



NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
MARCH 11, 2021

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 AN ADDITION WITH A 4' – 8" SIDE YARD SETBACK VS. 5.625' SIDE YARD SETBACK REQUIRED (Section 1153.15(k)) FOR BRENT AND KATHLEEN CHARNIGO, 357 KENSINGTON 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:

Charnigo Brent J & Kathleen
Dahodwala, Ty & Kimberly
Kvale, Rosa Maria
Szymczak David & Kelly
Dellisanti, Hollie
Norris, Mark & Kelly
Jalovec, Kimberly & Sharkey, John
Rocky River Board of Education

Farrell, Ryan & Kaleigh
Hartnett, Andrew & Anne
Baum, Eric & Erin Hannah
Nugent, Donald
Gallagher, Clare & Bittel, Christopher
Thorn, Michael
Doane, Stacy



Orig.

ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

INSTRUCTIONS TO APPLICANTS

MEETINGS: 2nd Thursday of each month at 7:00 P.M. – Council Chambers, First Floor of City Hall.

DUE DATE FOR SUBMITTALS: 2 weeks (14 days) prior to the scheduled BZA meeting. Late or incomplete submittals will not be forwarded to the Board for inclusion on the upcoming agenda.

WHO MUST ATTEND: A representative, including the property owner, must be present at the BZA meeting for all variance requests.

APPLICATION FEE: Residential Variance - ~~\$100.00~~ first variance + \$35.00 each additional variance
Commercial Variance - \$150.00 first variance + \$35.00 each additional variance request.

SUBMISSION REQUIREMENTS: Please provide 10 sets of the following:

- 1) Appropriate Building Permit Application for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.)
- 2) Fully completed Variance Application, which includes a written explanation of the project. Please refer to the Typical Variance Sheet for guidance on which standard (Practical Difficulty **OR** Unnecessary Hardship) applies to your request – only complete questions under the appropriate heading.
- 3) Detailed site drawing, showing all existing structures on the subject property, as well as structures on affected neighboring properties. Dimensions of all existing structures (length, width and height, where appropriate). All proposed structures/improvements must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled.
- 4) Elevation drawings (for pergola, garage, addition or exterior alteration).
- 5) Photographs of your property and affected adjacent properties. Also, submit a photo example of proposed fences and storage sheds.
- 6) Support letters from surrounding property owners, if available.
- 7) Any other information as may be requested by the Board, Law Director, or Building Commissioner.
- 8) **PLEASE NOTE THAT THE GRANTING OF A VARIANCE IS NOT A BUILDING PERMIT. A SEPARATE BUILDING PERMIT MUST BE ISSUED PRIOR TO ALL CONSTRUCTION.**

All documentation or other information shall be delivered to:

Rocky River Board of Zoning & Building Appeals, City of Rocky River Building Department,
21012 Hilliard Blvd., Rocky River, Ohio 44116. Call 440-331-0600 ext. 2037 with questions.

(Applicants may not communicate with or present information relating to their variance request to any Board member directly. Communications must be submitted to the Building Department for delivery to the Board.)

I, (the owner/applicant) understand that upon the granting of my variance request from the BZA, a separate Permit Application fee will be due prior to the issuance of the Building Permit. I will not begin construction until the Building Permit has been issued.

Brent Charnigo 2/24/21
Property Owner Date

Shelley Brydes
Applicant/Representative Date
Dover Home Remodelers

BZA Application Fee: _____

Date Paid: _____

CITY OF ROCKY RIVER
21012 Hilliard Blvd., Rocky River, Ohio 44116
Telephone (440) 331-0600 — Fax (440) 895-2628

APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS
(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: 357 Kensington Rd

Brent & Kathleen Charnigo
Name of Property Owner

Dover Home Remodelers - Shelley Bujdos
Name of Applicant / Representative

357 Kensington Rd, Rocky River
Address

29341 Lorain Rd, North Olmsted
Address

Kathleen Brent
(216) 337-1639 (216) 544-4137
Telephone No. Cell Phone No.

440-777-7555 216-272-2600-shelley
Telephone No. Cell Phone No.

E-MAIL: _____

E-MAIL: sbujdos@doverremodeling.com

Description of what is intended to be done:

Remove existing (1970's?) Addition, Foundation is crumbling

Build new addition - Same rear set back as existing, 2 ft wider

at Left side set back, 1st Floor Kitchen, Family Rm, 2nd Floor Master Suite

Sections of the Code from which variance is being requested:

Addition

List variances requested:

Left side Set Back - 4 ft 8"

Code - 5.625 ft

X Brent Charnigo
Property Owner's Signature

Shelley Bujdos - Dover Home Remodelers
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 visits.

Yes ☐

No ☒

TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions 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: <i>(Complete Building Permit Application)</i>		
Rear, side & front setbacks	☒	(Area) Practical Difficulties
Coverage (>28%)	☐	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
Width	☐	(Area) Practical Difficulties
Distance from property line	☐	(Area) Practical Difficulties
Circular if lot width is <90'	☐	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
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: <i>(Complete Fence Permit Application)</i>		
Height or Openness	☐	(Area) Practical Difficulties
Front Yard (in setback)	☐	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: <i>(Complete Accessory Structure Permit Application); Detached Garages: (Complete Building Permit Application)</i>		
<u>Note:</u> 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: <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
In side yard <10' from property line or in front yard	☐	(Area) Practical Difficulties
Parking: <i>(Complete Building Permit Application)</i>		
< 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).

NA

- 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).

Existing Structure foundation is failing & must be removed
Addition will add an expanded kitchen / family room &
create a master suite with a 2nd Full Bathroom

- 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 from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

The rear & right remain the same as the structure
that will be removed. The left set back is 11" beyond
code requirement, which allows a better transition
for the interior space.

- 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).

Many homes in the neighborhood have similar additions
which add to the property values

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

NA

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

They did not know of zoning restrictions

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

NA

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).

The added 2ft on the left elevation creates space for an expanded kitchen with a family room for a young growing family.

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 addition will architecturally compliment the existing home and add value to the neighborhood

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.

It does not. There are many 2 story additions throughout the district.

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.

When the home was built there were different set back codes. The existing home, Left setback is 3' 7" The left set back of the addition will be 4' 8"

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.

