410 LAKE RD.
ROCKY RIVER, OHIO 44116
440-915-2520

BOROWSKE BUILDERS INC.
10428 ABBET RD,
N. ROYALTON, OH 44133
440-476-0150

LOT SQ FT = 12,632 sq

EX HOUSE
21360 LAKE
RD

$$\begin{array}{r} \text{Exit House} = 942 \text{ ft} \\ \text{New Stop} = 531 \text{ ft} \\ \hline 1473 \text{ ft} \end{array}$$

W/PROPOSED
ADDITION.

LOT COVERAGE

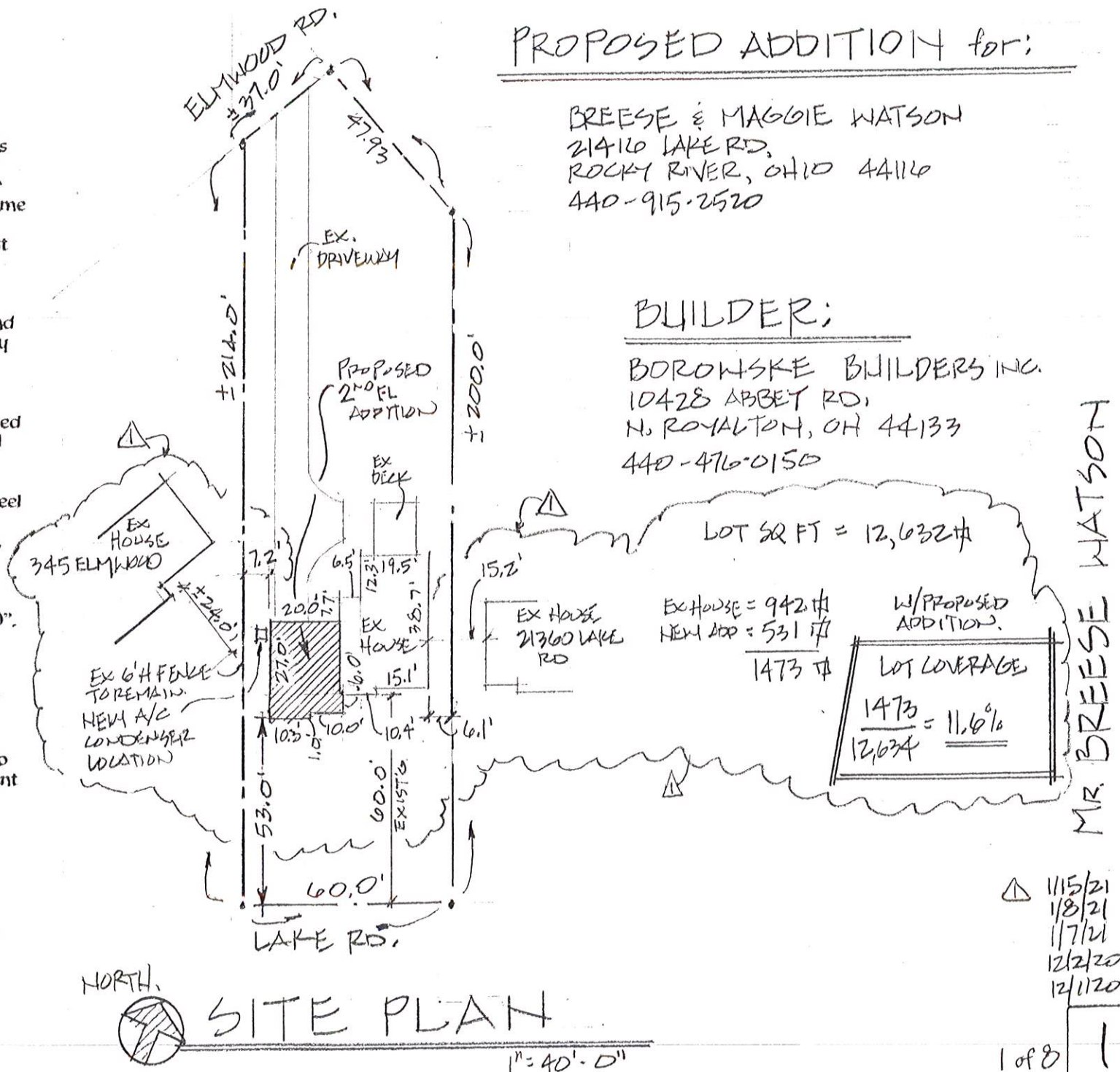
$$\frac{1473}{12,634} = \underline{\underline{11,6\%}}$$

