

21012 HILLIARD BLVD.

• ROCKY RIVER, OHIO 44116

• (440) 331-0600

## NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS  
ON  
FEBRUARY 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 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](mailto:kstraub@rrcity.com) OR BY CALLING 440-331-0600 EXT. 2037.

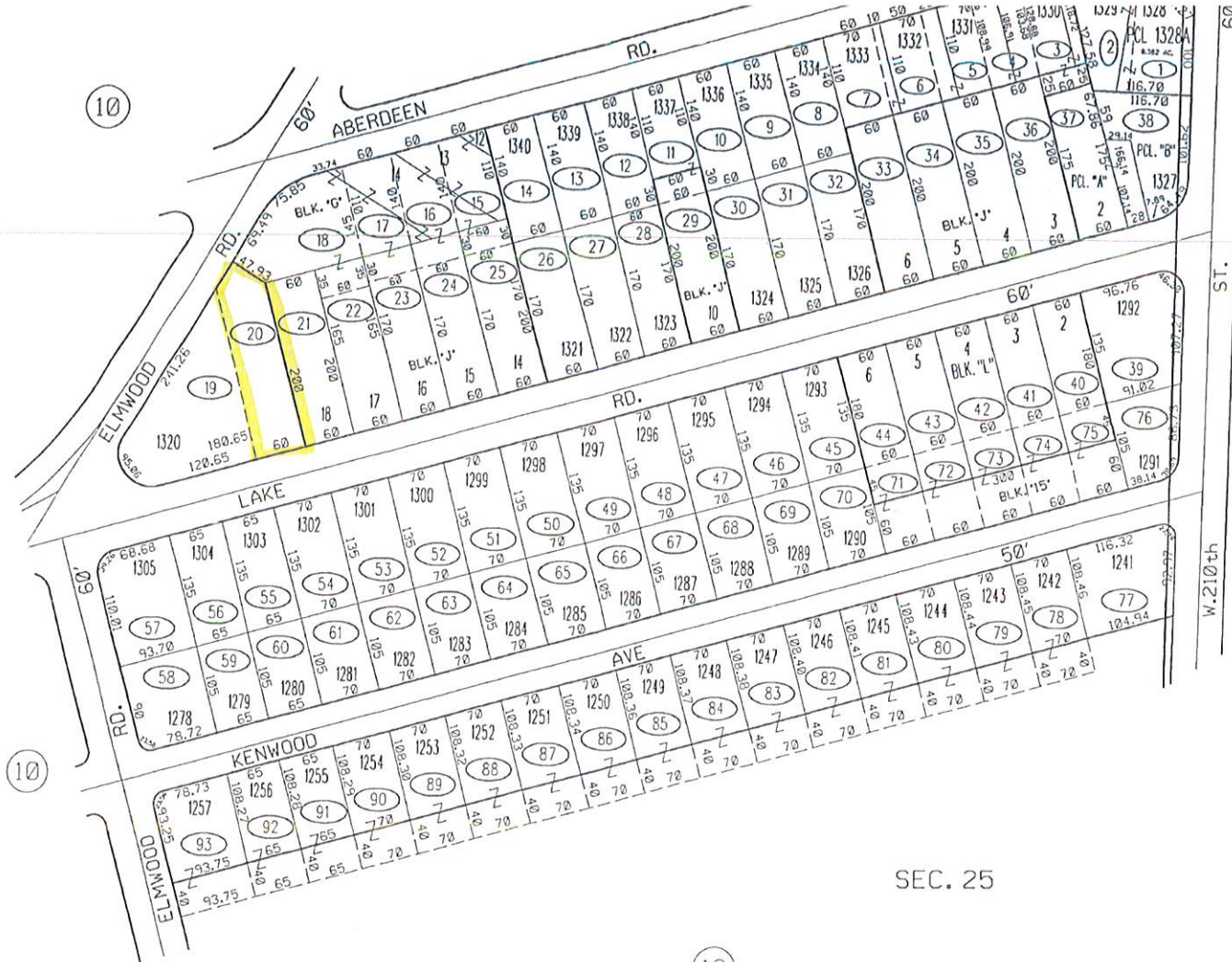
### Notices sent to:

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

REVISED: 6-10-06 mt

DRAWN: JAN. 89



10

13

SEC. 25



SCALE: 1"=100'  
50 0 100 200

# ROCKY RIVER MAP 302

MAP 301



- B. The width of the side yard on the side street, as defined herein, shall be not less than one-half ( $\frac{1}{2}$ ) of the depth of the front yard required for the adjoining lot which abuts on a side street, unless shown otherwise on the Setback Map.
- C. Accessory buildings in a rear yard shall be located not less than twenty-five (25) feet (.76 m) from the side street line, but in no case less than required for the main building, and not less than ten (10) feet (3.05 m) from the rear lot line.
- (2) Interior Side Setback. The width of a side setback along the interior side lot line shall not be less than the minimum side setback as set forth in Schedule 1153.07.
- (f) Schedule 1153.07 Minimum Setback Requirements:

Schedule 1153.07 Minimum Setback Requirements		
	R-1 Single-Family Residential District	R-2 Two-Family Residential District
(1) Side Setback <sup>(a)</sup>		
A. Minimum of any one side	8 feet	8 feet
B. Total side setback	16 feet	16 feet
(2) Rear Setback <sup>(b)</sup>	25 ft.	25 ft.

<sup>(a)</sup> For lots of less than sixty (60) feet in width, each side setback shall be not less than one-eighth ( $\frac{1}{8}$ ) of the width of the lot, but not less than five (5) feet, whichever is greater.

<sup>(b)</sup> The required rear setback, when the parcel is adjacent to Lake Erie, shall be determined by averaging the rear setbacks of the nearest dwellings on either side of the lot, but shall not be less than 25 feet. For the purposes of this Section only, the "property line" along Lake Erie shall be the point where the natural shoreline intersects the ordinary high water elevation as determined by the Ohio Department of Natural Resources, Division of Geological Survey.

40' wide lots = 5'

45' wide lots = 5.625

50' wide lots = 6.25

60' wide lots = 8'

} Side Setback

- D. Privacy Fence Adjacent to Other Districts. Privacy fences shall be permitted to a height of (6) feet along the side and rear lot lines of lots in the R-1 District which abut a zoning district other than R-1, provided that such privacy fences shall not extend closer to any public right-of-way than the front wall of the main building.
- (k) Air Conditioning, Generators and Heat Pumps. Air conditioner condensers, generators and heat pumps shall comply with the following:
- (1) Outdoor condensers and heat pumps may be located in either the rear yard or the side yard, but shall not be located less than ten (10) feet from the side lot line. No more than two (2) such units may be located in the side yard. Such units shall be baffled so as not to exceed the noise level of seventy (70) decibels measured from the lot line, and screened with evergreen plant material so that within two (2) years the equipment is adequately screened from view.
  - (2) Permanently installed generators may also be located in either the rear yard or the side yard, but not less than ten (10) feet from the side lot line and shall be baffled and screened according to the provisions in subsection (k)(1) above. Generators shall only be used as an emergency and temporary source of electrical power, and exclusively fueled by natural gas.
- (l) Additional Regulations for Vehicles.
- (1) The repainting, rebuilding, overhauling, or dismantling of a vehicle or the storage of tires, motor, body or other parts in an open yard is prohibited on a residential lot.
  - (2) The overnight parking or the outdoor storage of commercial motor vehicles is prohibited.
  - (3) The parking or storing of vehicles shall not be permitted in the established lawn areas of residential lots.
  - (4) Accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling.
- (m) Outdoor Storage of Recreation Equipment. In R-1 and R-2 Districts, the outside storage and parking of recreational equipment shall be permitted as an accessory use subject to the following conditions and limitations.
- (1) An application for a Zoning Certificate for such an accessory use shall be filed with the Zoning Administrator and notice thereof shall be posted as provided for in sub-section 1129.05 (d), Notification. Unless otherwise provided in this Code, a one-time fee, as established by the City's Fee Schedule/Ordinance which can be obtained from the Zoning Administrator, shall be charged for such Zoning Certificate. Any change in the recreational equipment involved shall terminate the Certificate and a new application must thereafter be filed and processed.
  - (2) The recreational equipment must be owned or leased by the occupant of the premises.