CHARNIGO RESIDENCE

ADDITION

357 Kensington Road
Rocky River, OHIO

- DRAWING INDEX:
- T-1

TITLE SHEET
- TYPICAL SECTION

SITE PLAN
- D-1

DEM0 1ST FLOOR PLAN
- D-2

DEM0 2ND FLOOR PLAN
- D-3

DEM0 RIGHT & REAR ELEVATIONS
- A-1

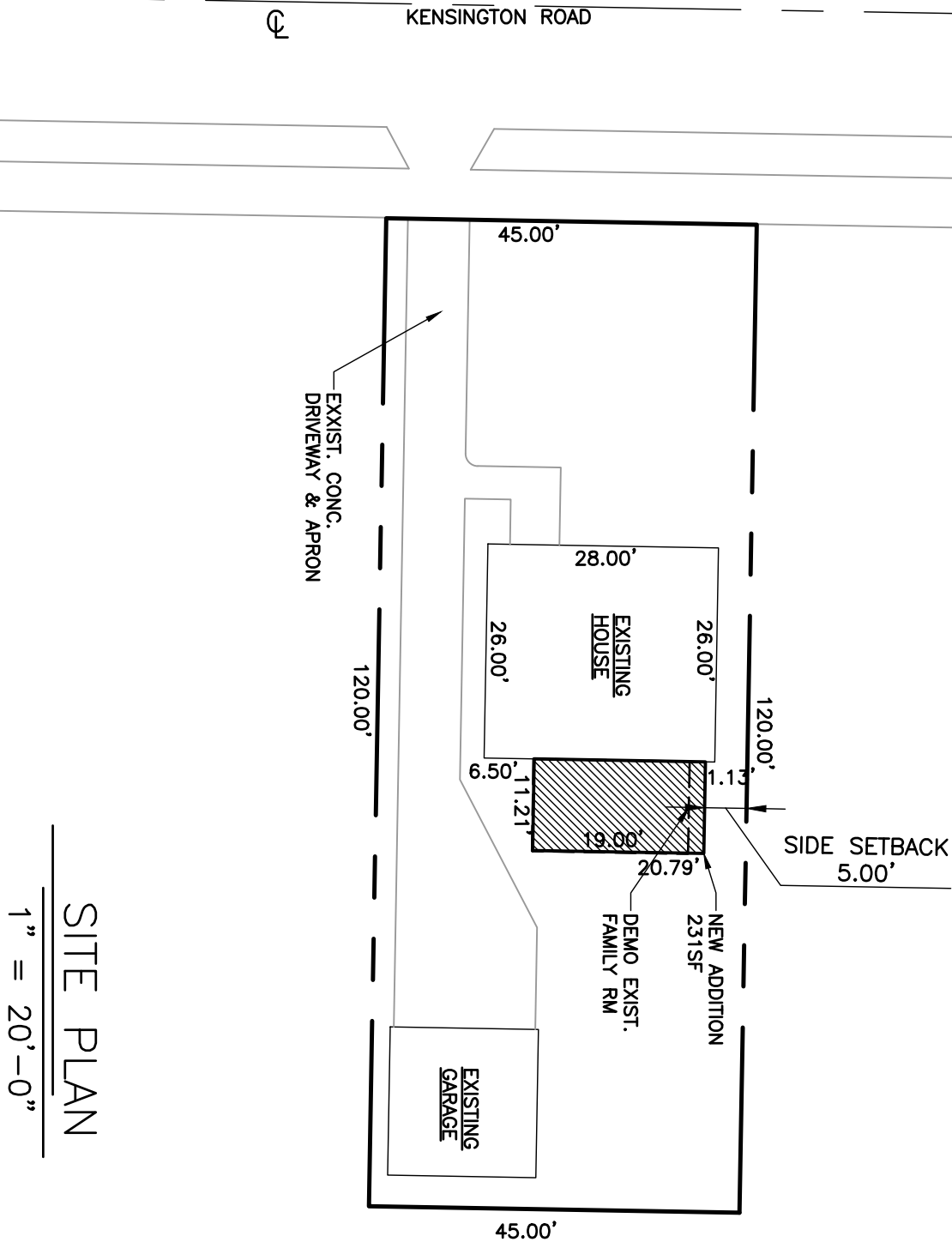
PROPOSED 1ST FLOOR PLAN
- A-2

PROPOSED 2ND FLOOR PLAN
- A-3

PROPOSED RIGHT & REAR ELEVATIONS
- A-4

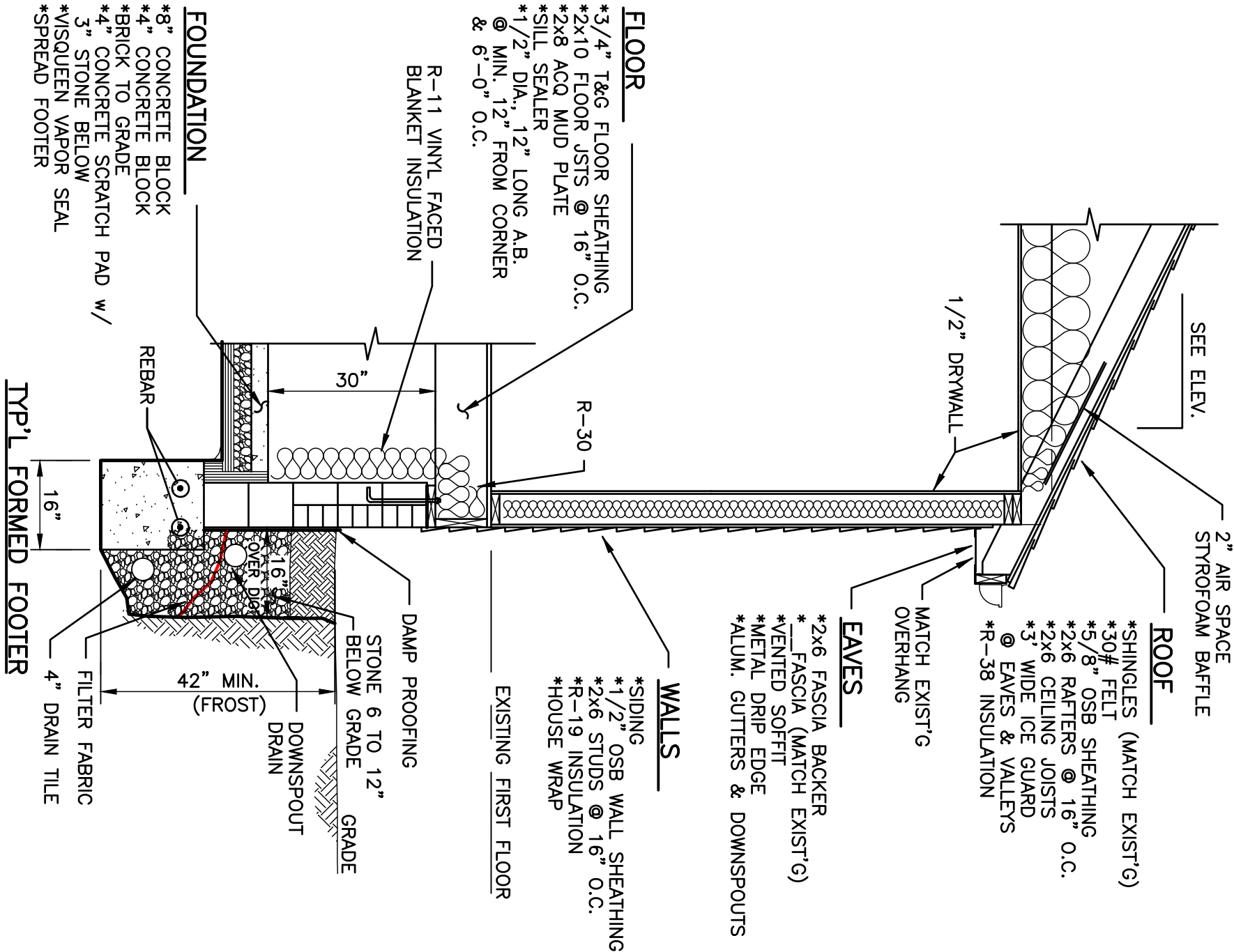
PROPOSED FOUNDATION PLAN
- A-4

PROPOSED ROOF PLAN



SITE PLAN

1" = 20'-0"