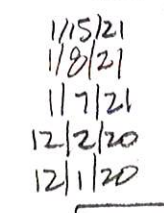
MR. BRESE WATSON

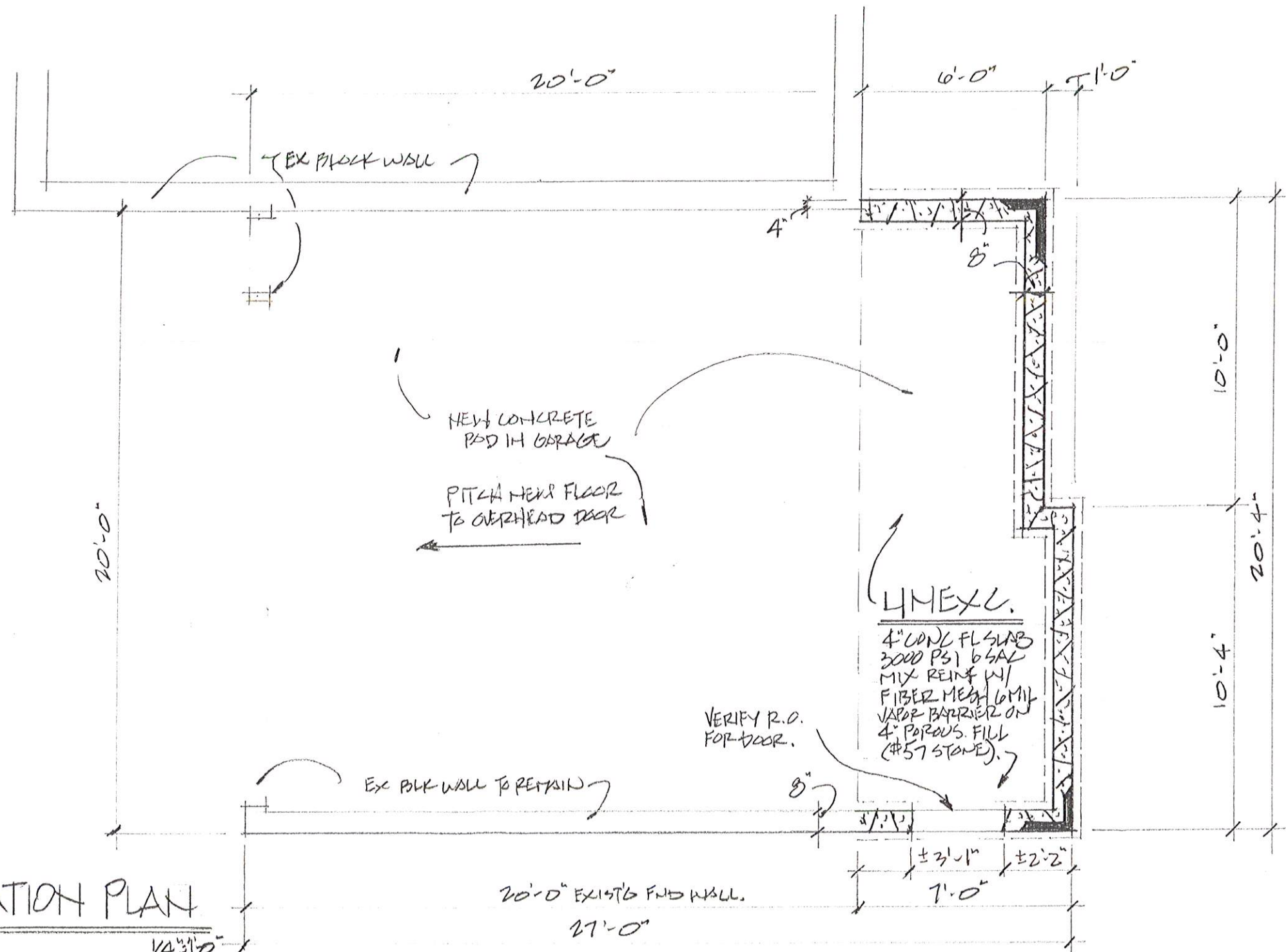
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 122/20
 121/20