NOTE:
STYROFOAM INSULATION
NEEDED IF GRADE TO TOP
OF SCRATCH PAD LESS
THAN 36"

CRAWL CROSS SECTION

1/2" = 1'-0"

THESE DRAWINGS AND DESIGNS WILL BE
RELEASED AT AUTHORIZATION OF PROJECT.
ANY USAGE WITHOUT WRITTEN CONSENT WILL
DEFER ANY AND ALL RESPONSIBILITIES OF
DOVER HOME REMODELERS, INC. ALL RIGHTS
ARE HEREBY SPECIFICALLY RESERVED.

29341 Lorain Road
North Olmsted, Ohio 44070
Phone: 440-777-7555
Fax: 440-777-8188
www.doverremodeling.com

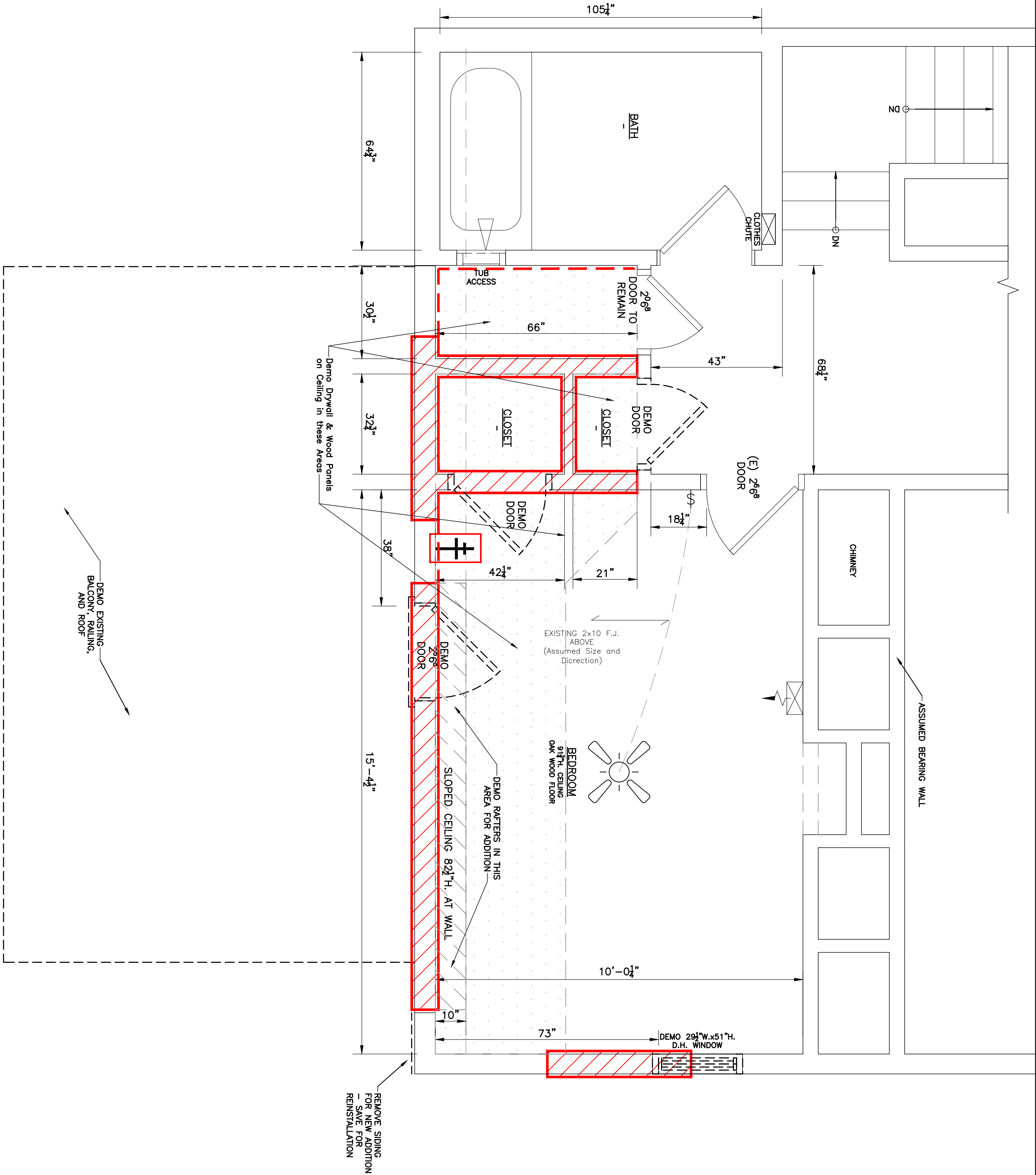
DATE	REVISIONS
01/06/2021	CITY ARB

SINCE 1984
DOVER
Home Remodelers, Inc.

NAME: CHARNIGO, BRENT & KATHLEEN
ADDRESS: 357 KENSINGTON RD.
CITY: ROCKY RIVER, OH
ZIP CODE: 44116 PHONE:

PRELIMINARY APPROVAL DATE
CUSTOMER SIGNATURE
FINAL APPROVAL DATE
CUSTOMER SIGNATURE

Date:	01/05/2021
Scale:	AS NOTED
Drawn By:	CA
Sales Rep:	SB
Drawing:	T-1



EXISTING 2ND FLOOR PLAN

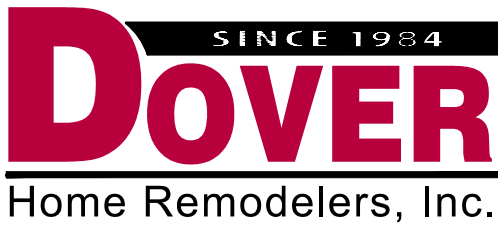
Scale: 1/2" = 1'-0"

MECHANICAL—ELECTRICAL LEGEND			
	- SINGLE POLE SWITCH		- 110 RECEPTACLE
	- 3-WAY POLE SWITCH		- 110 QUAD RECEPTACLE
	- 4-WAY POLE SWITCH		- 110 RECEPTACLE (SWITCHED OUTLET)
	- SINGLE POLE SWITCH w/ DIMMER		- 110 GFI RECEPTACLE
	- 3-WAY POLE SWITCH w/ DIMMER		- 110 GFI RECEPTACLE WEATHER PROTECTED
	- INCANDESCENT LIGHT		- 220 RECEPTACLE
	- WALL MOUNTED LIGHT		- DISPOSAL
	- EXHAUST FAN		- SMOKE DETECTOR
	- EXHAUST FAN/LIGHT		- THERMOSTAT
	- RECESSED CAN LIGHT		- PHONE JACK
	- RECESSED CAN LIGHT EYEBALL LIGHT		- TV/CABLE JACK
	- PULL CHAIN LIGHT		- ELECTRICAL PANEL
	- PENDANT LIGHT		- SUPPLY AIR
	- FLUORESCENT LIGHT UNDER WALL CABINET		- RETURN AIR
	- FLUORESCENT LIGHT		- REPRESENTS REMOVED OPENING
	- CEILING FAN w/ LIGHT		- DEMOTES CHANGE DEVICE
			- DEMOTES DEMO DEVICE
			- DEMOTES EXISTING

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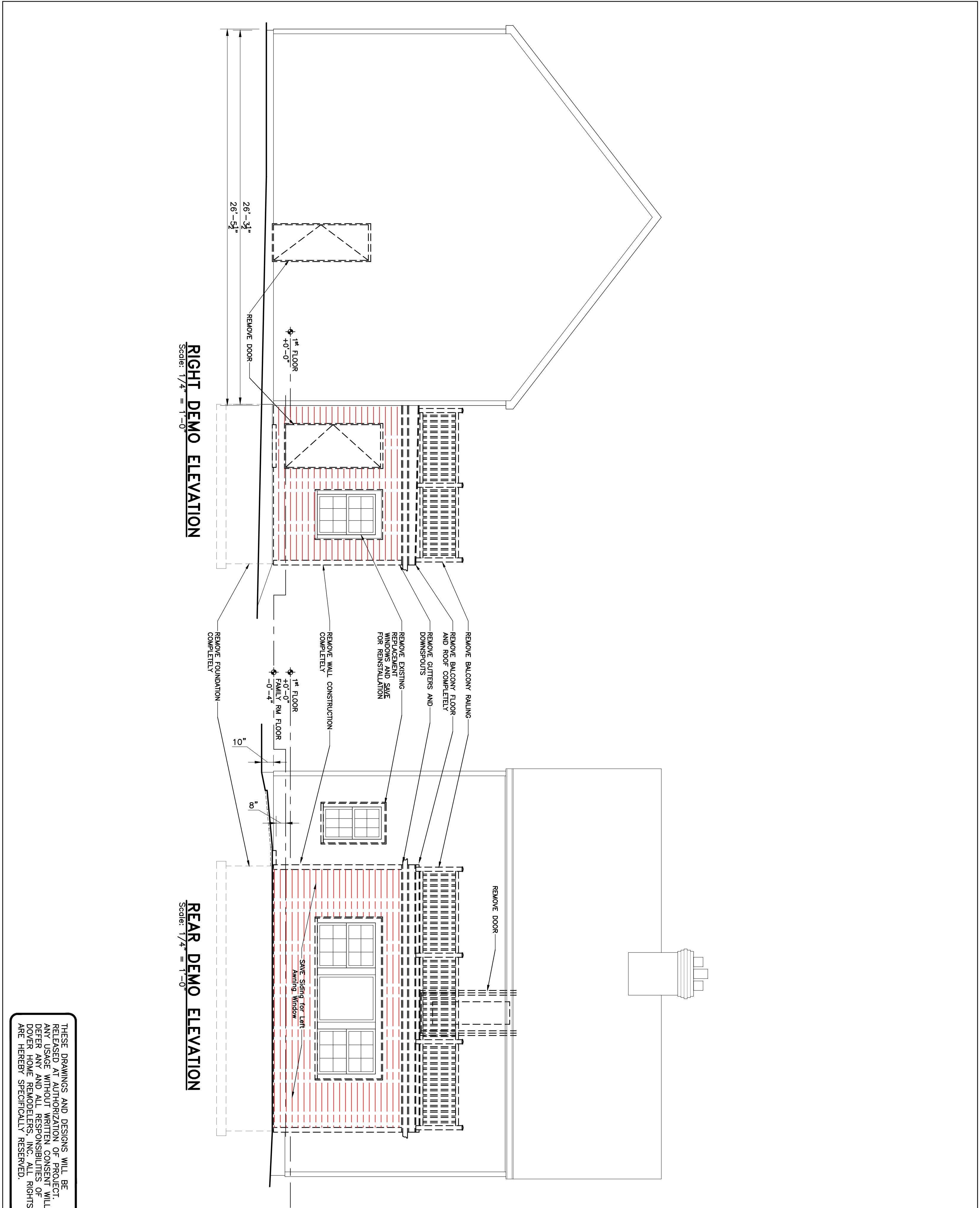
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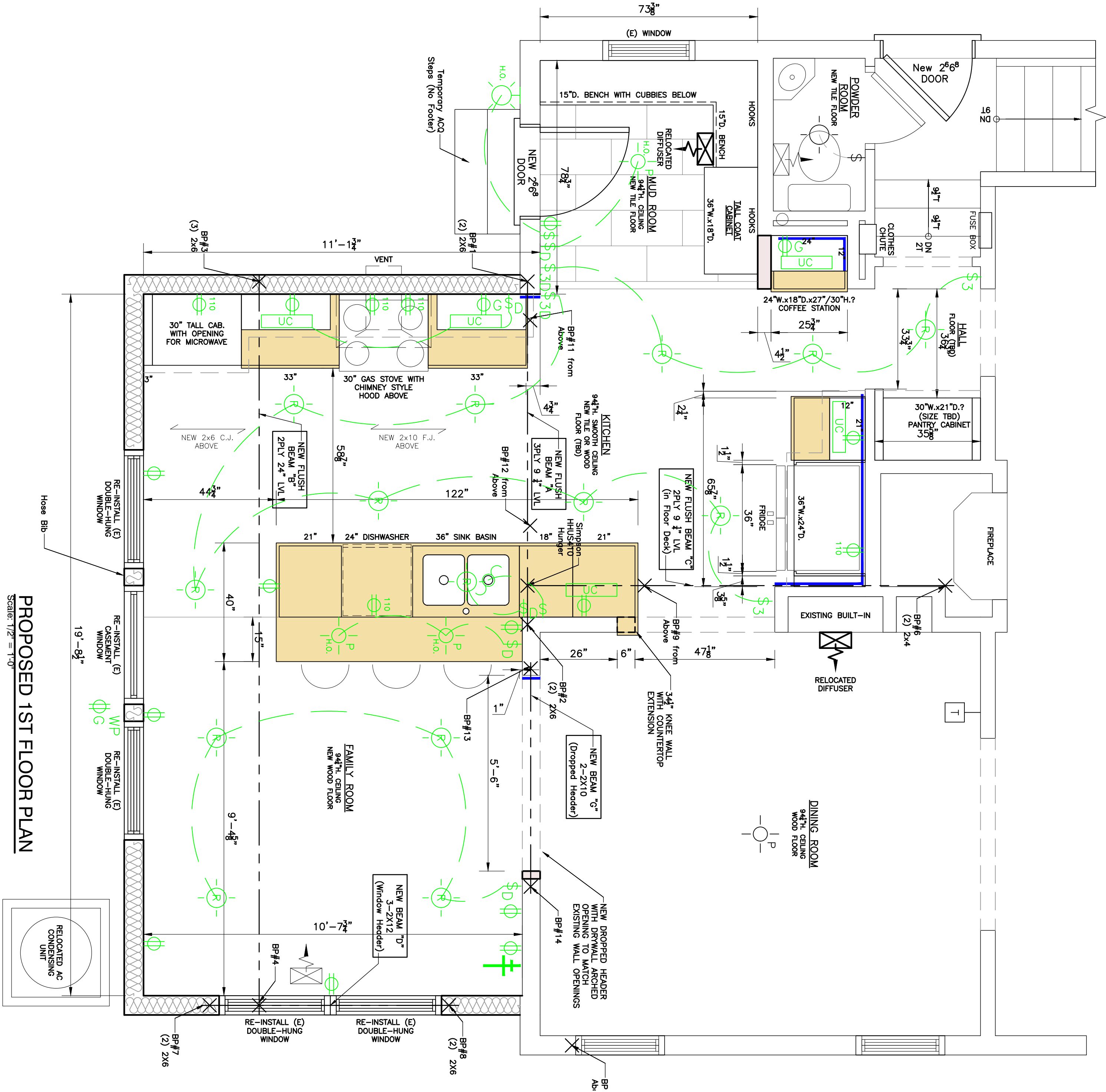