1 of 2

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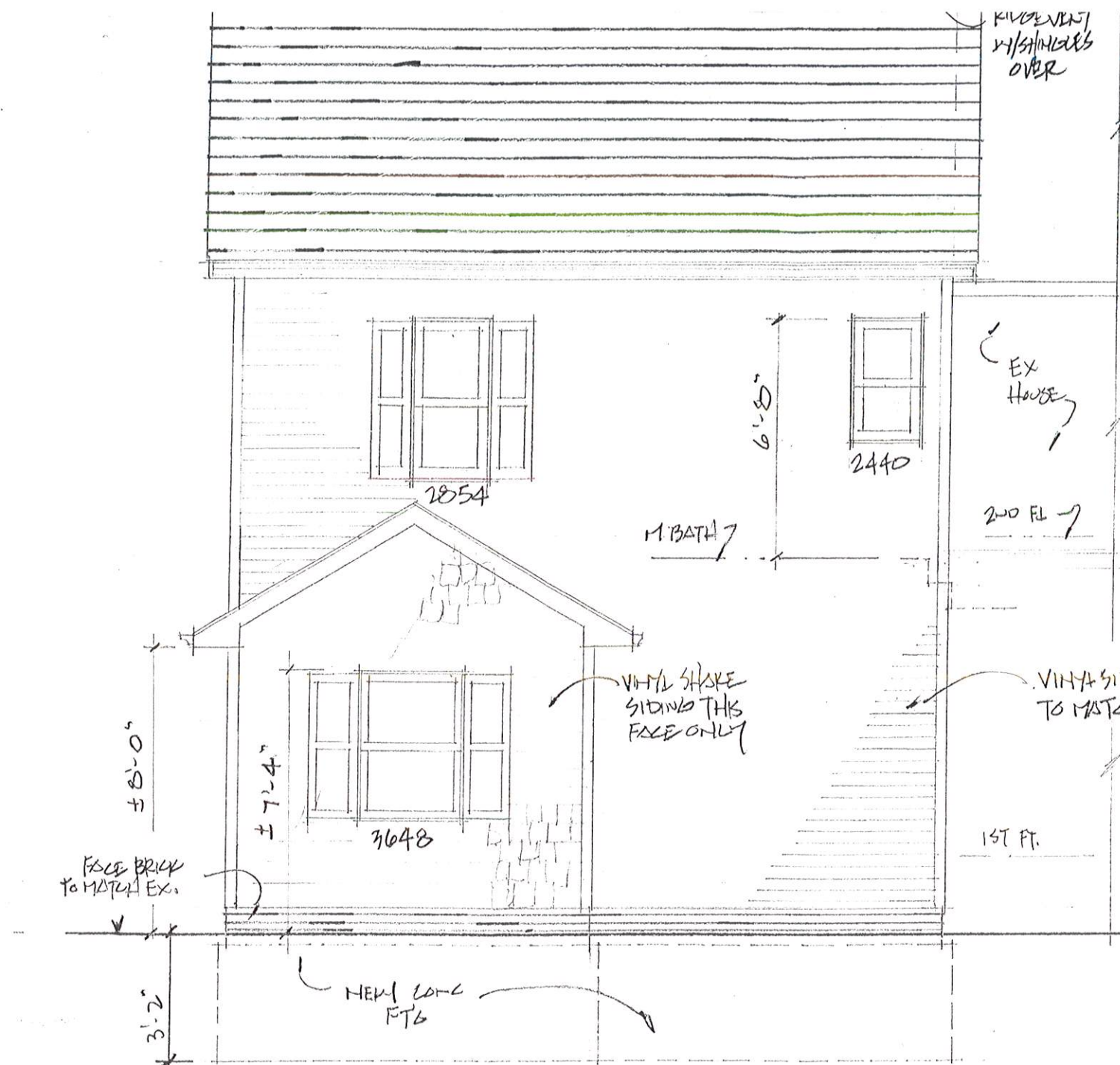