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PROPOSED 1ST FLOOR PLAN

Scale: 1/2" = 1'-0"

GENERAL CONSTRUCTION NOTES:

- EXISTING WALL TO REMAIN
- NEW WALL, 2x4 WD STUDS
- @ 16" OC WITH 1/2" DRYWALL EACH SIDE
- NEW DRYWALL/FLOOR SHEETING WHERE SHOWN ON DRAWING IN BLUE

MECHANICAL-ELECTRICAL LEGEND

\$ - SINGLE POLE SWITCH	110 RECEPTACLE
\$3 - 3-WAY POLE SWITCH	110 QUAD RECEPTACLE
\$4 - 4-WAY POLE SWITCH	110 RECEPTACLE (SWITCHED OUTLET)
\$D - SINGLE POLE SWITCH w/ DIMMER	110 GFI RECEPTACLE
\$30 - 3-WAY POLE SWITCH w/ DIMMER	110 GFI RECEPTACLE WEATHER PROTECTED
INCANDESCENT LIGHT	220 RECEPTACLE
WALL MOUNTED LIGHT	DISPOSAL
EXHAUST FAN	SMOKE DETECTOR
EXHAUST FAN/LIGHT	THERMOSTAT
RECESSED CAN LIGHT	PHONE JACK
RECESSED CAN LIGHT w/ DIMMER	TV/CABLE JACK
PULL CHAIN LIGHT	ELECTRICAL PANEL
PENDANT LIGHT	SUPPLY AIR
FLORESCENT LIGHT UNDER WALL CABINET	RETURN AIR
FLORESCENT LIGHT	REPRESENTS REMOVED OPENING
CEILING FAN w/ LIGHT	

(C) - DENOTES CHANGE DECK
(D) - DENOTES DEMO DEVICE
(E) - DENOTES EXISTING

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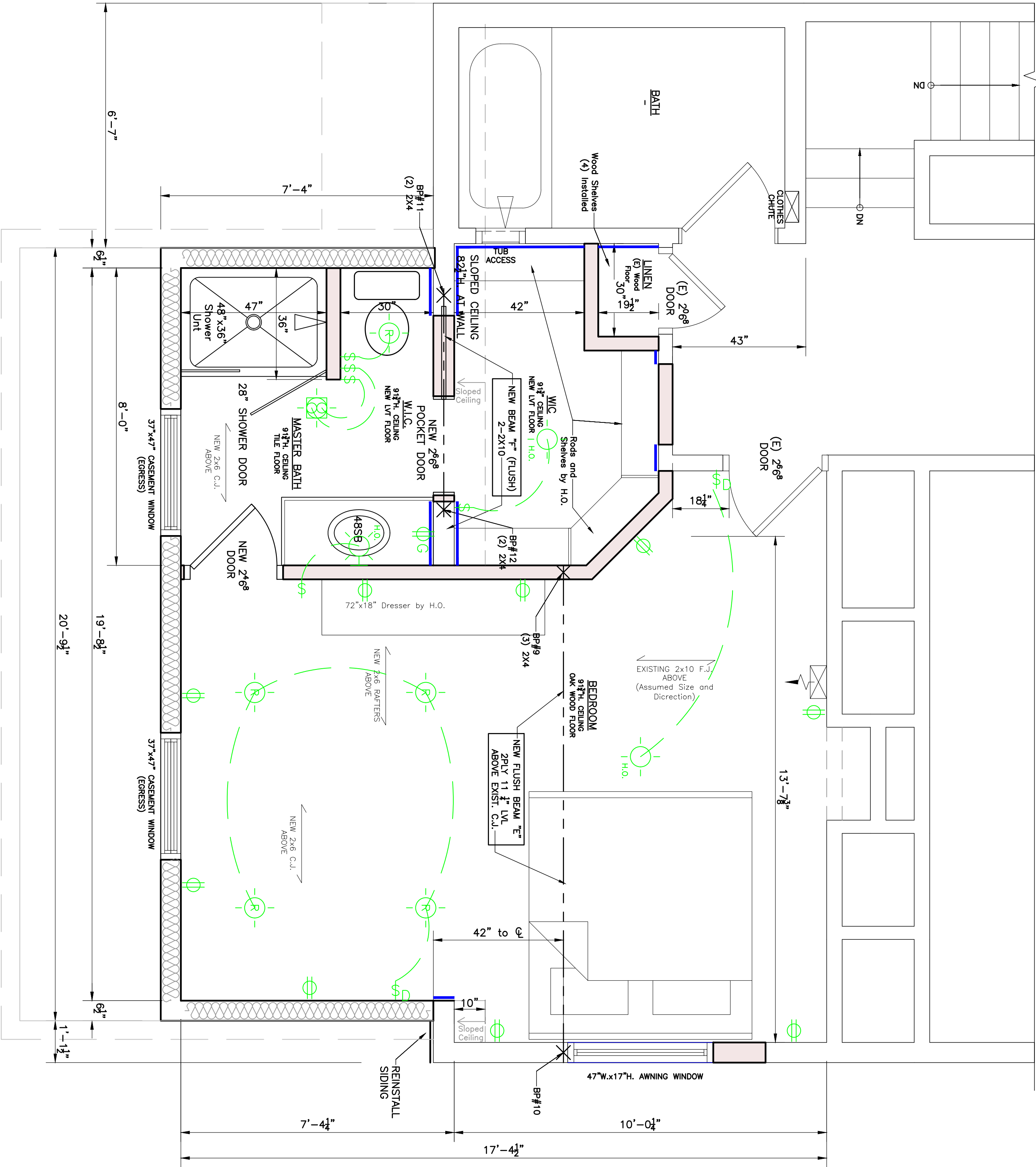