FOUNDATION PLAN

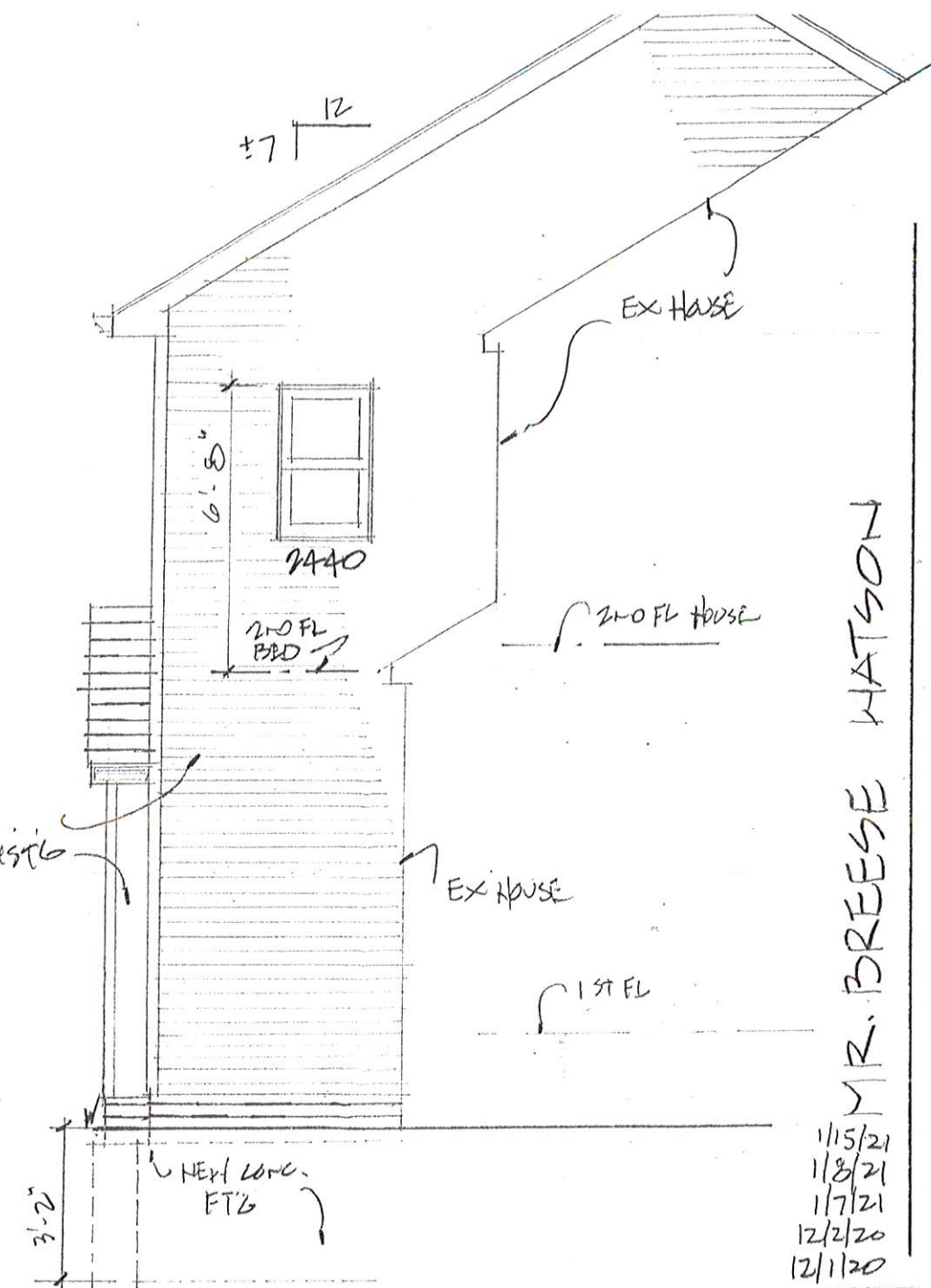
- EX BLK.
- NEW BLOCK WALL.