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ZIP CODE: 44116 PHONE:
PRELIMINARY APPROVAL DATE
CUSTOMER SIGNATURE
FINAL APPROVAL DATE
CUSTOMER SIGNATURE

Date: 10/09/2020
Scale: 1/2" = 1'-0"
Drawn By: BT/CA
Sales Rep: SB
Drawing: A-1



PROPOSED 2ND FLOOR PLAN

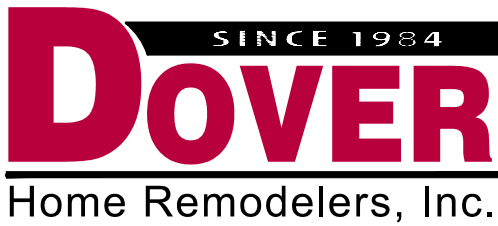
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WALL MOUNTED LIGHT	Φ - DISPOSAL
EXHAUST FAN	Φ - SMOKE DETECTOR
EXHAUST FAN/LIGHT	Φ - THERMOSTAT
RECESSED CAN LIGHT	Φ - PHONE JACK
RECESSED CAN LIGHT ETHERNET LIGHT	Φ - TV/CABLE JACK
PULL CHAIN LIGHT	Φ - ELECTRICAL PANEL
PENDANT LIGHT	Φ - SUPPLY AIR
FLORESCENT LIGHT UNDER WALL CABINET	Φ - RETURN AIR
FLORESCENT LIGHT	Φ - REPRESENTS REMOVED OPENING
CEILING FAN w/ LIGHT	Φ - DENOTES CHANGE DEUCE
	Φ - DENOTES DEMO DEUCE
	Φ - DENOTES EXISTING

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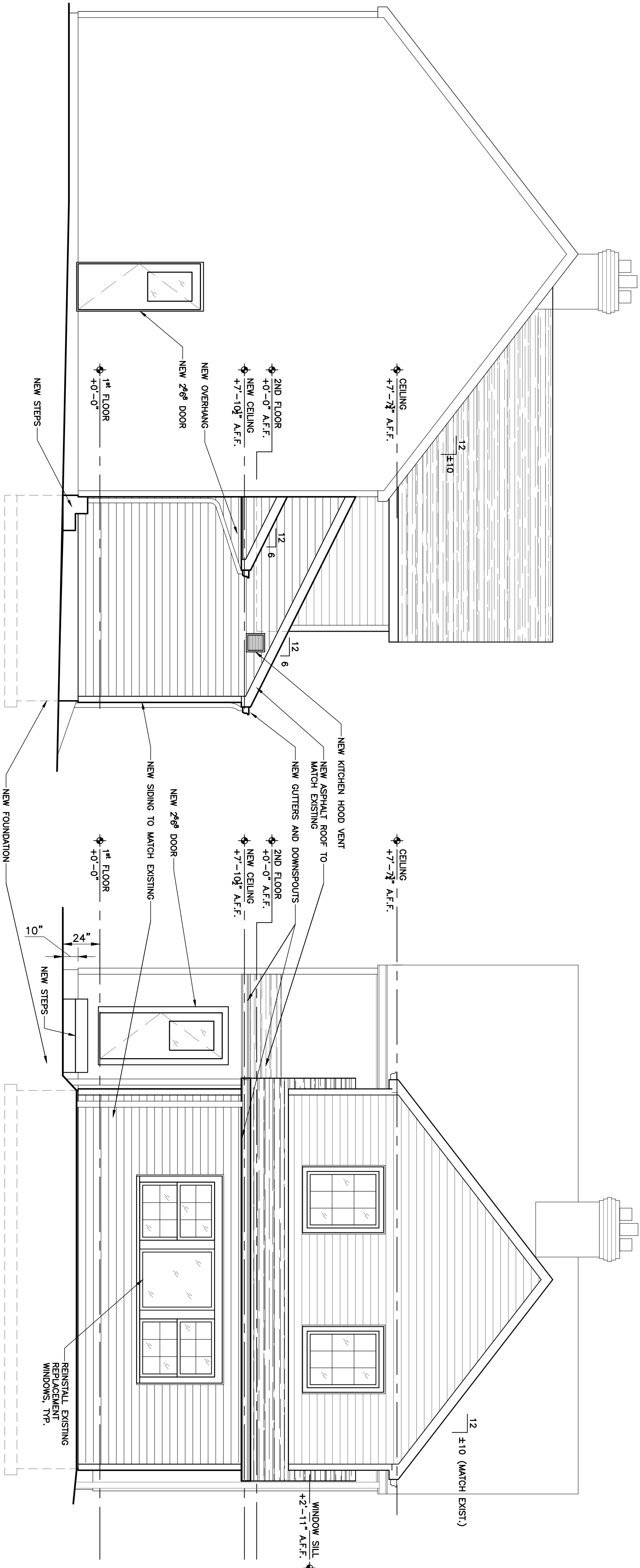
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ADDRESS: 357 KENSINGTON RD.
CITY: ROCKY RIVER, OH
ZIP CODE: 44116 PHONE: _____

Date: 10/09/2020
Scale: 1/2" = 1'-0"
Drawn By: BT/CA
Sales Rep: SB
Drawing: A-2



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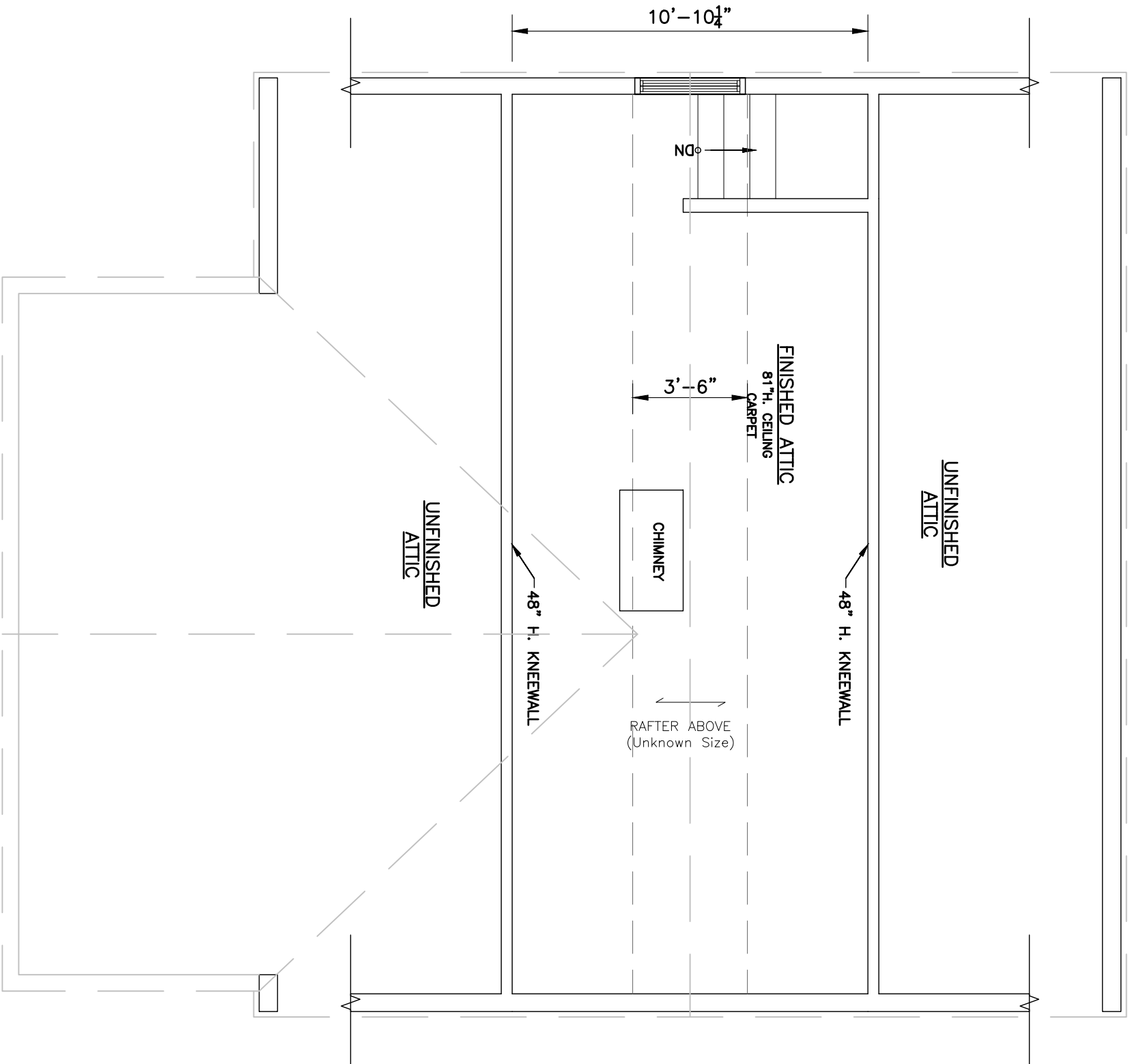
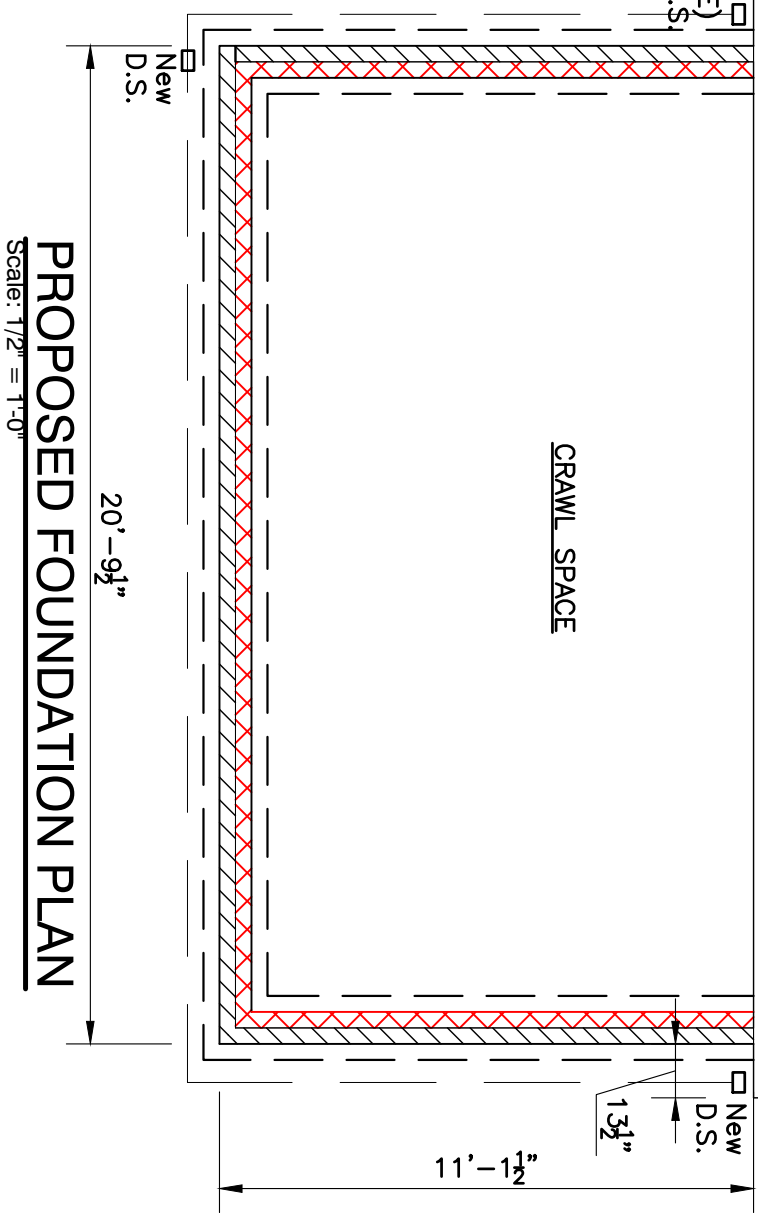
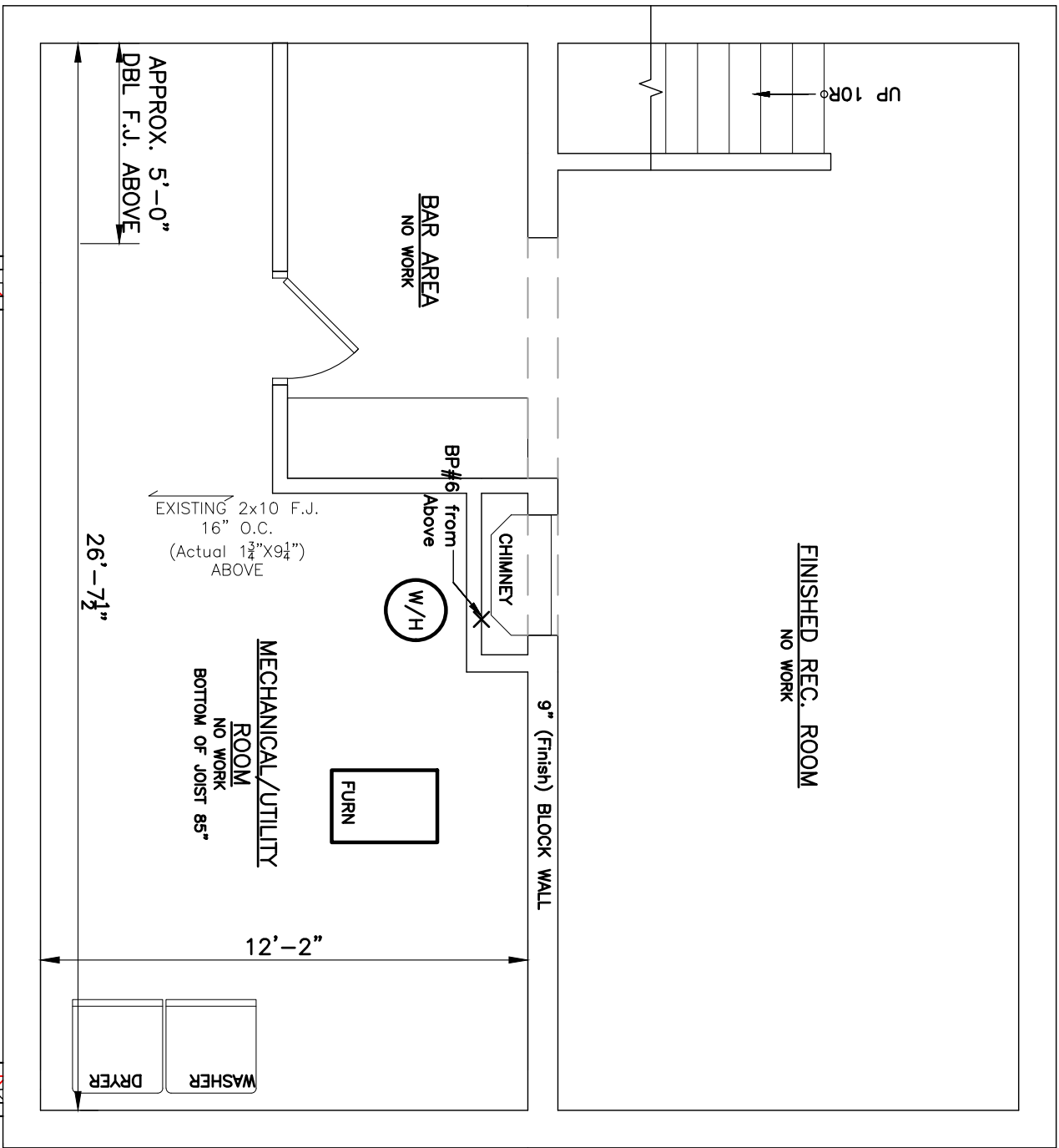
NAME:	CHARNIGO, BRENT & KATHLEEN	PRELIMINARY APPROVAL DATE	_____
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Date:	10/09/2020
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Drawing:	A-3