MR. BREESE WATSON

1/5/21
1/8/21
1/7/21
12/2/20
12/1/20

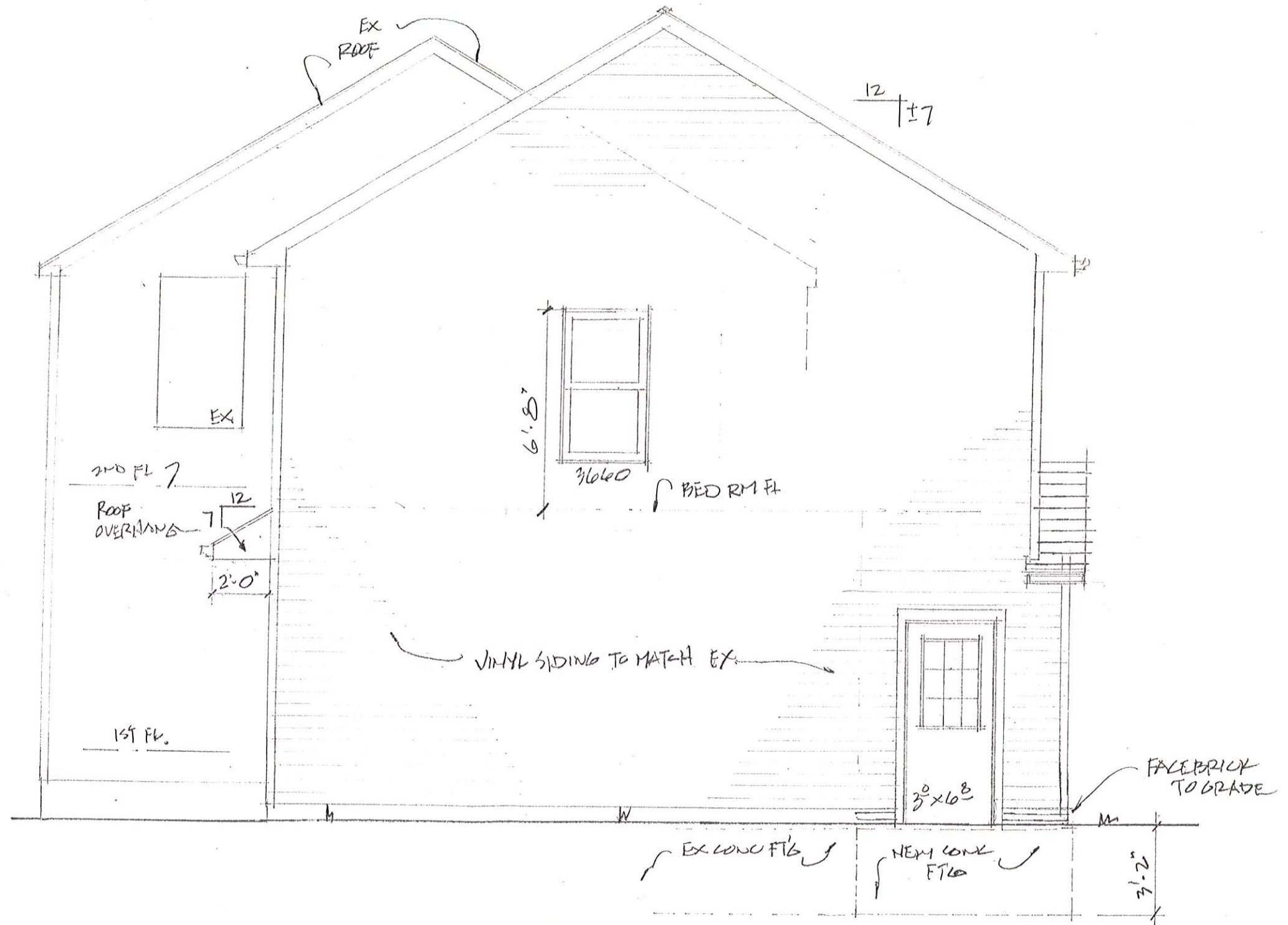


FRONT ELEV. 14'-1'-0"



RIGHT ELEV. 14'-1'-0"

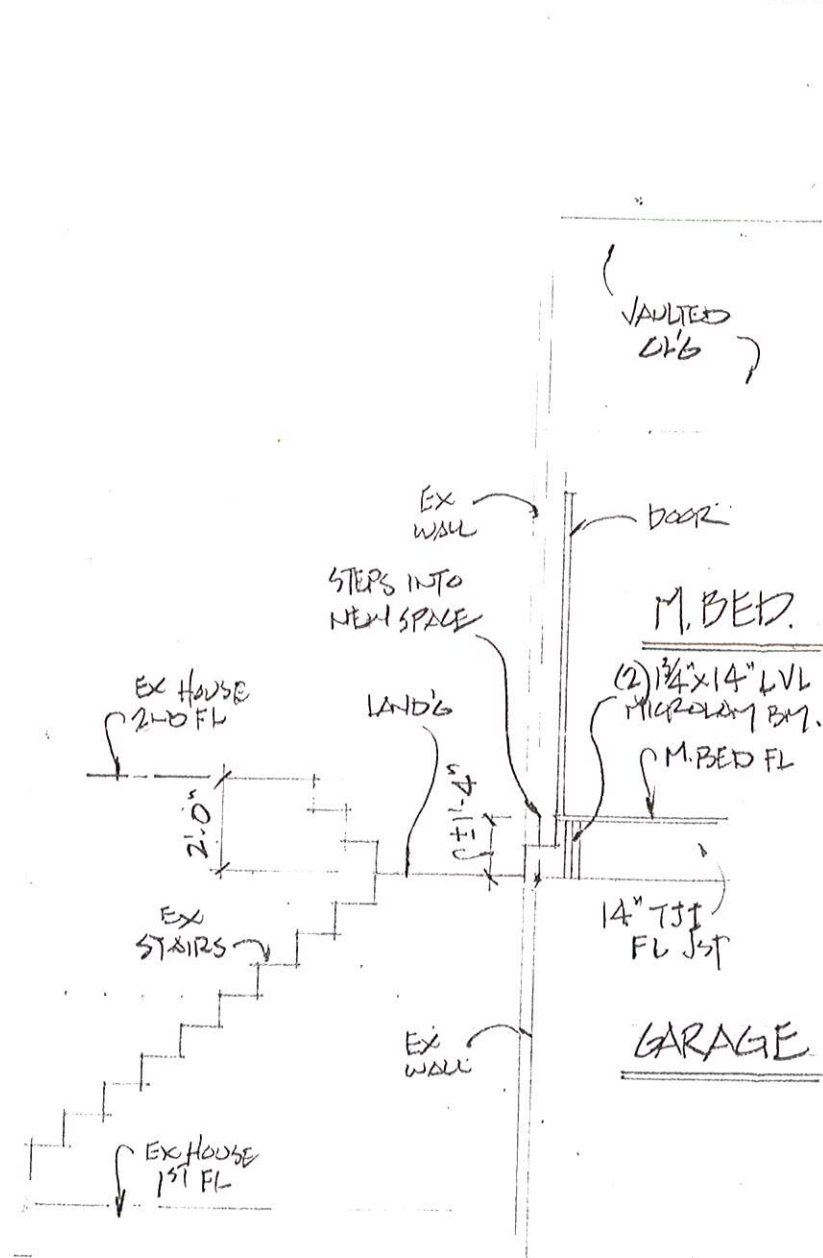
MR. BREESE WATSON
1/15/21
1/8/21
1/7/21
12/2/20
12/1/20