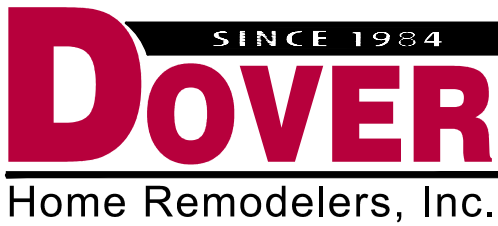


PROPOSED ROOF PLAN

Scale: 1/2" = 1'-0"

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Date: 10/09/2020
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Sales Rep: SB
Drawing: A-4

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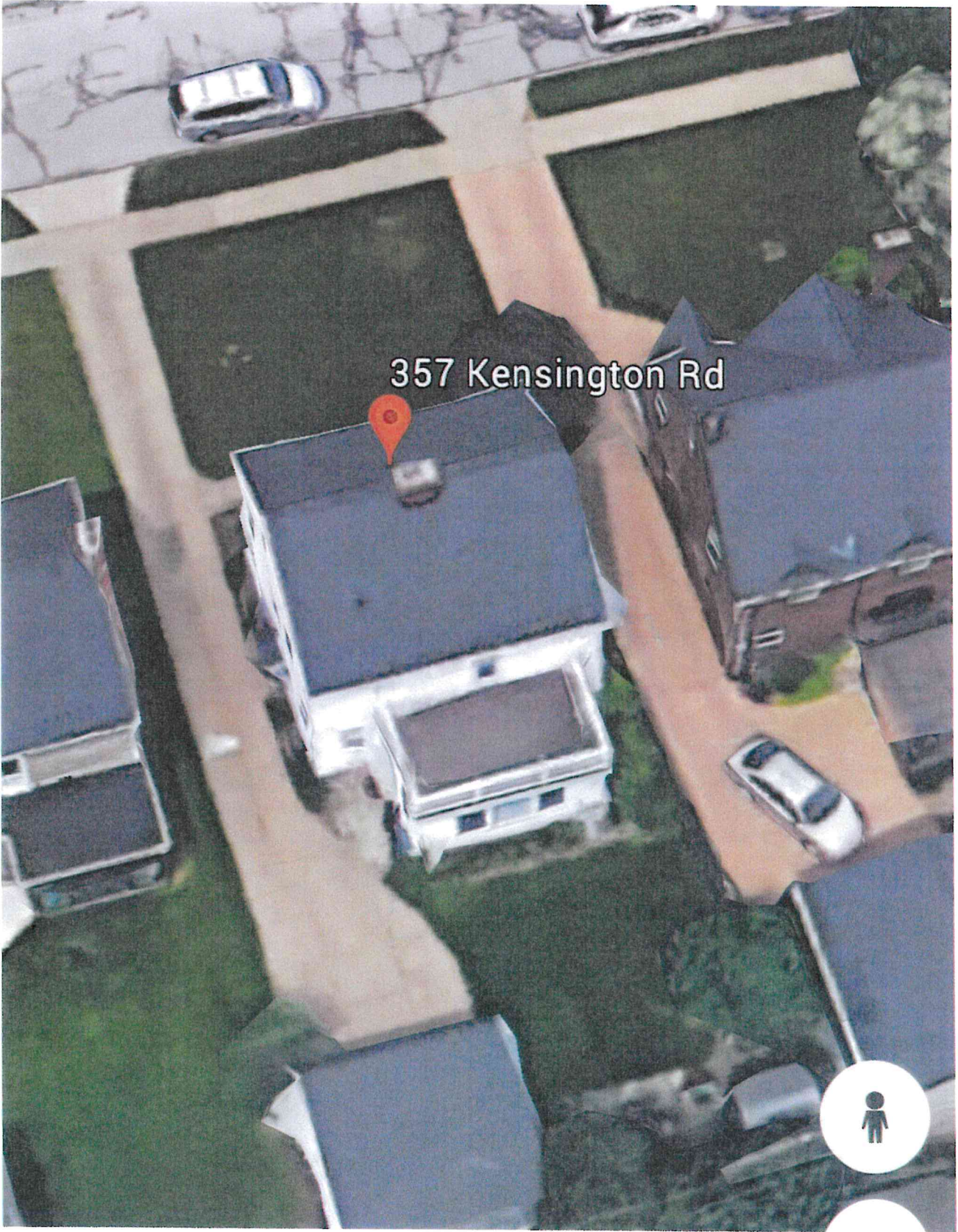


10:43



357 Kensington Rd





357 Kensington Rd