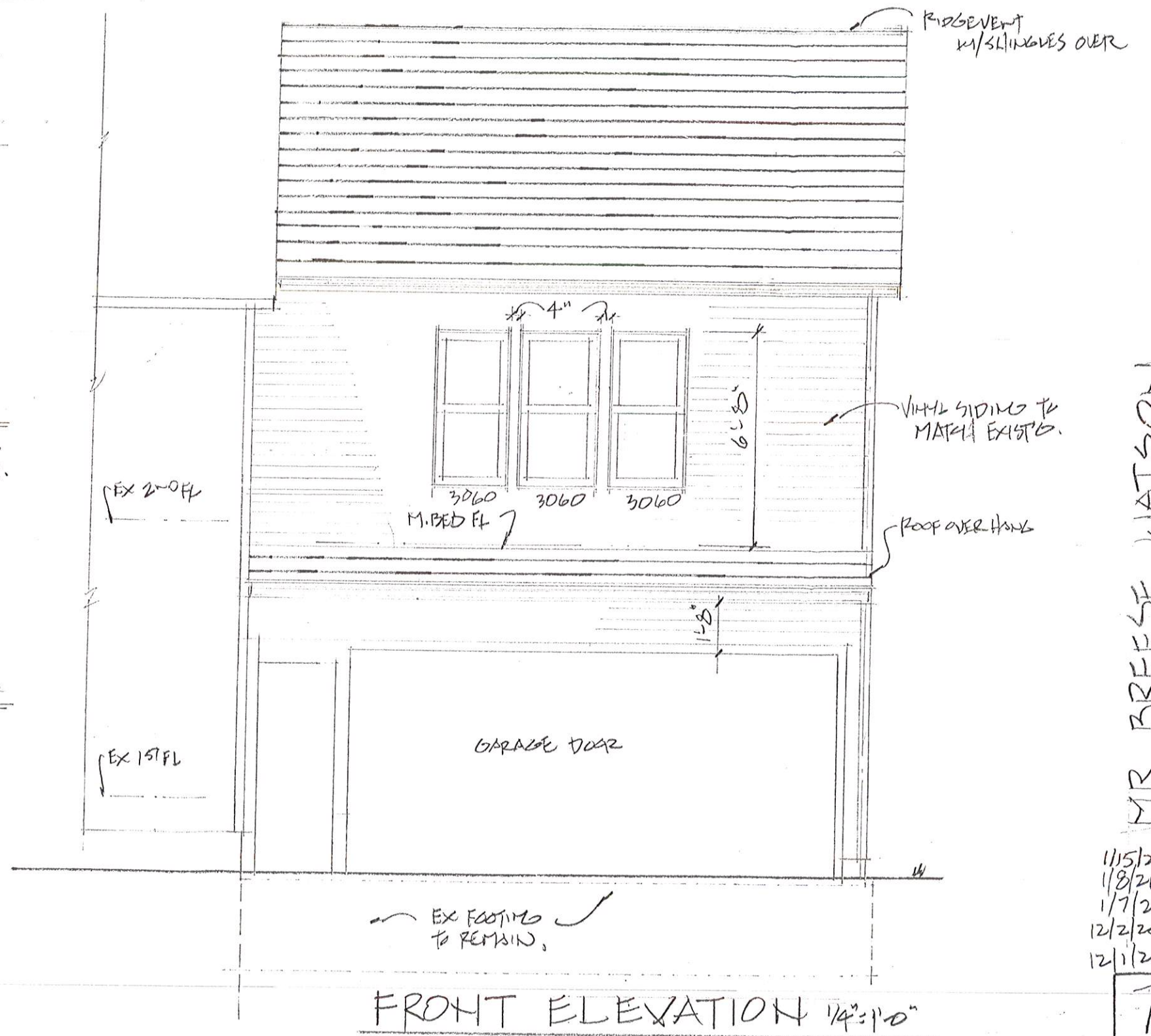
LEFT ELEVATION 1/4" = 1'-0"

MR. BREESE WATSON

11/15/21
1/8/21
1/7/21
12/2/20
12/1/20



(A) SECTION 1/4" = 1'-0"



MR. BREESE WATSON

1/15/21
1/8/21
1/7/21
12/2/20
12/1/20

